



COMMITTED TO THE LOCATION  
EXERCISED EARLY LEASE EXTENSION

495 FALLS RD  
SHELBURNE, VT 05482  
**BURLINGTON MSA**



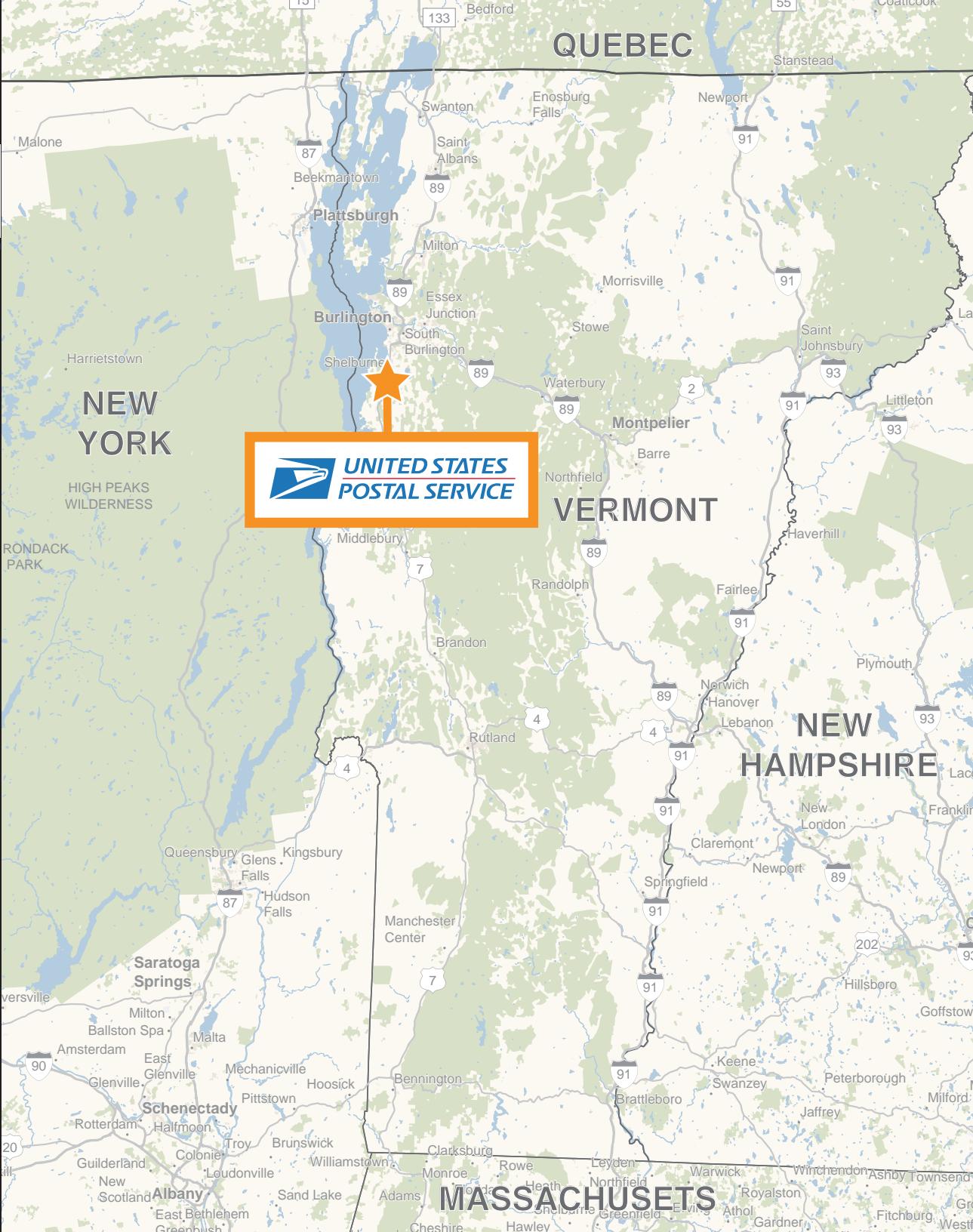
Marcus & Millichap  
NNN DEAL GROUP  
OFFERING MEMORANDUM

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## INVESTMENT SUMMARY

495 FALLS RD, SHELBOURNE, 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

# 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



Village Wine  
and Coffee

Shelburne  
Community School

Shelburne Police  
Department

The Weathervane  
Café

Lake Champlain  
Waldorf High School

Shelburne  
Vineyard

Green Mountain Animal  
LLC - Warehouse

Make-A-Wish® Vermont  
and Northeast New York



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SHELBURNE RD - 18,400 VPD

In Full Bloom  
- Florist

FALLS RD - 5,425 VPD

Electra's  
Restaurant



WALGREENS



LaPlatte River  
Nature Park

Vermont Artisan Village  
- Shopping Mall

Fiddlehead Brewing  
Company

Vermont Tortilla  
Company

## TENANT SUMMARY

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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

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# 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 long standing 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.



# DEMOCRAPHICS / SHELBURNE, VT

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POPULATION	1 MILE	3 MILES	5 MILES	POPULATION PROFILE	1 MILE	3 MILES	5 MILES
2030 Projection	2,734	7,630	19,065	2025 Estimated Population by Age	2,718	7,507	18,576
2025 Estimate	2,718	7,507	18,576	Under 4	3.6%	3.8%	4.0%
Growth 2025 - 2030	0.58%	1.63%	2.63%	5 to 14 Years	10.7%	11.4%	11.1%
2010 Census	2,308	6,662	16,199	15 to 17 Years	4.4%	4.2%	4.3%
2020 Census	2,600	7,207	17,641	18 to 19 Years	2.3%	2.3%	2.3%
Growth 2010 - 2020	12.64%	8.18%	8.90%	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 EST. HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES	2025 Population 25 + by Education Level	2,019	5,550	13,593
\$200,000 or More	28.46%	27.16%	27.39%	Elementary (0-8)	0.17%	0.44%	0.46%
\$150,000 - \$199,999	11.51%	14.28%	14.72%	Some High School (9-11)	0.51%	1.95%	1.57%
\$100,000 - \$149,999	19.14%	21.63%	20.16%	High School Graduate (12)	11.27%	11.68%	11.06%
\$75,000 - \$99,999	9.33%	9.91%	12.51%	Some College (13-15)	13.05%	12.55%	11.91%
\$50,000 - \$74,999	8.84%	8.99%	10.06%	Associates Degree Only	5.43%	6.89%	6.70%
\$35,000 - \$49,999	6.61%	5.27%	5.05%	Bachelors Degree Only	34.40%	32.59%	36.72%
\$25,000 - \$34,999	9.27%	5.73%	4.50%	Graduate Degree	35.17%	33.90%	31.43%
\$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				

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