

# Retail Available for Lease

## West Way Mall

100 Westway Mall Drive, West Rutland, VT



### Property Information

|                        |  |                       |                           |
|------------------------|--|-----------------------|---------------------------|
| <b>Address:</b>        | 100 Westway Mall Drive<br>West Rutland, VT | <b>Traffic Count:</b> | 10,600 +/- VPD (Main St.) |
| <b>Available:</b>      | 2,510 to 13,417 +/- SF                     | <b>Year Built:</b>    | 1977                      |
| <b>Total SF:</b>       | 48,083 +/- SF                              | <b>Utilities:</b>     |                           |
| <b>Land Area:</b>      | 26.41 Acres                                | <b>Water/Sewer:</b>   | City of West Rutland      |
| <b>Parking Spaces:</b> | 254 +/-                                    | <b>Electric:</b>      | Vermont Electric Co.      |
| <b>Parking Ratio:</b>  | 5.28 per 1,000 SF                          | <b>Gas:</b>           | AmeriGas Co. (Propane)    |

### Trade Area Demographics

|                        | 3 Mile   | 5 Mile   | 10 Mile  |
|------------------------|----------|----------|----------|
| <b>Population:</b>     | 5,602    | 21,729   | 37,352   |
| <b>Households:</b>     | 2,371    | 9,972    | 16,315   |
| <b>Avg. HH Income:</b> | \$95,961 | \$78,801 | \$83,640 |



West Way Mall is a 48,083 +/- square foot shopping center located in West Rutland, VT. The center is anchored by Market32. Co-tenants include United States Postal Service, and Sweet Caroline's, a local favorite. West Way Mall benefits from excellent visibility, as well as a convenient location at Exit 6 off Route 4 in West Rutland, VT. The shopping center features five-mile population counts of 21,729 people.

### For Leasing Information:

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| # | TENANT               | SF        |
|---|----------------------|-----------|
| 1 | Market 32            | 24,000 SF |
| 2 | Supervisory Union    | 6,500 SF  |
| 3 | Available            | 2,510 SF  |
| 4 | Sweet Caroline's     | 2,510 SF  |
| 5 | Available            | 8,397 SF  |
| 6 | United States Postal | 4,166 SF  |

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