



# Great Dane Properties, LLC

Commercial Real Estate Sales, Leasing, Management & Development



## For Sale or Ground Lease

0.78 & 0.80 Acres

1089 Putney Rd  
Brattleboro, VT 05301  
Windham County



**Joseph M. Draghi**

Licensed Real Estate Broker

Licensed in New York, New Hampshire, Connecticut,  
Massachusetts, Vermont & Florida

**607-838-3263**

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6151 Blackjack Court N, Punta Gorda, FL 33982

2023 Demographics			
	3 Mile Radius	5 Mile Radius	10 Mile Radius
Population	11,780	16,609	33,512
Total Households	5,744	7,880	14,801
Avg. Household Income	\$75,055	\$85,786	\$97,877

Exit 3



RESTAURANT & PUB

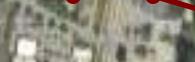
Mobil



Keene, NH  
16.4 Miles



DUNKIN'



Brattleboro Police Department

Business Park

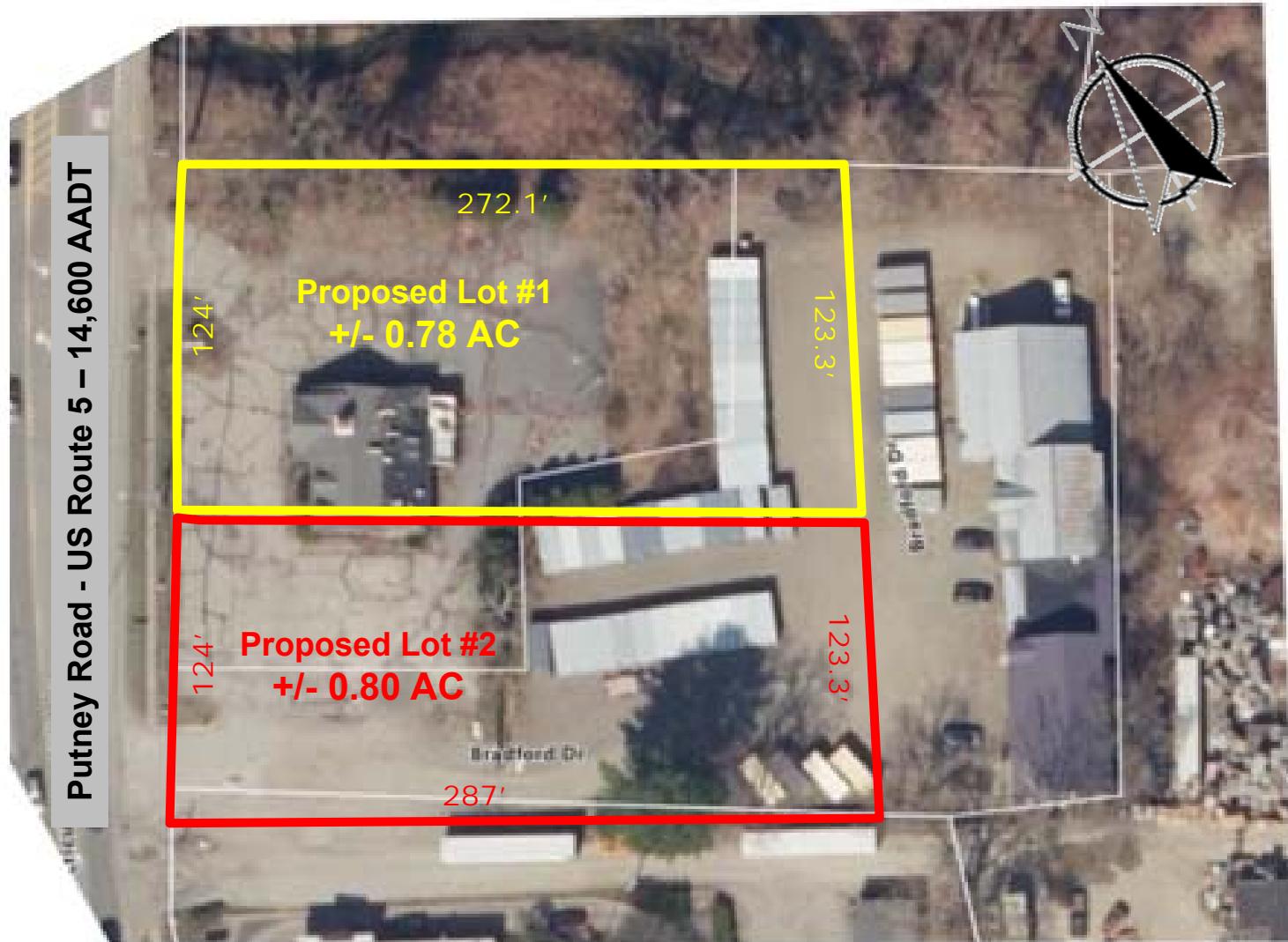
1-91 - 24,200 AADT



1.5 Miles  
Downtown Brattleboro

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Lot lines are approximate and subject to change and existing or proposed encumbrances



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# 1089 Putney Road

## \$800,000 for each Parcel

- **Two Parcels for Sale or Combined 1.58 Lot with 248' frontage**
  - **Lot #1 – 0.78 AC w/124' front**
  - **Lot #2 – 0.80 AC w/124' front**
- **In-line with existing QSR development off Interstate 91 Exit 3, the third busiest interstate exchange in Vermont**
- **Zoned Service Center with a variety of uses (see attached use table)**
- **Located Directly on Route 5 (Putney Road) boasting 14,600 AADT (Annual Average Daily Traffic)**
- **Former Friendly's Restaurant Location, now with reconfigured lot lines and additional acreage to facilitate easy development**
- **Brattleboro is the gateway to Vermont, occupying the first three interstate exits. It shares a border with New Hampshire and is only 10 miles from the Massachusetts state line**

Figure 2-10. Service Center Use Table

PERMITTED USES	
Single-unit attached dwellings	Beverage products manufacturing
Accessory dwelling	Miscellaneous manufacturing
Triplex (3 units)	Wholesale trade establishment
Quadruplex (4 units)	Publishing
Multi-unit dwellings (5 or more units)	Information services or data processing
Retirement housing	Performance theater
Congregate living	Movie theater
Assisted living	Amphitheater
Skilled-nursing services	Indoor games facility
Bed and breakfast or inn	Sports arena
Rooming or boarding house	Exhibition, convention or conference structure
Hotel or motel	Religious facility
Shop or store, less than 25,000 sf	Government facility, office or courthouse
Open market or market shop	Other community structures
Malls or shopping centers	Fitness, sports, gym or athletic club
Fueling station	Nature or recreational park
Automobile repair or service structures	Medical clinic building
Automobile sales establishment	Grade school
Lawn, garden or farm supply sales	College or university
Lumber yard or building material sales	Trade or specialty school
Bank	Library
Rental or leasing	Museum or exhibition hall or pavilion
Professional services	Art gallery
Veterinary services	Public safety facility
Administrative or business services	Supervision or rehabilitative services
Services to buildings or dwellings	Social assistance or charitable services
Food services (restaurant)	Child day care
Bar or drinking place	Services for the elderly and disabled
Food service contractor	Bus stop shelter
Personal services	Road passenger and transit services
Pet and animal sales or services	Truck and freight transportation services
Construction-related business	Utility structures
Light industrial	Communication antenna
Laboratory	Communication tower
Media broadcast facility or studio	Composting facility
Computer data center	Greenhouse
Warehouse or storage	Agriculture and forestry

The information contained herein was obtained from sources we consider reliable; however no representation or warranty is made to its accuracy and is submitted subject to errors, omissions, prior sales, and withdrawal from the market or change in price; or changes to the subject property's condition, layout, square footage and development plans without notice. Seller/Landlord and Broker make no representation as to the environmental condition of the property or suitability for use, and recommend Purchasers/Lessors independent investigation.



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