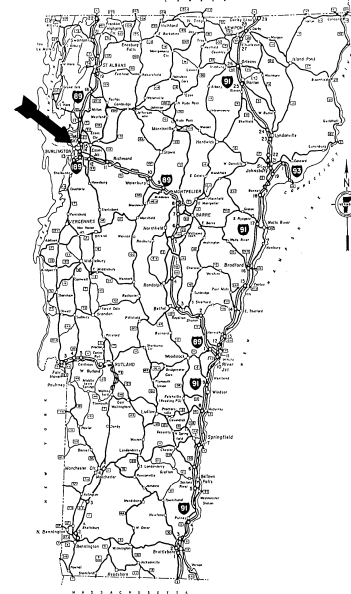


EXCLUSIVELY LISTED FOR LEASE 7,000 SF COMMERCIAL SPACE



Ethan Allen Shopping Center - North Ave

Space Available:	7,000 SF (70' X 100')
Total GLA:	139,500 SF
Road Frontage:	Approximately 740'
Zoning:	Commercial
Utilities:	Municipal Water and Sewer; Burlington Electric; VT Gas
Traffic Signal:	Center is serviced by a traffic light
Tenants Include:	Hannaford Supermarket U.S. Post Office UPS Store Ace True Value Hardware Key Bank Gadue's Dry Cleaning
Traffic Count:	<u>2009 Average Daily Trips (ADT)</u> 15,500 ADT VT 127 to Ethan Allen Parkway 13,300 ADT Ethan Allen Parkway to Ethan Allen Shopping Center 13,700 ADT Ethan Allen Shopping Center to Shore Road



Ethan Allen Shopping Center is perfectly situated on North Avenue, the main traffic artery in the northern part of Burlington. This is the only mixed use command shopping center serving this part of the city.



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Information contained herein is believed accurate but is not warranted

7,000 SF Available

Hannaford Supermarket

PREVIOUSLY APPROVED	58
TOTAL PARKING SPACES	58
REMOVED PARKING SPACES	0
NET TOTAL PARKING SPACES	58

NET TOTAL PARKING SPACES	58
REMOVED PARKING SPACES	0
TOTAL PARKING SPACES	58
PREVIOUSLY APPROVED	58
REMOVED PARKING SPACES	0
NET TOTAL PARKING SPACES	58

SE GROUP

ETHAN ALLEN SHOPPING CENTER

O'LEARY-BURKE CIVIL ASSOCIATES, P.C.

SITE PLAN 2