

PRIME FREESTANDING RETAIL

6,972 SF on 1.12 AC Available For Sale or For Lease

108 COMMUNITY DRIVE
DERBY, VT 05855



Ryan L. Pronto
Commercial Broker | Realtor®
Ryan@JimCampbellRealEstate.com
O: 802-334-3400
C: 802-274-9149

Dexter J. Degre
Commercial Broker | Realtor®
Dexter@JimCampbellRealEstate.com
O: 802-334-3400
C: 303-854-7083



PROPERTY SUMMARY

PROPERTY DESCRIPTION

Jim Campbell Real Estate is pleased to present 108 Community Dr, Derby, VT for sale or for lease. This is a unique retail opportunity located on the busiest commercial corridor in the Northeast Kingdom region of Vermont. The property is situated in the 1.4 mile stretch of US-5 that connects the Walmart Supercenter to Interstate 91. The modern, freestanding building features 6,972 SF of open box space, 12' clear height throughout, 8x10 drive-in door, masonry block construction, a warm entrance with a wall of retail display windows and a bumped-out façade for signage. The property is improved with pylon signage along US-5, adequate parking with lights, mature landscaping, and rear delivery lane with trash enclosure.



SALE & LEASE INFORMATION

Purchase Price	\$900,000.00
Lease Rate & Type	\$8.50 SF NNN
NNN (2025 Estimate)	\$3.65 SF
Availability	For Immediate Occupancy

OFFERING SUMMARY

Year Built	2005
Size (Building)	6,972 SF
Size (Land)	1.12 AC
Taxes (2024)	\$12,633.32
Zoning	COM (Derby)
Price/SF (Bldg)	\$129.09
Water	Public (1-1/4" Water Line Size)
Sewer	Public
Power	3-Phase, 400 AMP, 208V
Heating & Cooling	3 RTUs (LP)
Propane	2,000 Gal UST
Roof	Membrane
Ceiling Height	12'
Parking	Paved (35-40)

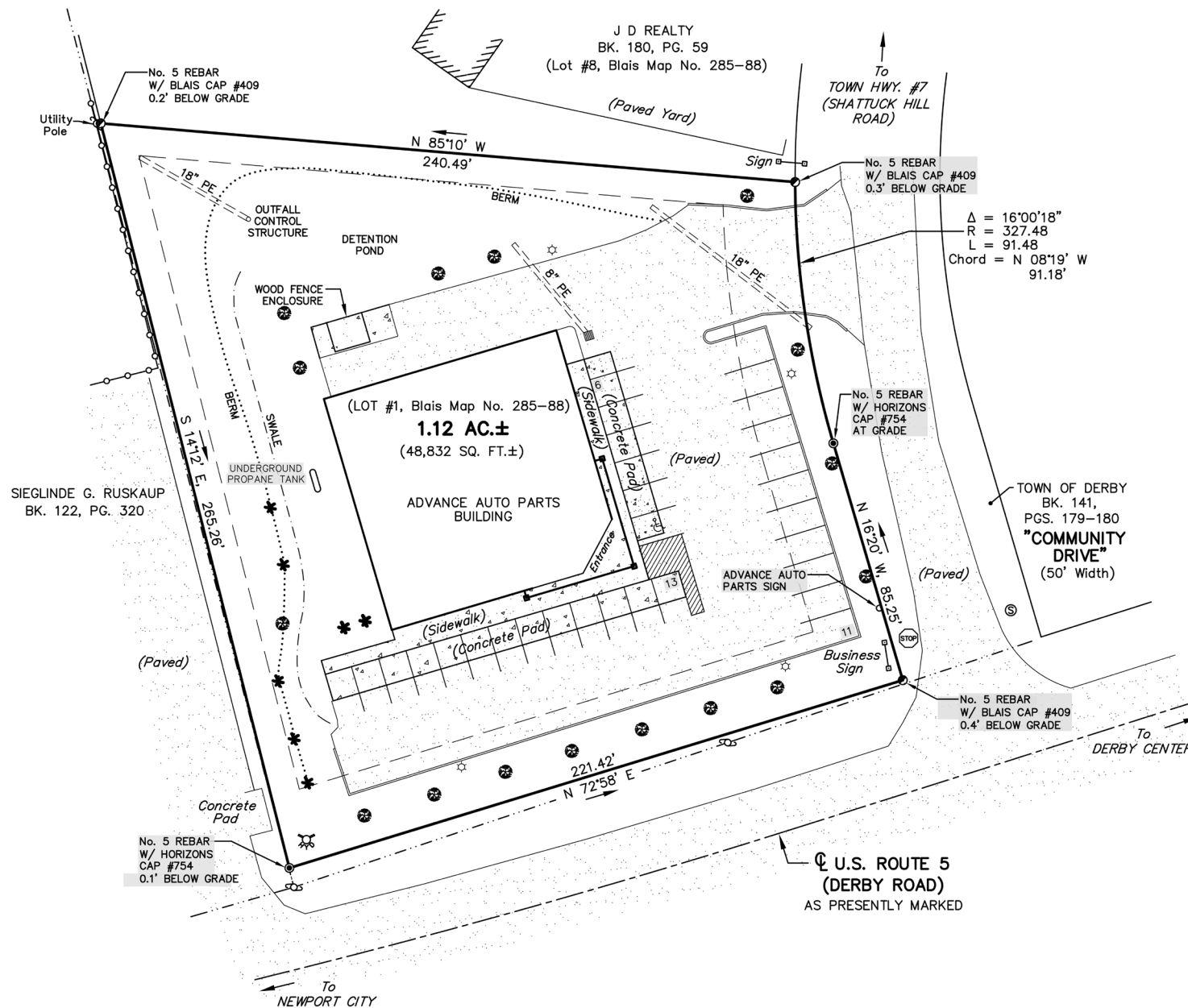
PROPERTY HIGHLIGHTS

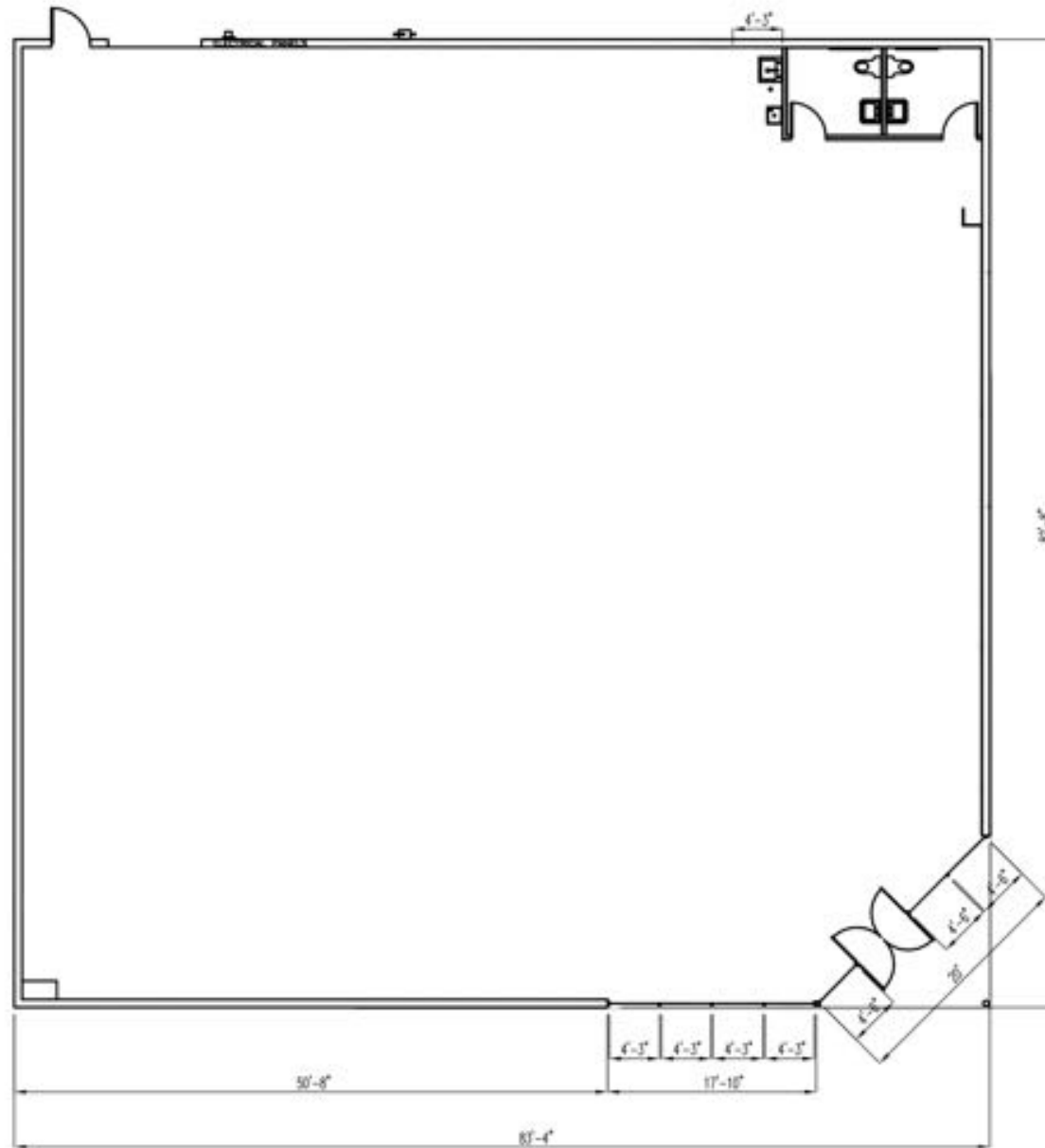
- Freestanding Retail Building on 1.12 AC
- 6,972 SF w/12' Clear Span Ceilings
- Lots of Paved Parking (35-40)
- Pylon Signage on US-5
- Prime Location Between Walmart & I-91
- Parking Lot Lights
- 2,000 Gallon LP UST
- Public Water/Sewer
- 3-Phase, 400 AMP, 208V Power
- Flexible Commercial Zoning
- Many National Brands Nearby
- 3 RTU's for Heating/Cooling
- 8x10 Drive-In Door & Lane for Deliveries
- Rear Employee Entrance
- Dumpster Enclosure
- 2 Bathrooms, Deep Sink, & Water Fountain
- Corner Lot on Access Road to Price Chopper Plaza, O'Reilly's Auto Parts, Key Auto, & Wright's Sporting Goods











Derby Zoning Bylaw – As amended July 24, 2023

206.3 "COM" Commercial

Objective:

The Commercial district shall provide locations for major shopping facilities, offices, banking facilities, major government operations and other satellite commercial activities. The area shall provide safe road access, parking, municipal services, adequate lighting, security, good design and other required items for convenience and safety.

Permitted Uses

Accessory Use or Structure
Adult Respite Care Facility
Bank
Business Complex
Camper Sales, Service & Repairs
Cannabis Cultivation
Cannabis Manufacturing
Cannabis Retail
Cannabis Testing Laboratory
Cannabis Wholesale
Car Wash
Clinic
Club, Membership
Dwelling, Multi-Family
Essential Services
Family Child Care Facility
Function Hall
Home Occupation
Hospital
Hotel/Motel
Motor Vehicle Repair
Motor Vehicle Sales & Repair
Office
Parking Facility

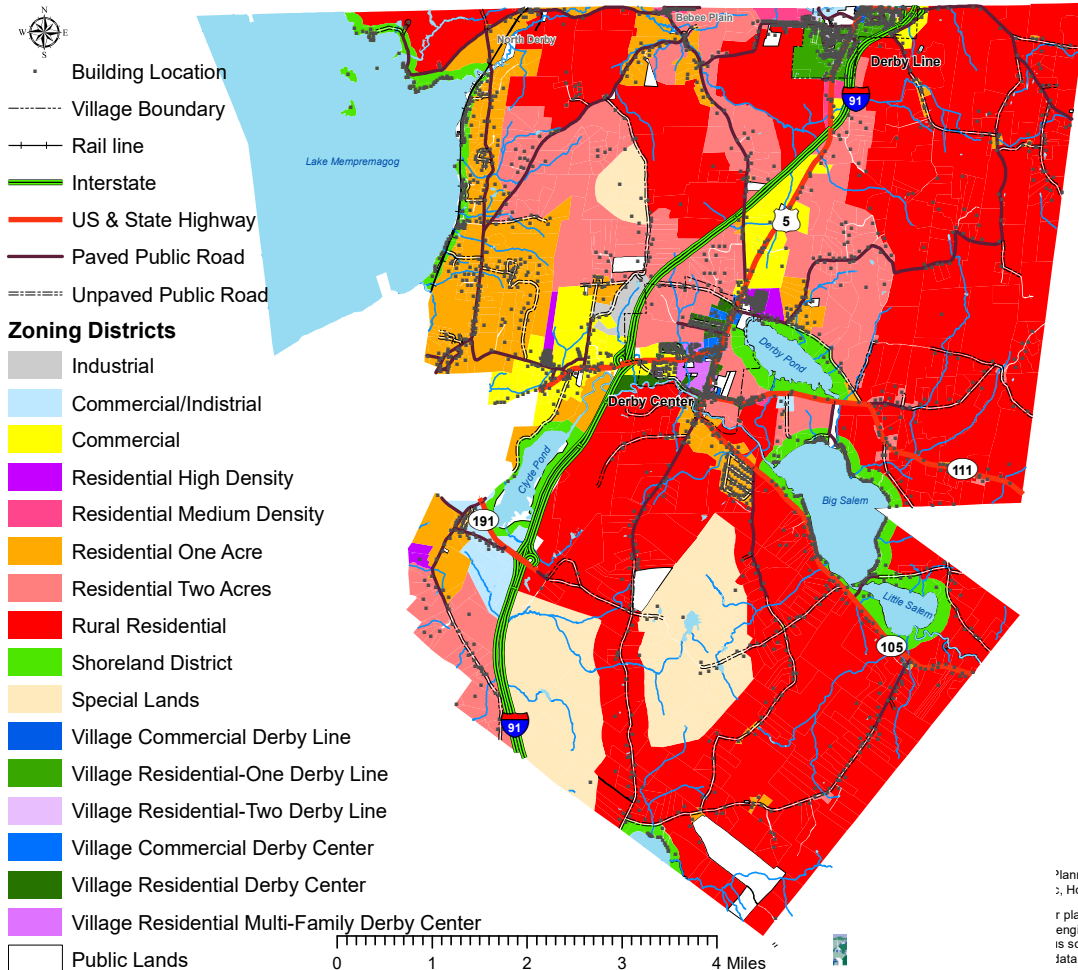
Permitted Uses

Personal Service
Residential Care Home
Restaurant
Retail Store
Subdivision of Land
Warehouse

Conditional Uses

Animal Grooming/Boarding
Auto Service Station/Mini Mart
Contractor's Yard
Cottage Industry
Funeral Home
Light Manufacturing
Manufactured Home Sales Lot
Nightclub/Bar
Printing/Publishing
Recreation, Indoor
Recreation, Outdoor
Residential Business or Service
Taxi Service Facilities
Veterinary Hospital
Wholesale Business

Class	Lot Area and Dimensions			Minimum Setback in ft			Maximum Building height ft
	area sq ft	width ft	length ft	front	side	rear	
1&2	20,000	100	100	25	10	10	75
3	40,000	100	100	25	10	10	75
	abutting a residential district			25	30	30	75









CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Jim Campbell Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Jim Campbell Real Estate, its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Jim Campbell Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Jim Campbell Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Jim Campbell Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Jim Campbell Real Estate in compliance with all applicable fair housing and equal opportunity laws.



601 East Main Street
Newport, VT 05855



Vermont Real Estate Commission Mandatory Consumer Disclosure



[This document is not a contract.]

This disclosure must be given to a consumer at the first reasonable opportunity and before discussing confidential information; entering into a brokerage service agreement; or showing a property.

RIGHT NOW YOU ARE NOT A CLIENT

The real estate agent you have contacted is not obligated to keep information you share confidential. ***You should not reveal any confidential information that could harm your bargaining position.***

Vermont law requires all real estate agents to perform basic duties when dealing with a buyer or seller who is not a client. All real estate agents shall:

- Disclose all material facts known to the agent about a property;
- Treat both the buyer and seller honestly and not knowingly give false or misleading information;
- Account for all money and property received from or on behalf of a buyer or seller; and
- Comply with all state and federal laws related to the practice of real estate.

You May Become a Client

You may become a client by entering into a written brokerage service agreement with a real estate brokerage firm. Clients receive the full services of an agent, including:

- Confidentiality, including of bargaining information;
- Promotion of the client's best interests within the limits of the law;
- Advice and counsel; and
- Assistance in negotiations.

You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.

If you engage a brokerage firm, you are responsible for compensating the firm according to the terms of your brokerage service agreement.

Before you hire a brokerage firm, ask for an explanation of the firm's compensation and conflict of interest policies.

Brokerage Firms May Offer

NON-DESIGNATED AGENCY or DESIGNATED AGENCY

- **Non-designated agency** brokerage firms owe a duty of loyalty to a client, which is shared by all agents of the firm. No member of the firm may represent a buyer or seller whose interests conflict with yours.
- **Designated agency** brokerage firms appoint a particular agent(s) who owe a duty of loyalty to a client. Your designated agent(s) must keep your confidences and act always according to your interests and lawful instructions; however, other agents of the firm may represent a buyer or seller whose interests conflict with yours.

THE BROKERAGE FIRM NAMED BELOW PRACTICES NON-DESIGNATED AGENCY

I / We Acknowledge Receipt of This Disclosure

This form has been presented to you by:

Printed Name of Consumer

Signature of Consumer

Date

☐ Declined to sign

Printed Name of Consumer

Signature of Consumer

Date

☐ Declined to sign

Printed Name of Real Estate Brokerage Firm

Printed Name of Agent Signing Below

Signature of Agent of the Brokerage Firm

Date