



COMMITTED TO THE LOCATION
EXERCISED EARLY LEASE EXTENSION

495 FALLS RD
SHELBURNE, VT 05482
BURLINGTON MSA



Marcus & Millichap
NNN DEAL GROUP
OFFERING MEMORANDUM

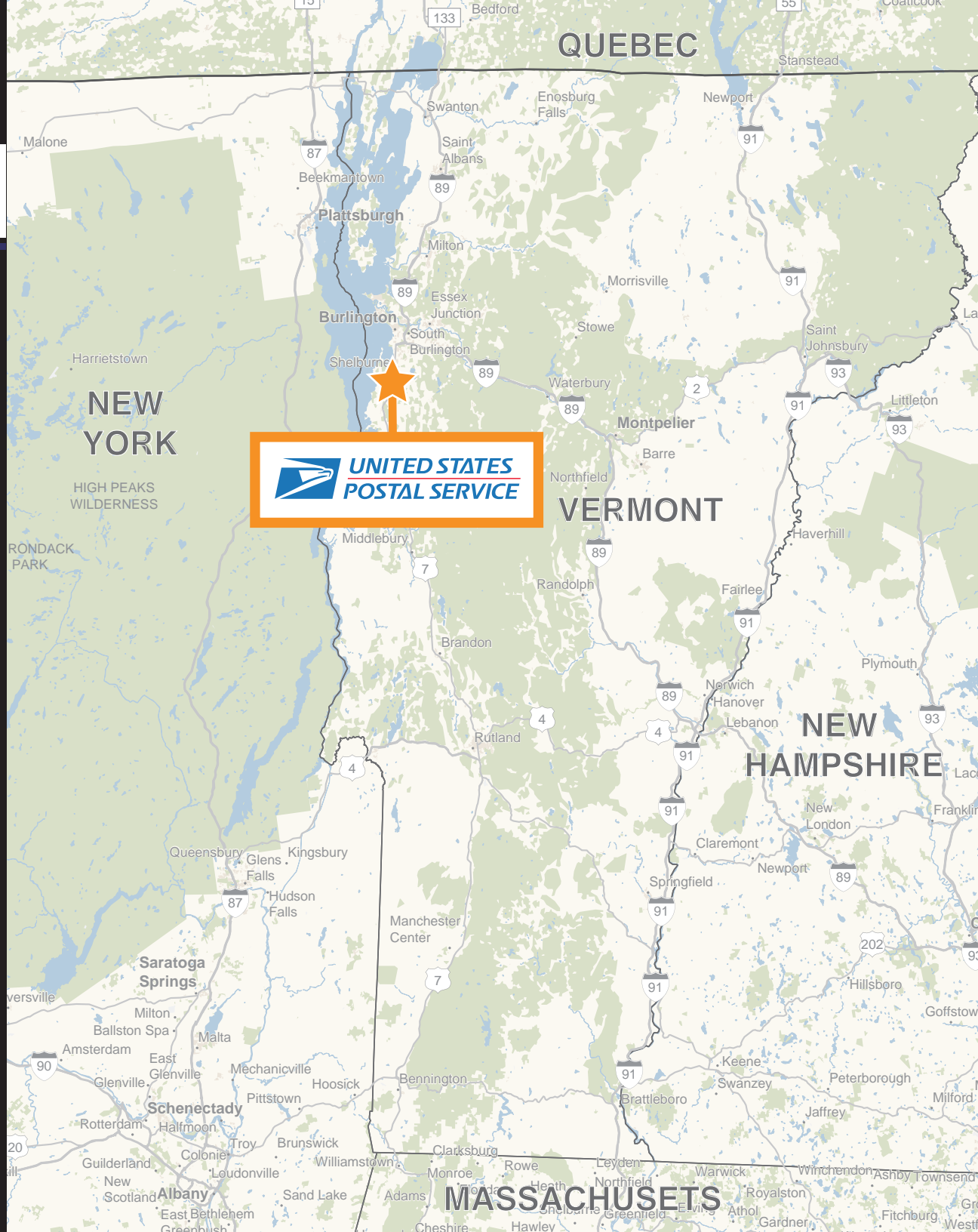
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INVESTMENT SUMMARY

495 FALLS RD, SHELBURNE, VT 05482

PRICE: \$2,094,232

CAP: 6.90%

NOI: \$144,502

OVERVIEW

PRICE	\$2,094,232
GROSS LEASABLE AREA (GLA)	7,286 SF
LOT SIZE	1.38 Acres
NET OPERATING INCOME	\$144,502
YEAR BUILT	2000 (Est.)

ANNUALIZED OPERATING DATA

LEASE YEAR	ANNUAL RENT	NOI	CAP RATE
2026	\$154,800	\$144,502	6.90%
2027 - 2032	\$140,000	\$129,702	6.19%
Option 1	\$140,000	\$129,702	6.19%
Option 2	\$140,000	\$129,702	6.19%

LEASE ABSTRACT

LEASE TYPE	NN
LEASE START	8/30/2000
LEASE EXPIRATION	8/31/2032
REMAINING TERM	6.5 Years
RENEWAL OPTIONS	2x5
INCREASES	None
LANDLORD OBLIGATION	Roof, Structure, Maintenance, Utilities

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INVESTMENT HIGHLIGHTS

NN

LONG TERM PASSIVE NET LEASE OPPORTUNITY

Net leased asset providing stable and predictable cash flow with minimal landlord responsibilities



STRONG NATIONAL TENANT

With 34,000 retail locations, The United States Post Office is one of the nation's largest employers and delivers 45% of the world's mail



LONG STANDING COMMUNITY STAPLE

Tenant has been at this site for over 20 years and has recently exercised another renewal option, demonstrating commitment to this location



DESIRABLE CHITTENDEN COUNTY LOCATION

Located in one of Vermont's most stable and high income markets with consistent daily traffic and high barriers to relocation



STRONG AFFLUENT DEMOGRAPHICS

Average household incomes exceed \$160,000 within a 3-mile radius of the site



Burlington, VT
7 Miles



Crosscut Firewood
of Vermont

Rice
Lumber

Shelburne Village
Self Storage



Harbour Industries
LLC - Manufacturer



Burlington
Marble & Granite



Electra's
Restaurant



Village Wine
and Coffee



Shelburne
Community School



Shelburne Police
Department



The Weathervane
Café



Lake Champlain
Waldorf High School

In Full Bloom
- Florist

LaPlatte River
Nature Park

Shelburne
Vineyard

Vermont Artisan Village
- Shopping Mall

Green Mountain Animal
LLC - Warehouse

Fiddlehead Brewing
Company

Make-A-Wish® Vermont
and Northeast New York

Vermont Tortilla
Company



SHELburne RD - 18,400 VPD

FALLS RD - 5,425 VPD

TENANT SUMMARY



The United States Postal Service is an independent establishment of the US federal government, founded in 1775 and one of the nation's oldest institutions. It provides essential mail and package delivery services nationwide, serving every US address and playing a critical role in commerce, communication, and government operations, delivering mail and packages to about 168.6 million delivery points nationwide.

USPS operates approximately 34,000 retail offices across the United States, and employs over 600,000 employees, making it one of the largest civilian employers in the country. These employees support a vast network of mail collection, processing, transportation, and delivery operations serving households and businesses across rural and urban America. The annual revenue is more than \$71 billion.

STRONG NET LEASE TENANT

USPS is widely regarded as a top-tier net lease tenant due to its federal government backing, essential public service role, and mission-critical footprint. Leases are typically long-term with built-in renewal options, high historical occupancy, and locations integral to daily operations. As an essential public service with strong government support and universal service obligations, USPS offers exceptional rent reliability, minimal default risk, and long-term income stability for net lease investors.



SITE PLAN



LOCATION OVERVIEW

SHELBURNE, VERMONT

Shelburne is a highly desirable, affluent suburb just south of Burlington, known for its scenic Lake Champlain views, historic character, and limited commercial development. The town is anchored by longstanding community institutions like Shelburne Museum and Shelburne Farms, drawing steady tourism while preserving a strong residential base. High household incomes, excellent schools, and proximity to Burlington make it a stable, low turnover market with strong demand for essential services and neighborhood retail.



BURLINGTON MSA

The Burlington metropolitan area is Vermont's economic and cultural hub, driven by a diversified base of healthcare, education, government, and technology employment. Anchors include the University of Vermont, UVM Medical Center, and major regional employers, providing recession resistant stability. The area benefits from constrained supply, high quality of life, and consistent in migration, supporting resilient real estate fundamentals and long term tenant demand across retail, office, and industrial sectors.



DEMOGRAPHICS / SHELBURNE, VT

POPULATION	1 MILE	3 MILES	5 MILES
2030 Projection	2,734	7,630	19,065
2025 Estimate	2,718	7,507	18,576
Growth 2025 - 2030	0.58%	1.63%	2.63%
2010 Census	2,308	6,662	16,199
2020 Census	2,600	7,207	17,641
Growth 2010 - 2020	12.64%	8.18%	8.90%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2030 Projections	1,168	3,098	7,705
2025 Estimate	1,148	3,030	7,492
Growth 2025 - 2030	1.73%	2.25%	2.84%
2010 Census	926	2,603	6,466
2020 Census	1,110	2,901	7,084
Growth 2010 - 2020	19.94%	11.44%	9.56%

2025 EST. HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
\$200,000 or More	28.46%	27.16%	27.39%
\$150,000 - \$199,999	11.51%	14.28%	14.72%
\$100,000 - \$149,999	19.14%	21.63%	20.16%
\$75,000 - \$99,999	9.33%	9.91%	12.51%
\$50,000 - \$74,999	8.84%	8.99%	10.06%
\$35,000 - \$49,999	6.61%	5.27%	5.05%
\$25,000 - \$34,999	9.27%	5.73%	4.50%
\$15,000 - \$24,999	2.14%	2.75%	2.46%
\$10,000 - \$14,999	3.01%	2.19%	1.38%
Under \$9,999	1.69%	2.09%	1.78%
2025 Est. Average Household Income	\$158,501	\$159,831	\$162,677
2025 Est. Median Household Income	\$126,596	\$130,325	\$132,098
2025 Est. Per Capita Income	\$67,654	\$65,857	\$66,454

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
2025 Estimated Population by Age	2,718	7,507	18,576
Under 4	3.6%	3.8%	4.0%
5 to 14 Years	10.7%	11.4%	11.1%
15 to 17 Years	4.4%	4.2%	4.3%
18 to 19 Years	2.3%	2.3%	2.3%
20 to 24 Years	4.7%	4.3%	5.2%
25 to 29 Years	3.6%	3.6%	4.4%
30 to 34 Years	4.0%	4.4%	5.2%
35 to 39 Years	5.2%	5.4%	5.9%
40 to 49 Years	11.6%	12.2%	12.8%
50 to 59 Years	13.3%	13.5%	13.5%
60 to 64 Years	7.8%	7.3%	7.2%
65 to 69 Years	7.3%	7.2%	6.8%
70 to 74 Years	6.3%	6.2%	5.6%
Age 75+	15.2%	14.2%	11.8%
2025 Median Age	50.0	49.0	46.0

2025 Population 25 + by Education Level	2,019	5,550	13,593
Elementary (0-8)	0.17%	0.44%	0.46%
Some High School (9-11)	0.51%	1.95%	1.57%
High School Graduate (12)	11.27%	11.68%	11.06%
Some College (13-15)	13.05%	12.55%	11.91%
Associates Degree Only	5.43%	6.89%	6.70%
Bachelors Degree Only	34.40%	32.59%	36.72%
Graduate Degree	35.17%	33.90%	31.43%

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