

# Berlin Shopping Center

Berlin, Vermont



## AVAILABLE FOR LEASE:

**SIZE:** 1,600 - 50,000 +/- SF  
Ability to subdivide!

**PRICE:** TBD

### PROPERTY HIGHLIGHTS:

Prime retail space in one of Barre's most heavily trafficked shopping centers. The spaces have excellent visibility from Barre-Montpelier Rd with a traffic count over 15,340 cars per day. Multiple spaces & configurations available!

#### Existing Tenants:

Jo-Ann Fabrics, Mattress Firm, Snap Fitness, Casa Real Mexican Restaurant and Pizza Hut.



FOR MORE INFORMATION, CONTACT:

**Kendra Kenney**

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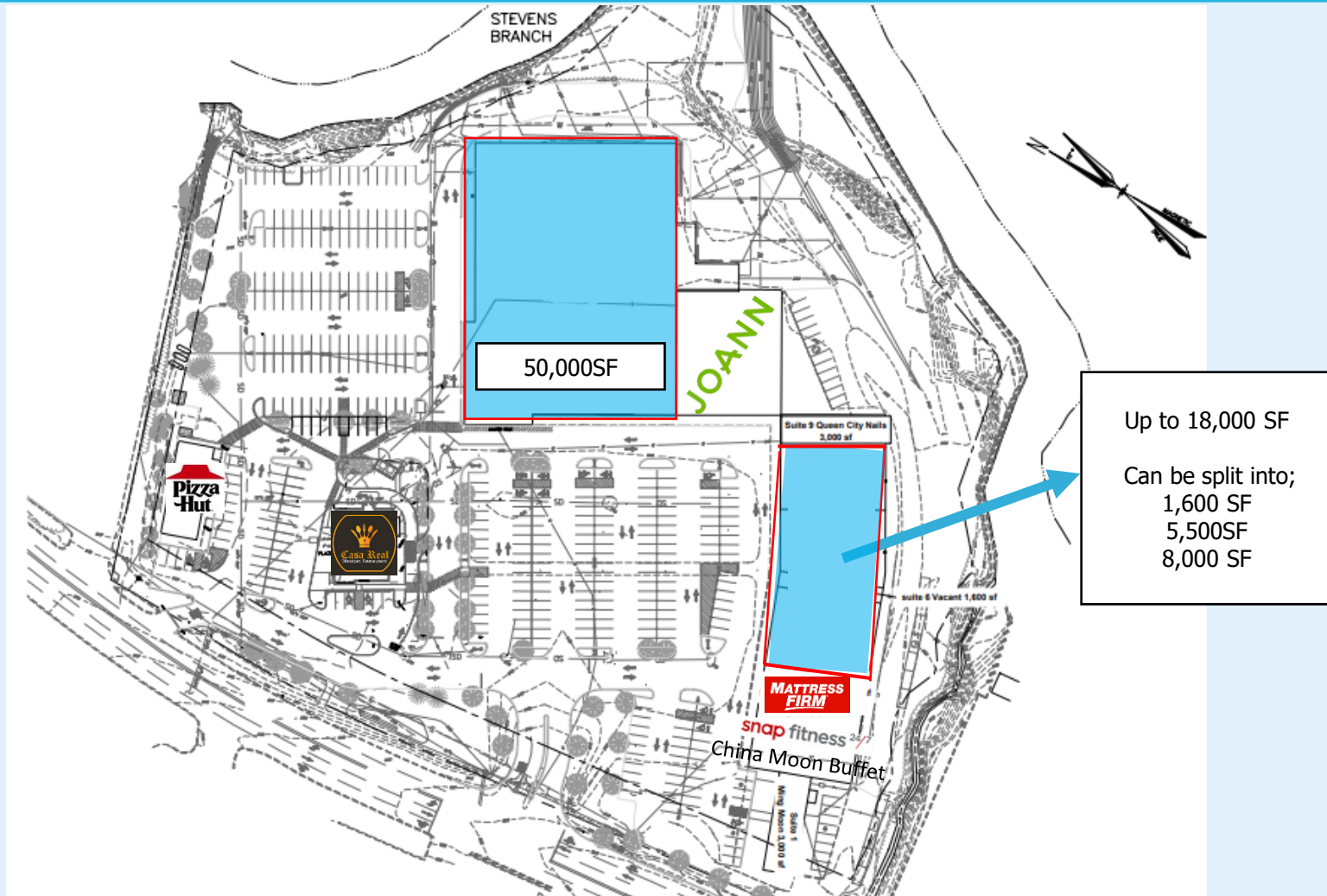
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## Site Plan:



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## Interior Photos: Up to 18,000 SF



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Interior Photos: Up to 18,000 SF



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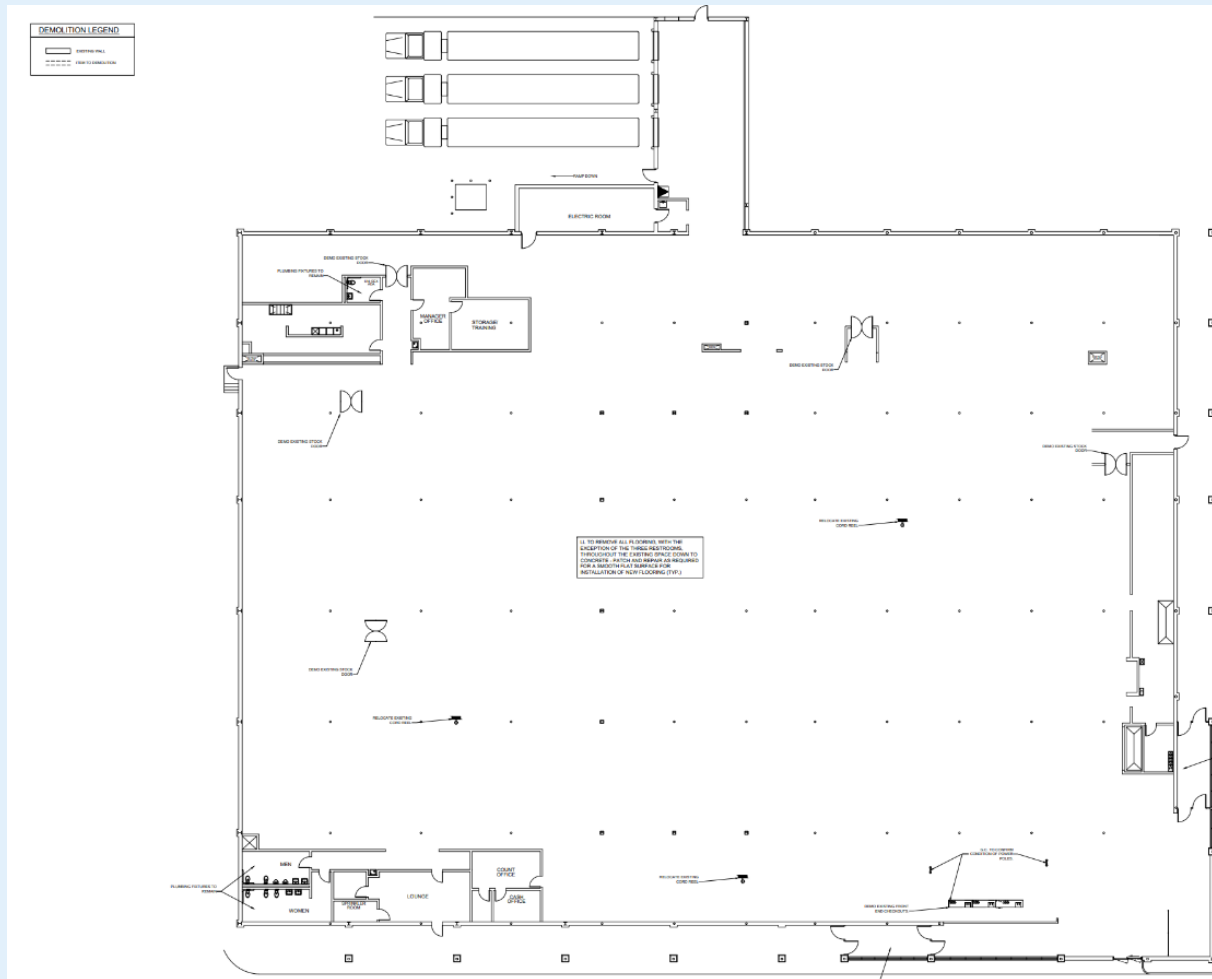
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## Big Lots Floor Plan



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## Interior Photos: Big Lots



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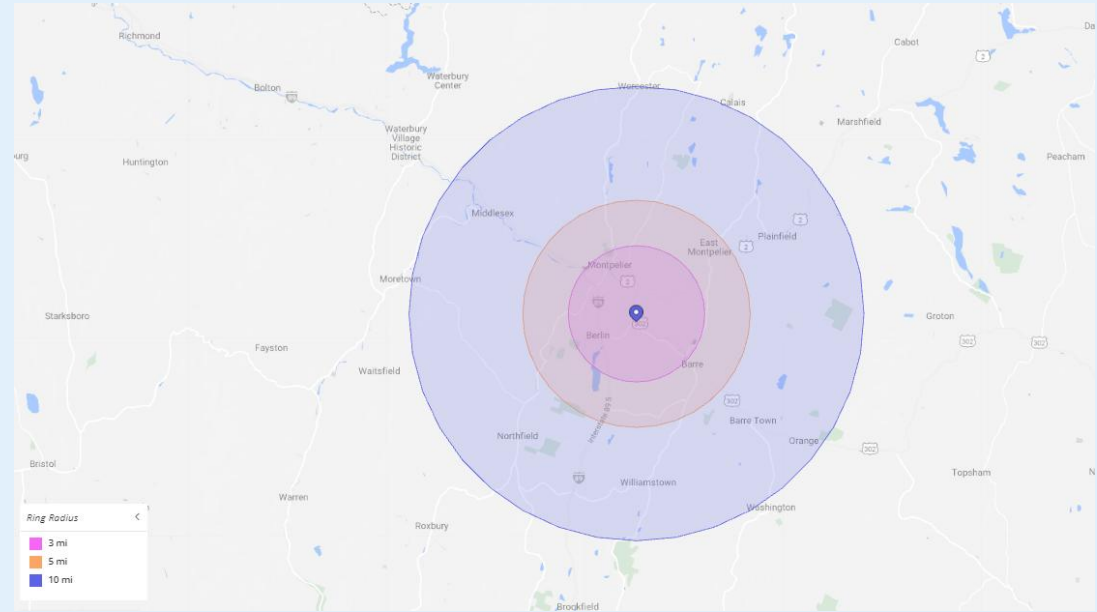
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## Demographics:

Daily Traffic Count	 = 15,340
Avg Weekly Visits	12,120



	 3 miles	 5 miles	 10 miles
Population	11,043	24,255	44,371
Households	4,944	10,732	18,588
Avg Household Income	\$63,885	\$65,380	\$69,378



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REAL ESTATE



**Pomerleau Real Estate**  
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In partnership with:



*Information herein is believed to be accurate but is not warranted. All figures and information should be independently confirmed. This flyer is not a legally binding offer to sell or lease property. Please seek competent legal and financial advice. Pomerleau Real Estate represents the owner in this transaction.*



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