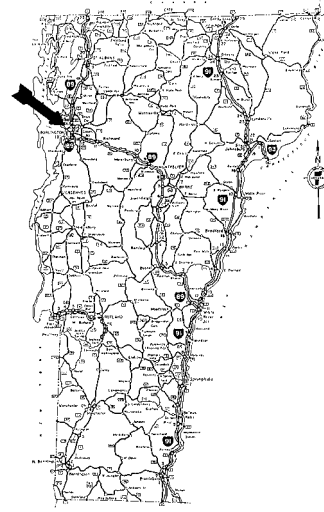


# EXCLUSIVELY LISTED FOR LEASE



## Essex Junction Shopping Center - Route 15

<b>Total GLA:</b>	92,000 SF
<b>Road Frontage:</b>	Approximately 930'
<b>Space Available:</b>	1,250 SF
<b>Rate:</b>	\$12.00 /SF NNN (\$2.75/SF)
<b>Zoning:</b>	Commercial
<b>Utilities:</b>	Municipal Water and Sewer; Green Mountain Power; VT Gas
<b>Traffic Signal:</b>	Center is serviced by a traffic light
<b>Existing Tenants:</b>	Mac's Market Rite Aid Pharmacy Sherwin-Williams Co. Fleet Feet Northfield Savings Bank EyeCare of Vermont Aubuchon Hardware
<b>Traffic Count:</b>	<u>2015 Average Daily Trips (ADT)</u> 11,500 ADT West Street to Shopping Ctr. 15,800 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.



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Information contained herein is believed accurate but is not warranted

