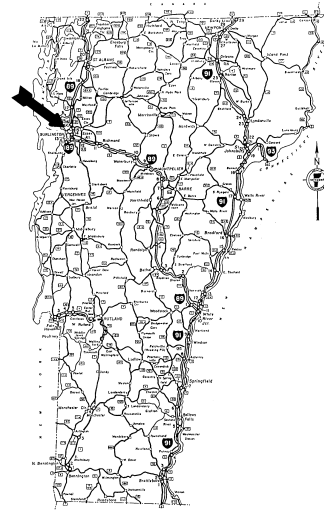


EXCLUSIVELY LISTED FOR LEASE



Essex Junction Shopping Center - Route 15

Total GLA:	92,000 SF
Road Frontage:	Approximately 930'
Space Available:	1,250 SF
Rate:	\$12.00 /SF NNN (\$2.75/SF)
Zoning:	Commercial
Utilities:	Municipal Water and Sewer; Green Mountain Power; VT Gas
Traffic Signal:	Center is serviced by a traffic light
Existing Tenants:	Mac's Market Rite Aid Pharmacy Sherwin-Williams Co. Fleet Feet Northfield Savings Bank Eyecare of Vermont Aubuchon Hardware
Traffic Count:	<u>2012 Average Daily Trips (ADT)</u> 10,800 ADT West Street to Shopping Ctr. 14,300 ADT Shopping Ctr. to S. Summit St.



Essex Junction Shopping Center is perfectly situated on Rt.15, a main traffic artery. Visibility, ingress/egress, and parking are excellent. The Center is less than .5 miles from the "Five Corners" in Essex Junction.



white + burke
REAL ESTATE INVESTMENT ADVISORS

www.whiteandburke.com

Exclusively offered by **WHITE + BURKE** Real Estate Investment Advisors, Inc.
For more information call **TIM BURKE** at (802) 862-1225 x14
40 College Street, Suite 100, PO Box 1007, Burlington, VT 05402 Fax: (802)862-3601

Information contained herein is believed accurate but is not warranted

