

CHITTENDEN COUNTY'S NEWEST DYNAMIC COMMERCIAL CENTER— PHASE III is READY for PRELEASING!

FINNEY CROSSING

Located in the heart of one of the state's fastest growing vibrant communities, Finney Crossing's retail and commercial development provides a burgeoning opportunity to serve a diverse and affluent population base. Abutting an existing residential neighborhood of 401 upscale rental units and 186 privately owned condominiums and detached houses, Finney Crossing offers a truly unique opportunity to lease brand new retail space serving a captive customer base.



Sizes: Building A will consist of up to 8,000+ sf with floor plans as small as 1,200 sf. Construction to begin Autumn 2023.

Location: Just past Taft Corners with 2 signalized entrances with approximately 1,000 feet of frontage on US Route 2. Average daily traffic count is 27,800 vehicles!

Zoning: Taft Corners District

Features: Tremendous exposure, huge windows, lots of parking, excellent signage, close to I89 exit 12!

Tenants:

Healthy Living Market & Café, Xfinity, LL Bean, Jersey Mikes. Men's Wearhouse, Union Bank, Folino's Wood-fired Pizza, Crumbl Cookies, Railroad & Main Restaurant, H&R Block, Turner Toys, Home 2! Suites. To-be-built includes another multi-family rental building and another long-term stay hotel.

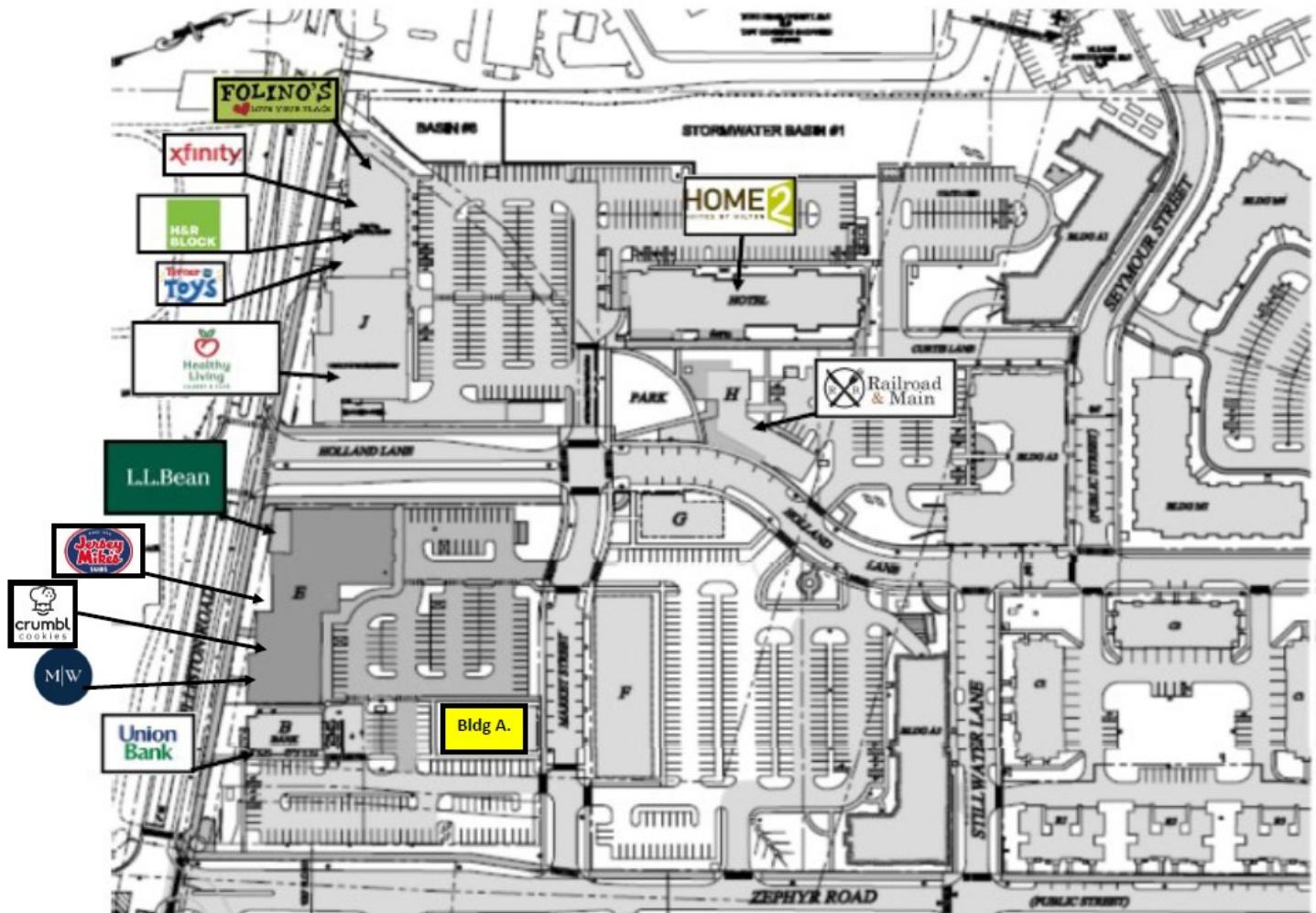
Occupancy: Spring, 2025

Rates: \$28.00/sf NNN for vanilla shell

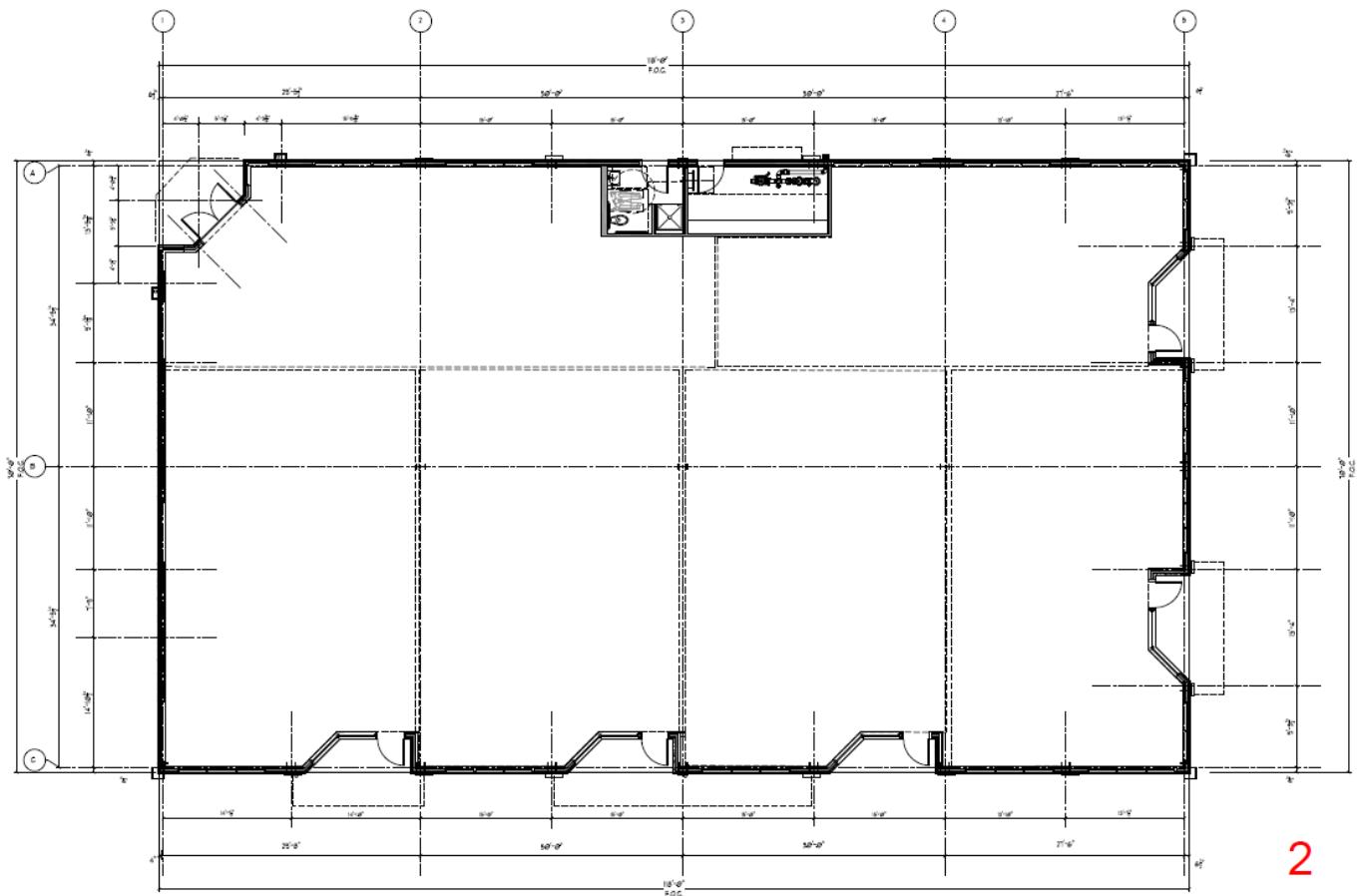
Permits: Master permits in-place

Contact: Tony Blake, 802.864.2000 ext.1
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208 Flynn Avenue, Studio 2i
Burlington, Vermont 05401





LINCOLN BROWN ILLUSTRATION



Possible floor plans— spaces can be combined and altered



LINCOLN BROWN ILLUSTRATION



LINCOLN BROWN ILLUSTRATIONS

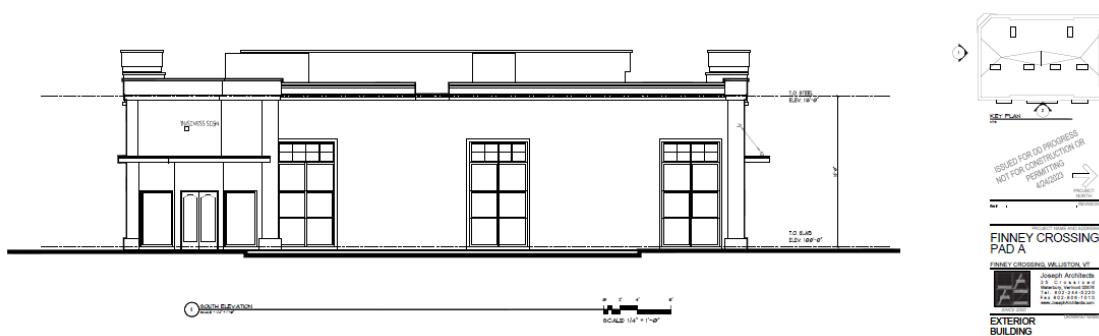


LINCOLN BROWN ILLUSTRATIONS



EAST ELEVATION

SCALE 1/4" = 1'-0"



WEST ELEVATION

SCALE 1/4" = 1'-0"

FINNEY CROSSING PAD A

FINNEY CROSSING MALL LLC

Joseph Architects

28 Churchard

Tel: 403-264-5220

Fax: 403-264-5221

E-mail: info@finneycrossing.ca

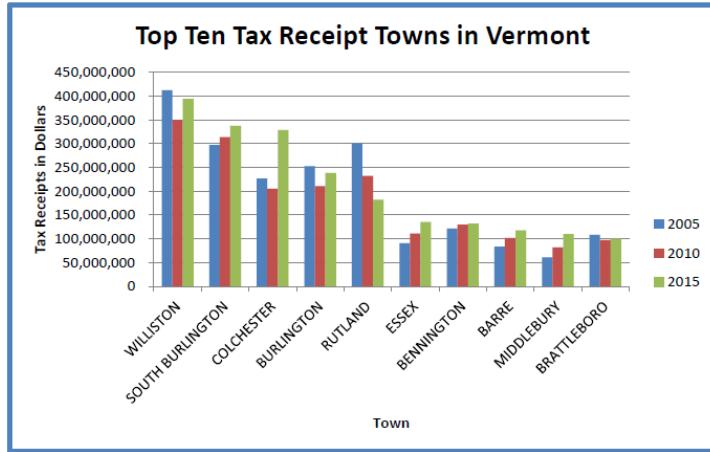
www.finneycrossing.ca

EXTERIOR BUILDING ELEVATIONS



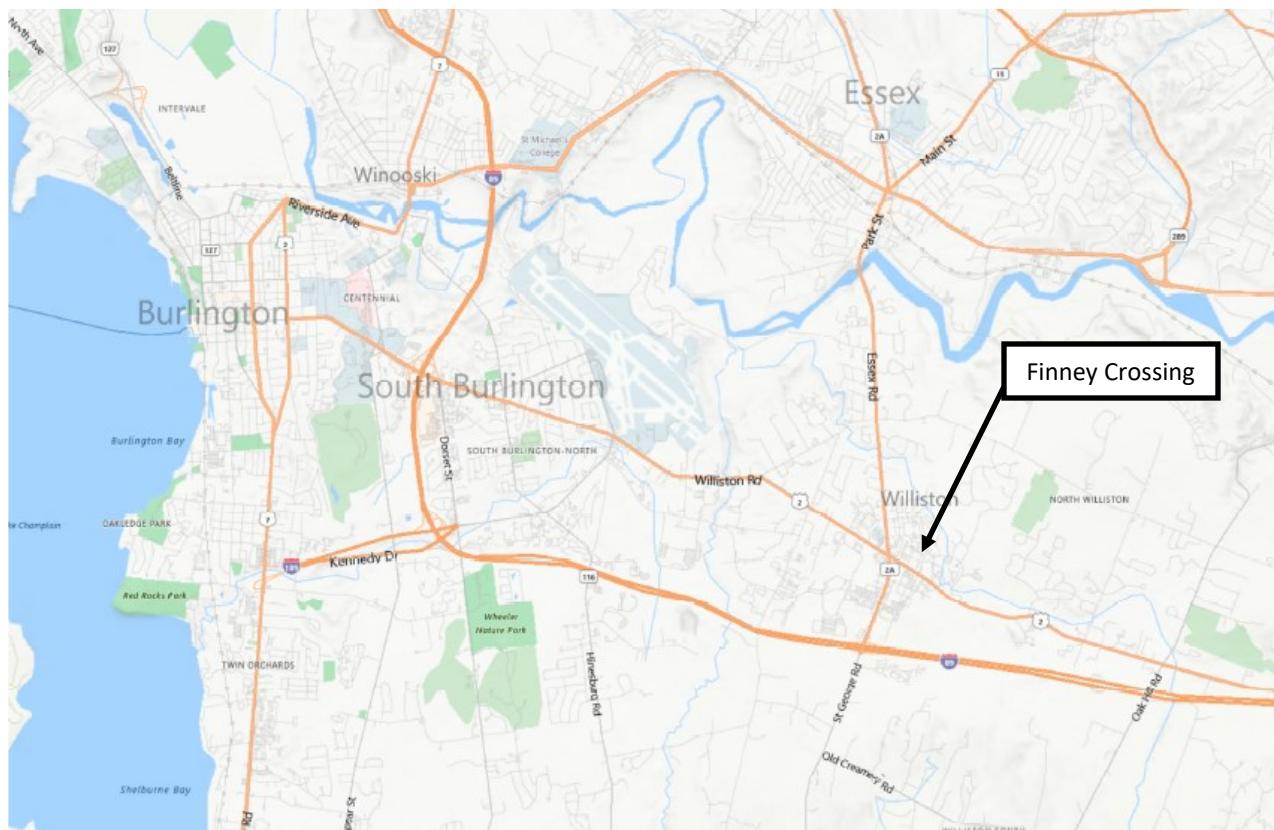
Excerpts from Town of Williston Zoning for Taft Corners

3.1 – Taft Corners and Growth Center – Williston has emerged as a regional center of commerce, business, and employment. The town accounts for more retail sales than any other municipality in Vermont. This objective provides a basis for the town's continuing efforts to build a design-conscious, bike/pedestrian-friendly, mixed-use town center that provides convenience, leisure and social uses for employees and residents in the context of a thriving center.



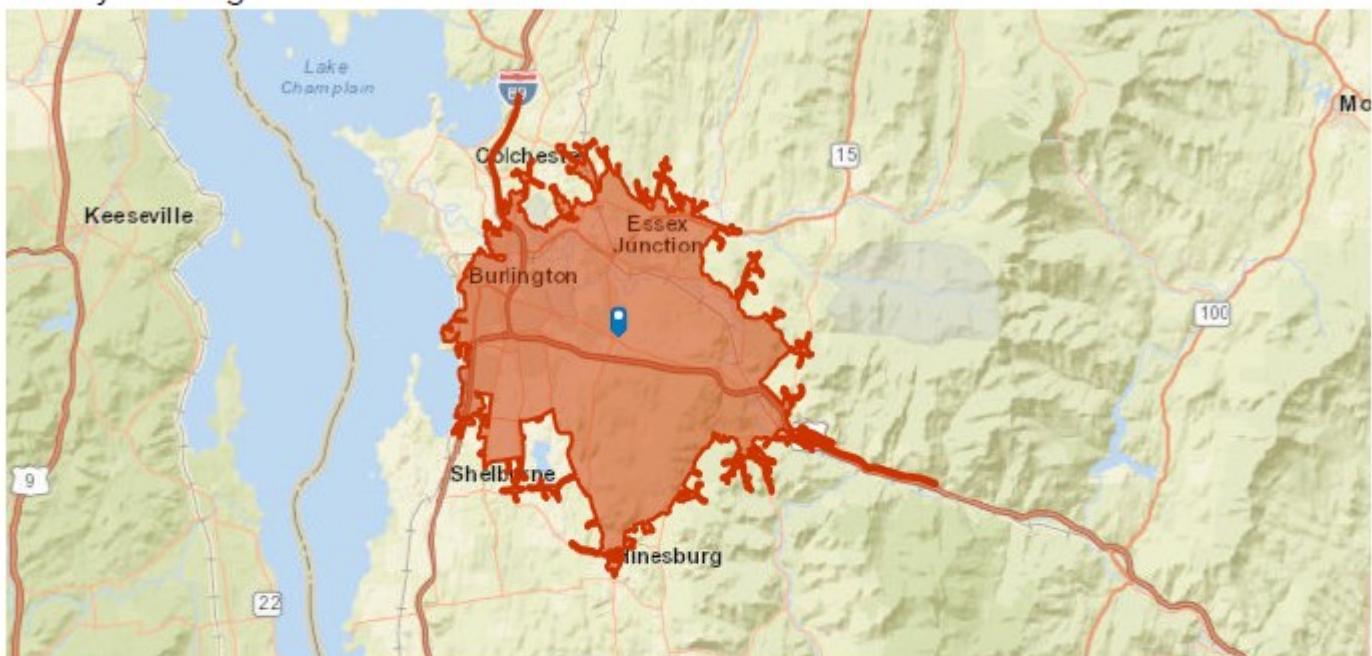
Fast Facts:

- Date Incorporated: June, 1763
- Total Area: 30.4 Square miles
- County: Chittenden
- Population: 10,629 (2021)
- Population Change since 2010: +16%
- Median Age: 39.6 years
- Marriage Rate: 52.5%
- Chittenden County Population: 169,301 (2022)
- Median Household Income, 2017-2021: \$99,071
- High School or Higher Education: 95%
- Bachelor's Degree or Higher: 59%
- Median Value Owner Occupied Units: \$366,300
- Major Thoroughfares: I-89, US Route 2, VT Route 2A
- Form of Government: Selectboard/Manager
- Registered Votes: 10,104 (March 2022).
- Zip Code: 05495



2020 Benchmark Demographics

Finney Crossing



Generations	15 minutes	Counties Chittenden County	States Vermont	Entire Country United States
Generation Alpha (Aged 0-2)	3.37%	3.58%	3.62%	4.76%
Generation Z (Aged 3-20)	26.63%	23.89%	20.97%	22.70%
Millennial (Aged 21-37)	27.45%	25.00%	21.37%	24.47%
Generation X (Aged 38-54)	17.14%	19.34%	20.05%	19.77%
Baby Boomer (Aged 55-73)	19.23%	21.98%	26.27%	21.48%
Silent & Greatest (Aged 73 or more)	6.18%	6.21%	7.71%	6.82%



Household Income	15 minutes	Counties Chittenden County	States Vermont	Entire Country United States
<\$15,000	12.2%	9.6%	10.4%	10.3%
\$15,000-\$24,999	7.5%	6.7%	9.0%	8.8%
\$25,000-\$34,999	7.6%	7.0%	9.1%	8.7%
\$35,000-\$49,999	11.1%	10.3%	12.2%	12.2%
\$50,000-\$74,999	16.0%	15.8%	18.8%	17.3%
\$75,000-\$99,999	14.2%	15.5%	14.3%	12.6%
\$100,000-\$149,999	17.6%	19.9%	15.9%	15.3%
\$150,000-\$199,999	7.0%	7.3%	5.1%	6.9%
\$200,000+	6.7%	8.0%	5.0%	7.9%

Key Facts	15 minutes	Counties Chittenden County	States Vermont	Entire Country United States
Population	93,164	168,808	644,876	333,793,107
Daytime Population	110,226	177,900	643,677	331,970,099
Employees	45,188	83,759	302,766	147,328,622
Households	37,319	67,667	266,725	126,083,849
Average HH Size	2.25	2.34	2.32	2.58
Median Age	33.8	38.0	43.6	38.5

Housing Facts

Median Home Value	311,344	300,058	232,768	235,127
Owner Occupied %	54.06%	62.97%	70.06%	63.56%
Renter Occupied %	45.94%	37.03%	29.94%	36.44%
Total Housing Units	39,131	71,838	340,526	142,148,018

Income Facts

Median HH Income	66,166	75,714	59,818	62,203
Per Capita Income	35,312	38,481	33,171	34,136
Median Net Worth	65,342	114,087	107,321	96,701



DEMAND ELEMENTS

Retail Characteristics	Office Characteristics	Residential Characteristics
Median Income Required \$56,100	66,166 Daytime Pop Required 100,000	110,226 Total Population Required 20,000
Total Population Required 20,000	93,164 Daytime Workers Required 100,000	Pop Growth Rate Desired 0.8%
Total Households Desired 7,500	37,319 Daytime Residents Desired 75,000	37,319 Total Households Desired 7,500
Families	54,283 Real Estate	620 Housing Units 39,131
Housing Units	39,131 Finance	1,748 Housing Unit Ratio 1.05%
Owner Occupied Desired 62.7%	54.06 Information	793 Families 54,283
Housing Unit Ratio	1.05% Prof Tech Services	3,702 Average HH Size 2.25
Home Value Desired \$207,300	311,344 Real Estate	620 Home Value Desired \$207,300
Degree or Higher Desired 41%	56 Administration	683 Owner Occupied Desired 62.7%
Per Capita Income	\$35,312 Total Demand	8,168 Renter Occupied 45.94%

For more information, please contact:

Tony Blake, 802.864.2000 ext. 1, tony.blake@vtcommercial.com

All information contained herein is believed accurate but is not warranted by V/T Commercial.

