



DONAHUE
ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

FOR LEASE

**Gateway Shopping Center
South Burlington, Vermont**

HIGH EXPOSURE RETAIL SPACES
Grocery Anchored High Volume Shopping Center



SUMMARY—570 SHELBURNE ROAD , SOUTH BURLINGTON, VERMONT

Space Available—

Newly available retail space available in high traffic grocery anchored shopping center

Unit 3—2,000 SF—Formally TD Bank, this space can be for your service or retail sale space.

NEW TO MARKET

Unit 11 A—1,790 SF High exposure retail space next to Starbucks, Five Guys, Chipotle, Orange Theory!

The Neighborhood—Gateway Shopping Center is located in a strategic intersection of US Route 7 and I-189 in one of South Burlington and Chittenden County's busiest commercial corridors. Area retailers include Market 32, Hannaford's, Lowe's, TJ Maxx, HomeGoods, Sierra Nevada, TESLA, banks, auto, and more.

Lease Prices - Unit 3—\$35/SF NNN (\$6.02/SF) plus utilities

Unit 11A—\$50/SF NNN (\$6.02/SF) plus utilities

Parking— Over 590 parking spaces available provide ample parking for the varied mix of tenants.

Zoning— Commercial 1/Residential 15

Demographic Overview— Over 80,769 households within a 5 mile radius with average income of over \$100,000 within 1 mile radius.

The Center—The Gateway Shopping Center features Shaw's Supermarket as the anchor tenant bringing in a high volume of daily shoppers along with other nationally recognized businesses including Starbucks, Chipotle, Five Guys, Orange Theory, Subway, Dollar Tree, LaundroLab, and Supercuts.

CONTACT US

Donahue & Associates

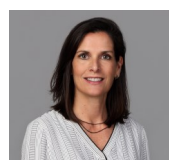
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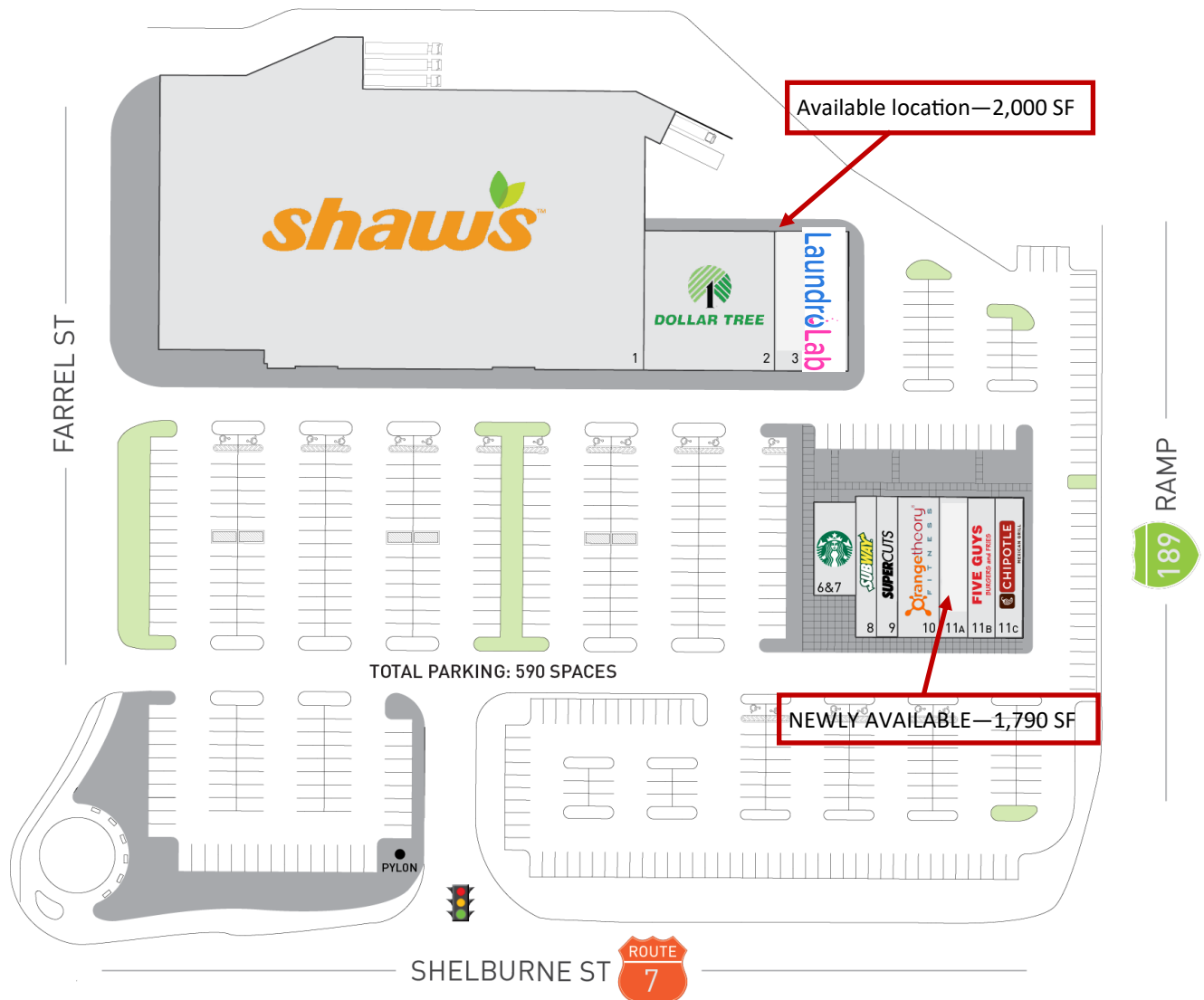


FOR LEASE—RETAIL SPACE

Gateway Shopping Center

570 Shelburne Road
South Burlington, Vermont

GATEWAY SITE PLAN



The data contained herein is for informational purposes only and is not represented to be error free. We have made every effort to obtain information regarding listings from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Notwithstanding, any attachments of scanned and signed documents to the contrary, nothing contained herein constitutes nor is intended to constitute an offer, inducement, promise, or contract of any kind. Only signed documents are adequate to enter into a contract, or to modify, amend, change or provide any required notice to a previously signed contract.



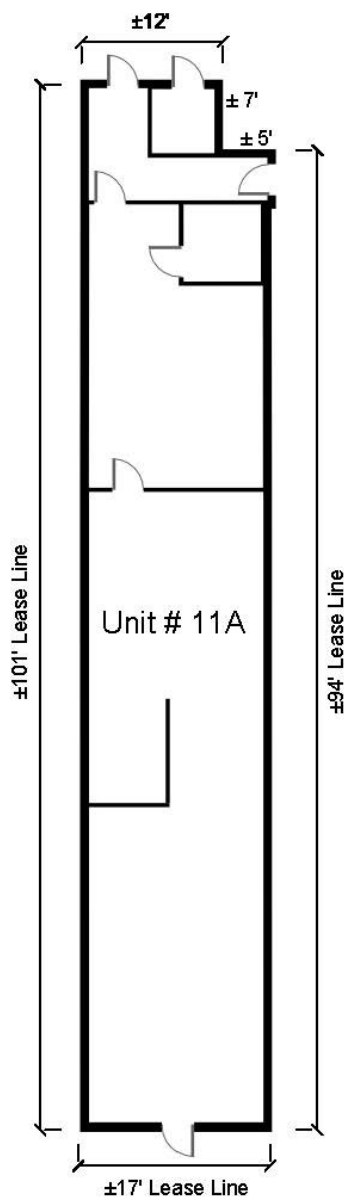
FOR LEASE—RETAIL SPACE

Gateway Shopping Center

570 Shelburne Road
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Floor/Site Plans

Suite 11A— 1,790



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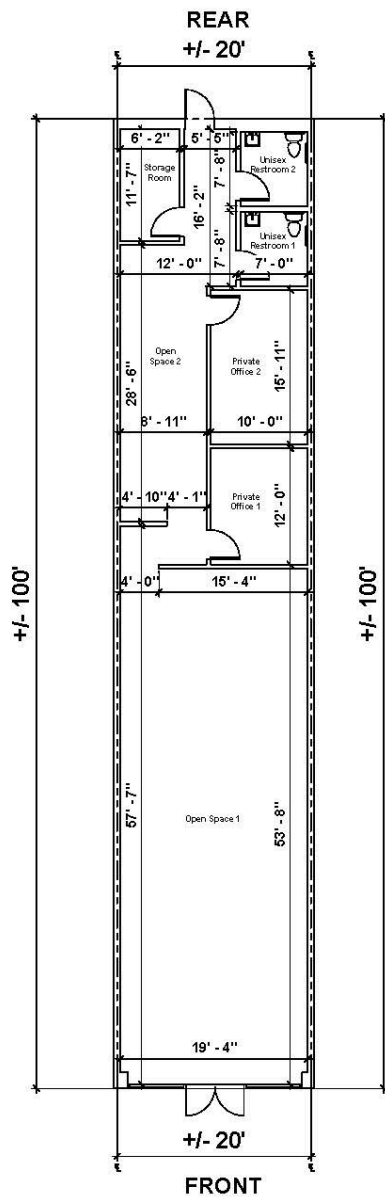
FOR LEASE—RETAIL SPACE

Gateway Shopping Center

570 Shelburne Road
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Floor/Site Plans

Suite 3— 2,000 SF



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Gateway Photos



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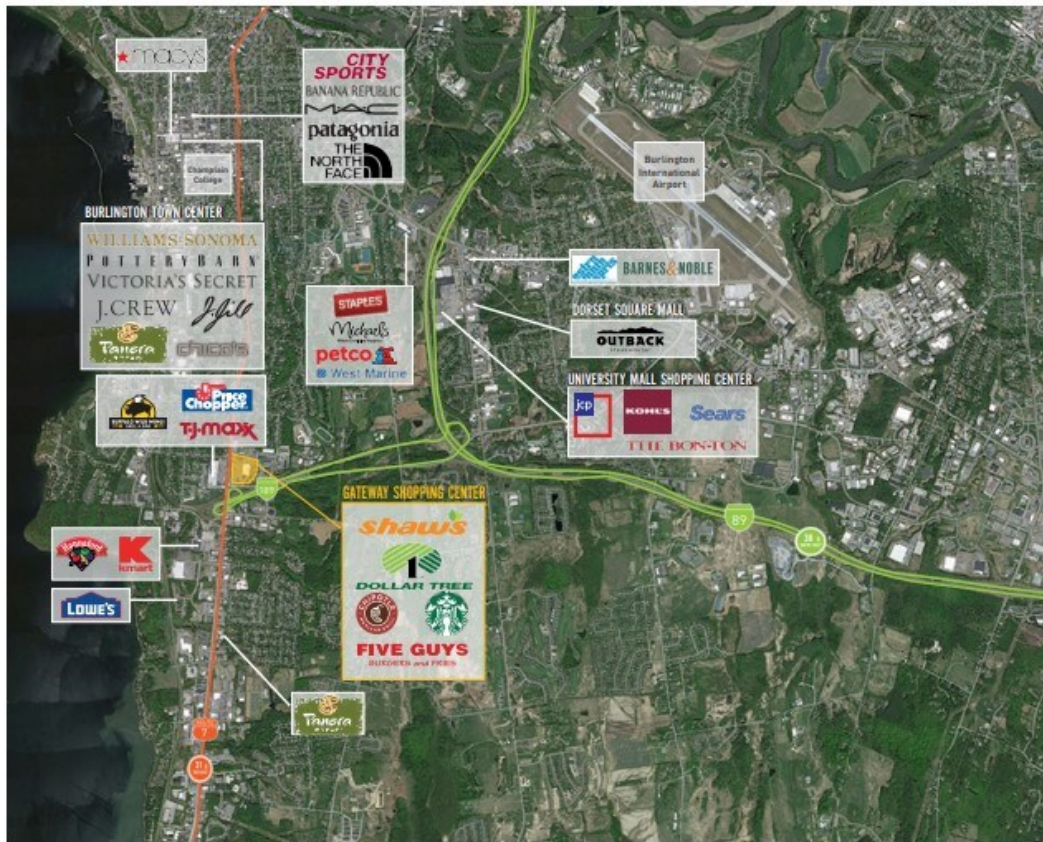


FOR LEASE—RETAIL SPACE

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South Burlington, Vermont

AREA MAP AND DEMOGRAPHICS



DEMOGRAPHICS

		1 MI.	3 MI.	5 MI.
POPULATION		7,296	54,872	80,769
HOUSEHOLDS		3,441	22,596	33,260
AVERAGE HHI		\$102,825	\$83,808	\$86,757

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