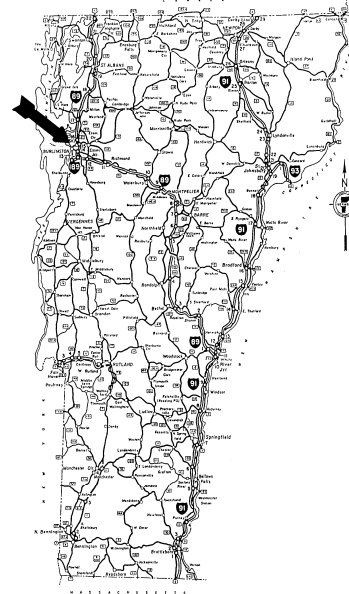


# EXCLUSIVELY LISTED FOR LEASE 2,078 SF COMMERCIAL SPACE



## Ethan Allen Shopping Center - North Ave

<b>Space Available:</b>	2,078 SF
<b>Total GLA:</b>	139,500 SF
<b>Road Frontage:</b>	Approximately 740'
<b>Zoning:</b>	Commercial
<b>Utilities:</b>	Municipal Water and Sewer; Burlington Electric; VT Gas
<b>Traffic Signal:</b>	Center is serviced by a traffic light
<b>Tenants Include:</b>	Hannaford Supermarket U.S. Post Office UPS Store 802 BWS Ace True Value Hardware Key Bank Gadue's Dry Cleaning Burlington Telecom
<b>Traffic Count:</b>	<u>2013 Average Daily Trips (ADT)</u> 18,300 ADT VT 127 to Ethan Allen Parkway 13,400 ADT Ethan Allen Parkway to Ethan Allen Shopping Center 13,300 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



