

4730 ROUTE 5, DERBY, VT

**Commercial Space
Available for Lease**



CENTURY 21[®]
Farm & Forest

5043 US-5, Derby VT

800.273.5371 | 802.334.1200

FarmAndForest.com



FORMER CVS PHARMACY

This 13,225 sq. ft., 1-story building was built in 2014.

Highly visible setting on US-5 just a half-mile from I-91/Exit 28 with 2018 Average Annual Daily Traffic count of 11,900.

Level lot offers ample parking (70) with 4 handicap, no-step parking spaces located at front entrance.

Drive-through window access at rear of building.

Access via Route 5 and Commons Drive off Shattuck Hill Road.



POTENTIAL USES

This location would be suitable for the following:

- office space
- retail shops
- restaurant
- medical offices/urgent care
- any combination of these

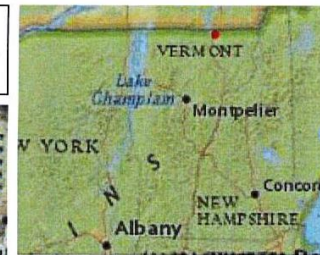
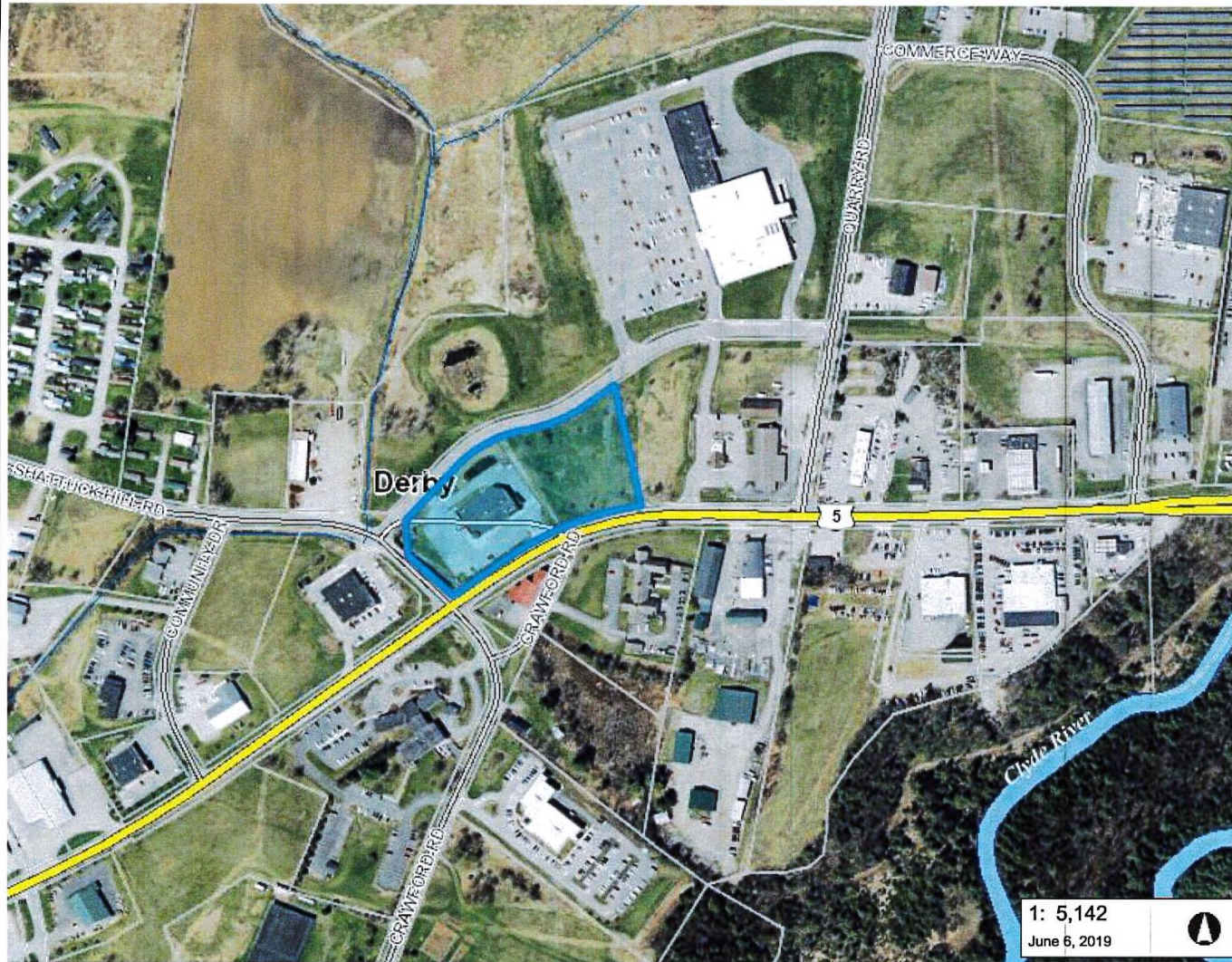






CVS at 4730 US-5, Derby VT
 Vermont Agency of Natural Resources

vermont.gov



LEGEND

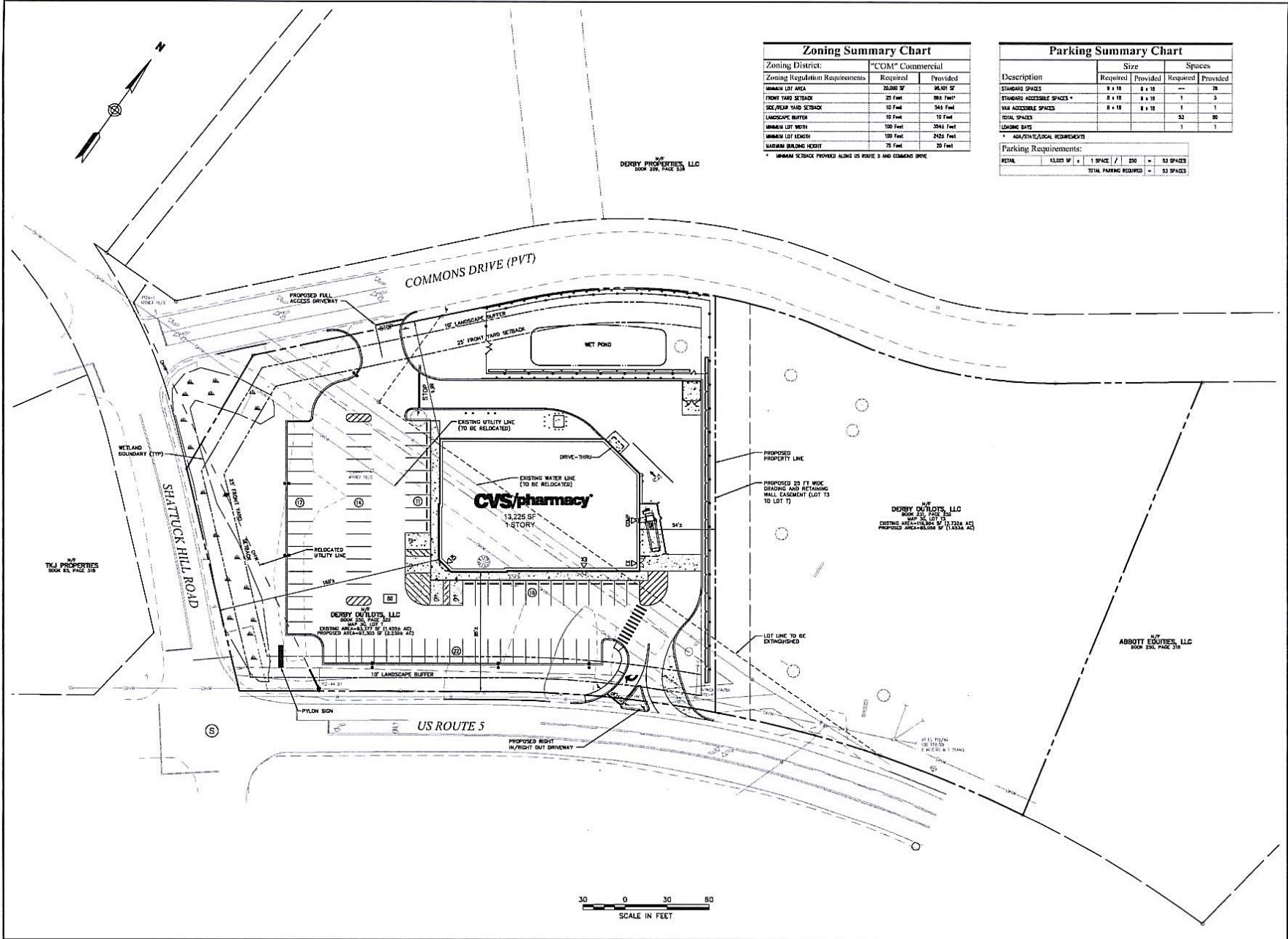
- Parcels (standardized)
- Parcels (non-standardized)
- Roads**
- Interstate
- Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local
- Not part of function Classification S
- Waterbody
- Stream
- Town Boundary

NOTES

Map created using ANR's Natural Resources Atlas

261.0 0 130.00 261.0 Meters
 WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 428 Ft. 1cm = 51 Meters
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Zoning Summary Chart

Zoning District:	"COM" Commercial	
Zoning Regulation Requirements	Required	Provided
MINIMUM LOT AREA	20,000 SF	36,501 SF
FRONT YARD SETBACK	25 Feet	382 Feet*
SIDE/REAR YARD SETBACK	10 Feet	542 Feet
LANDSCAPE BUFFER	10 Feet	10 Feet
MINIMUM LOT WIDTH	100 Feet	3362 Feet
MINIMUM LOT LENGTH	100 Feet	2422 Feet
MAXIMUM BUILDING HEIGHT	75 Feet	20 Feet

* MINIMUM SETBACK PROVIDED ALONG US ROUTE 5 AND COMMONS DRIVE

Parking Summary Chart

Description	Size		Spaces	
	Required	Provided	Required	Provided
STANDARD SPACES	8 x 10	8 x 10	---	28
STANDARD ACCESSIBLE SPACES *	8 x 10	8 x 10	1	3
VAN ACCESSIBLE SPACES	8 x 10	8 x 10	1	1
TOTAL SPACES			53	32

LOADING BAYS
* AS PER FEDERAL REQUIREMENTS

Parking Requirements:
 RETAIL: 1 SPACE / 1,000 SF = 33 SPACES
 TOTAL PARKING REQUIRED = 53 SPACES



**NORTHERN 13, 225-LEFT
CHAMFER DRIVE-THRU**
 STORE NUMBER: 10126
 ROUTE 5 AND SHATTUCK HILL ROAD
 DEBET, VERMONT
 PROJECT TYPE: NEW
 DEAL TYPE: GROUND LEASE
 CS PROJECT NUMBER: 65443

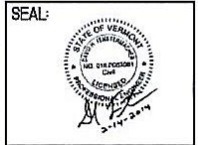
ENGINEER:

Vanasse Hangen Brustlin, Inc.
 Six Bedford Farms Drive, Suite 607
 Bedford, New Hampshire 03110
 603.644.0888 • FAX 603.644.2383

CONSULTANT:

DEVELOPER:

T.M. CROWLEY & ASSOCIATES
 14 BREANECK HILL ROAD
 SUITE 101
 LINCOLN, RHODE ISLAND 02805
 TEL (401) 721-1607
 FAX (401) 721-1601



REVISIONS:
 A ISSUED FOR MR 3/14/2014

PROJECT MANAGER: D. FENSTERMACHER
PROJECT ENGINEER: B. ANDERSON
REVIEWED BY: PL LEO
DATE: AUGUST 7, 2013
JOB NUMBER: 52076.05

TITLE:
SITE PLAN

SHEET NUMBER:
C-2

ISSUED FOR: DO
SHEET 2 OF 10



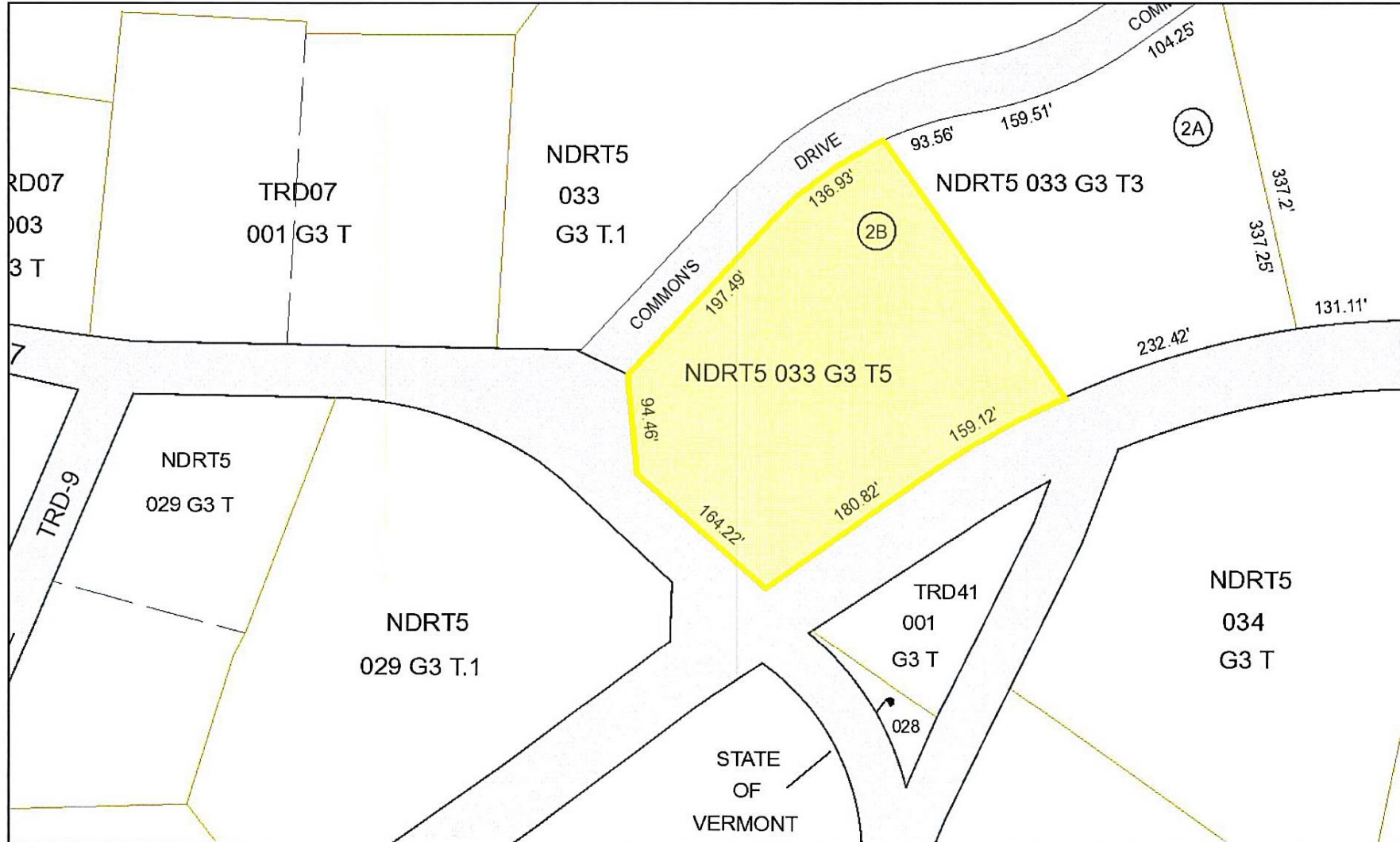
Derby, VT



June 6, 2019

1 inch = 134 Feet

www.cai-tech.com



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TEAM



DANIEL MACLURE

Daniel started Farm & Forest Realty in 1993 and has grown his company into the current Century 21 Farm & Forest with 2 locations serviced by 25 agents.

Contact Info

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NICHOLAS MACLURE

Nicholas began his real estate career in 2000; practicing during summers while attending UVM. He later joined full-time and is now co-owner / managing broker.

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CENTURY 21[®]

Farm & Forest

THANK YOU!



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