

# 95 KOCHER DRIVE | BENNINGTON, VT

18,536 SF, 13,700 SF, AND 2,693 SF, WITH A DRIVE-THRU AVAILABLE FOR LEASE AND SMALL SHOP SPACE AVAILABLE



## DEMOGRAPHICS



### POPULATION:

3 Mile: 13,704  
5 Miles: 17,585  
7 Miles: 20,438  
10 Miles: 28,919



### AVERAGE HOUSEHOLD INCOME:

3 Mile: \$71,887  
5 Miles: \$73,562  
7 Miles: \$73,454  
10 Miles: \$74,411

## SITE

**STAPLES**  
**M&T Bank**  
**JOB LOT**  
**NOW OPEN**  
**Marshalls**  
**HARBOR FREIGHT TOOLS**  
Quality Tools at Ridiculously Low Prices

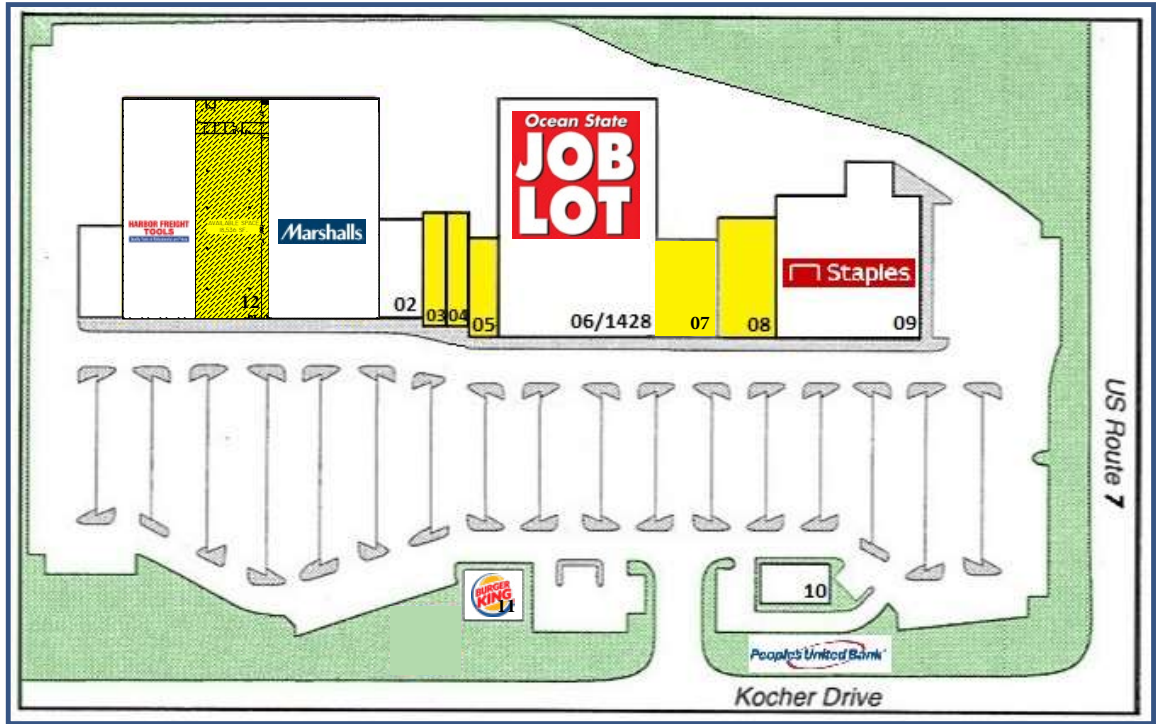
## PROPERTY INFORMATION

- GLA of 150,000 SF
- Pad with Existing Drive Thru
- Marshalls and Harbor Freight co-tenancy



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UNIT	TENANT	SF
02	Label Shopperr	5,000
03	Vacant (Jays Hallmark)	2,875
04	Vacant	2,875
05	Vacant	2,875
07	Vacant	6,500
08	Vacant	7,200
09	Staples	23,526
10	Peoples United Bank	2,790
11	Burger King	2,693
12	Vacant	18,536
1428	OSIL	38,720
TOTAL		150,767

