



Great Dane Properties, LLC

Commercial Real Estate Sales, Leasing, Management & Development

For Sale or Ground Lease

1.75 AC Land

817 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

jdraghi@greatdaneproperties.com
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



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**817 Putney Rd
SPAN# 081-025-14802
Parcel ID# 00070748.000**

- **For Sale or Ground Lease**
- **1.75 AC with 211.67' Frontage**
- **Zoned Service Center with a variety of uses (see attached use table)**
- **Flat, Cleared, Buildable Land**
- **Located Directly on Route 5 (Putney Road) boasting 14,600 AADT (Annual Average Daily Traffic)**
- **Easy Access from Interstate 91 (Exit 3)**
- **Brattleboro is a town in Windham County, VT, located about 10 miles north of the Massachusetts state line at the confluence of Vermont's West River and Connecticut River**

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
Quadraplex (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



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Parcel Lines
817 Putney Rd

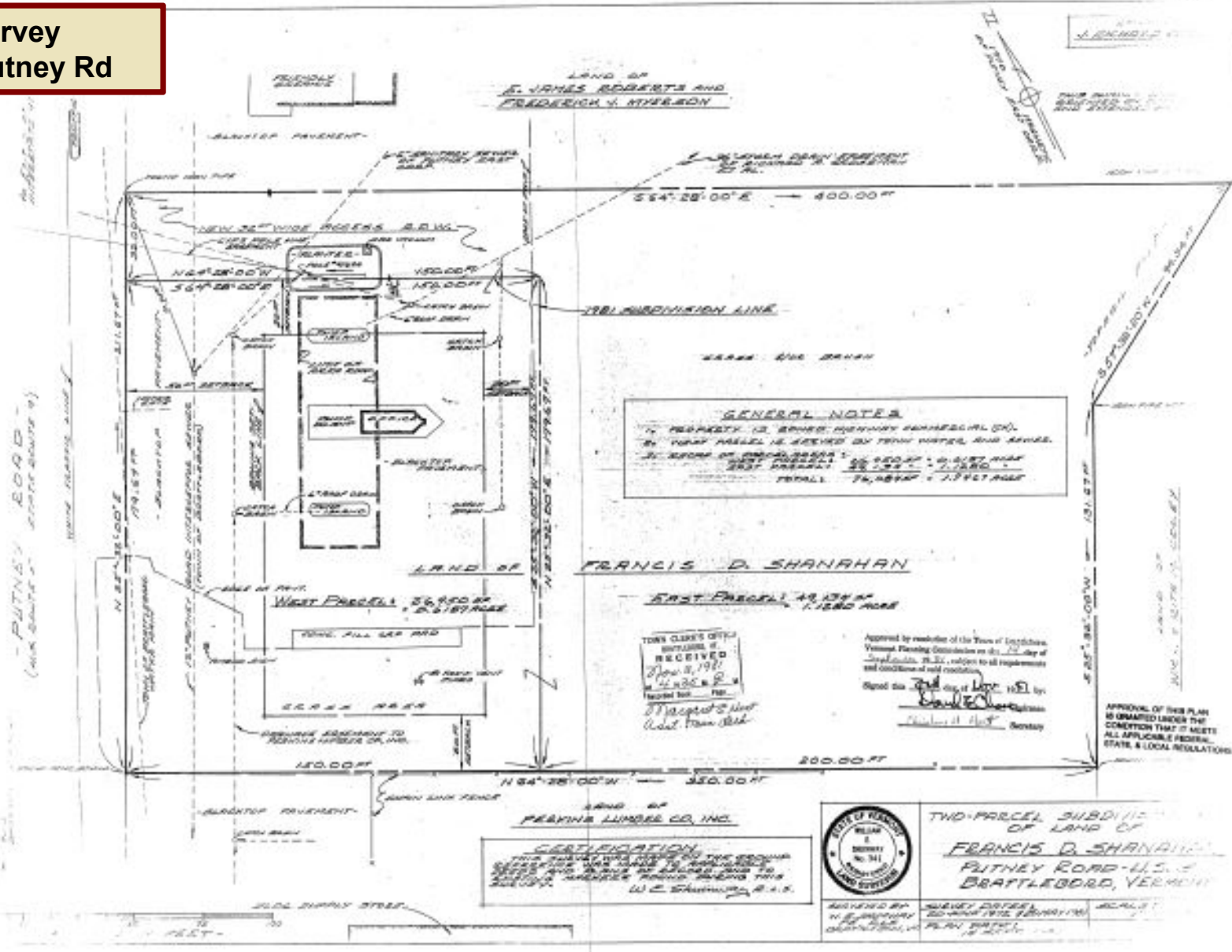
14,600 AADT
Putney Rd



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**Survey
817 Putney Rd**



GENERAL NOTES

1. PROPERTY IS BOUND BY HIGHWAY COMMERCIAL CO.
2. WEST PARCEL IS SERVED BY TOWN WATER AND SEWER.
3. SEWER OF COMMERCIAL CO. IS 18\"/>

TOTAL 76,487 SQ. FT. 1.75 AC. ±

TOWN CLERK'S OFFICE
 RECEIVED
 APR 8, 1981
 12:30 P.M.
 Francis D. Shanahan
 Agent for West Parcel

Approved by resolution of the Town of Brattleboro, Vermont Planning Commission on the 24th day of April, 1981, subject to all requirements and conditions of said resolution.

Signed this 24th day of April, 1981 by
 Francis D. Shanahan
 Secretary

APPROVAL OF THIS PLAN IS GRANTED UNDER THE CONDITION THAT IT MEETS ALL APPLICABLE FEDERAL, STATE, & LOCAL REGULATIONS.

CERTIFICATION
 I, the undersigned, being a duly qualified and licensed Surveyor in the State of Vermont, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by Francis D. Shanahan, Agent for West Parcel, and that the same conforms to the requirements of the Statutes of the State of Vermont.

W. C. Shanahan, S. S. S.



TWO-PARCEL SUBDIVISION OF LAND OF FRANCIS D. SHANAHAN, PUTNEY ROAD - U.S. 2, BRATTLEBORO, VERMONT

APPROVED BY SURVEY OFFICE ON APRIL 1981 FOR RECORDATION
 PLAN NO. 170-2



**Front of Lot
817 Putney Rd**



**Rear of Lot
817 Putney Rd**

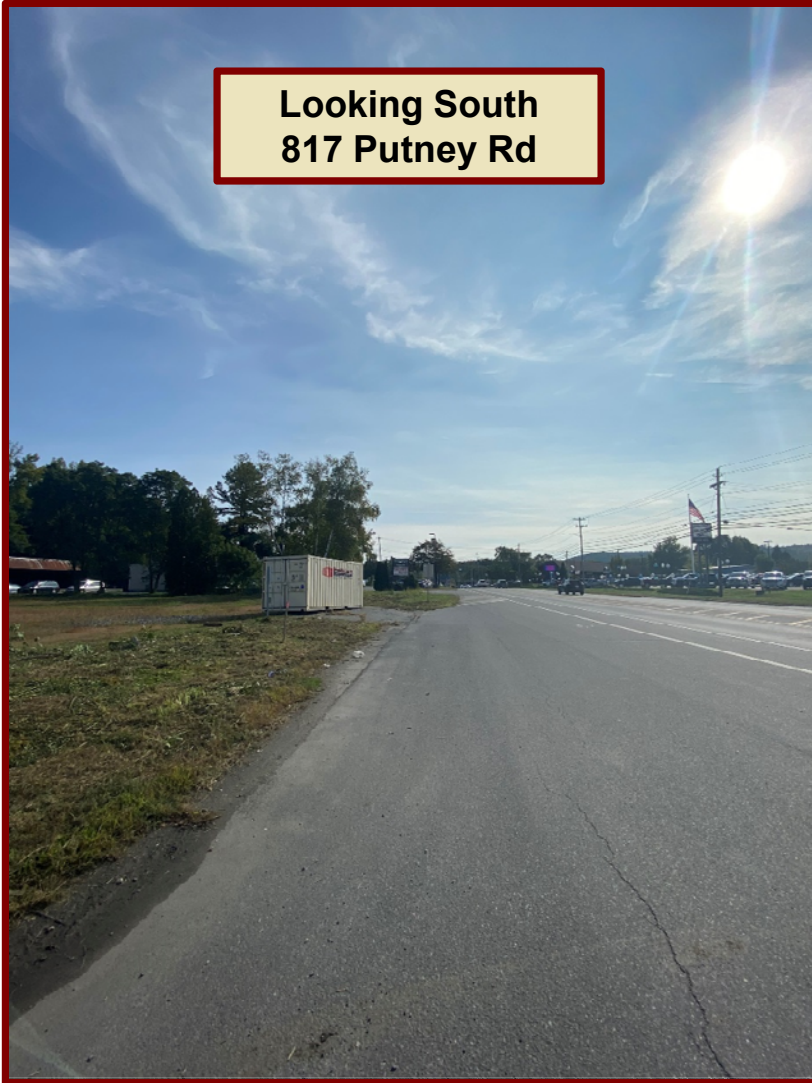


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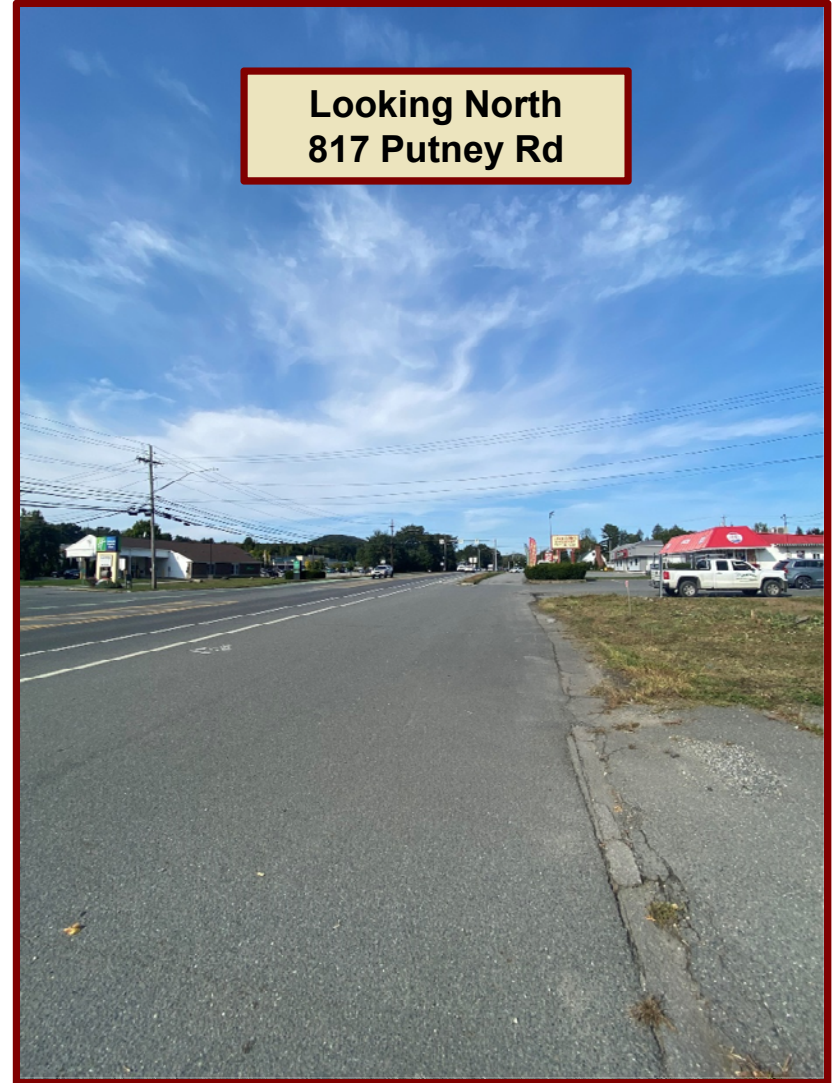
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**Looking South
817 Putney Rd**



**Looking North
817 Putney Rd**



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