

Berlin Shopping Center

Berlin, Vermont

POMERLEAU
REAL ESTATE



AVAILABLE FOR LEASE:

SIZE: 1,600 - 55,000 +/- 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:
Mattress Firm, Snap Fitness, Casa Real Mexican Restaurant and Pizza Hut.



FOR MORE INFORMATION, CONTACT:

Kendra Kenney

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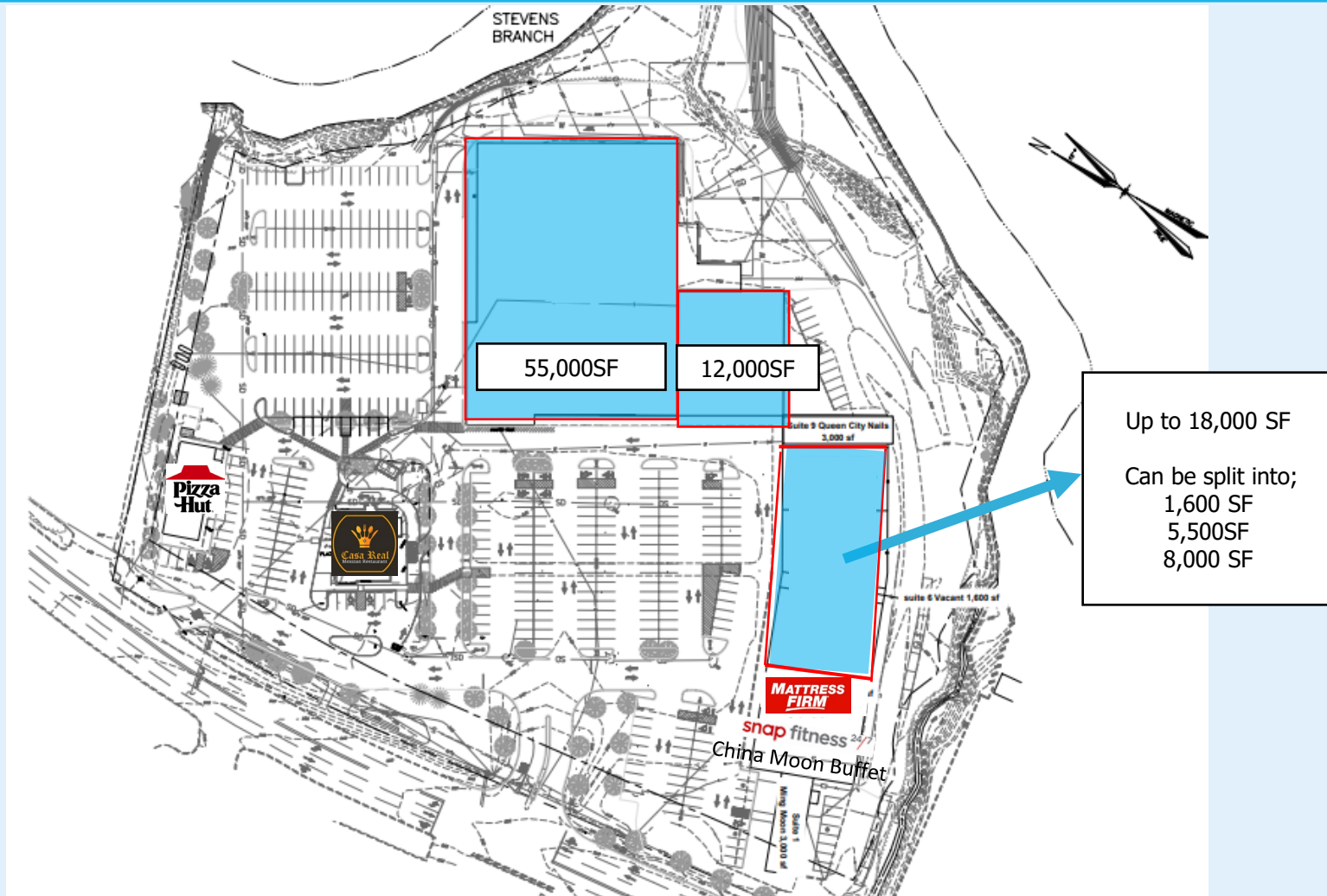
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Berlin Shopping Center Site Plan:



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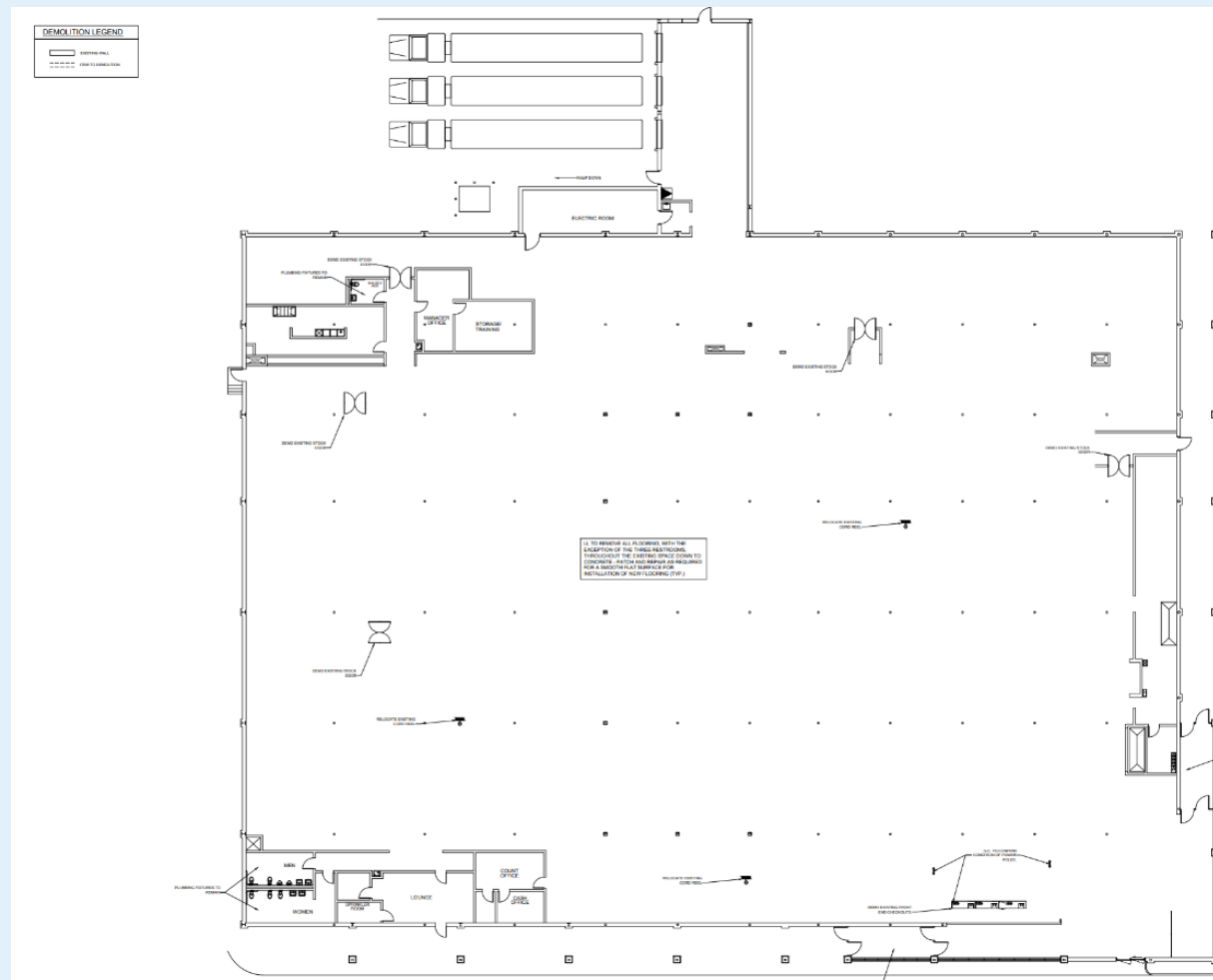
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Big Lots Floor Plan (55,000 SF)



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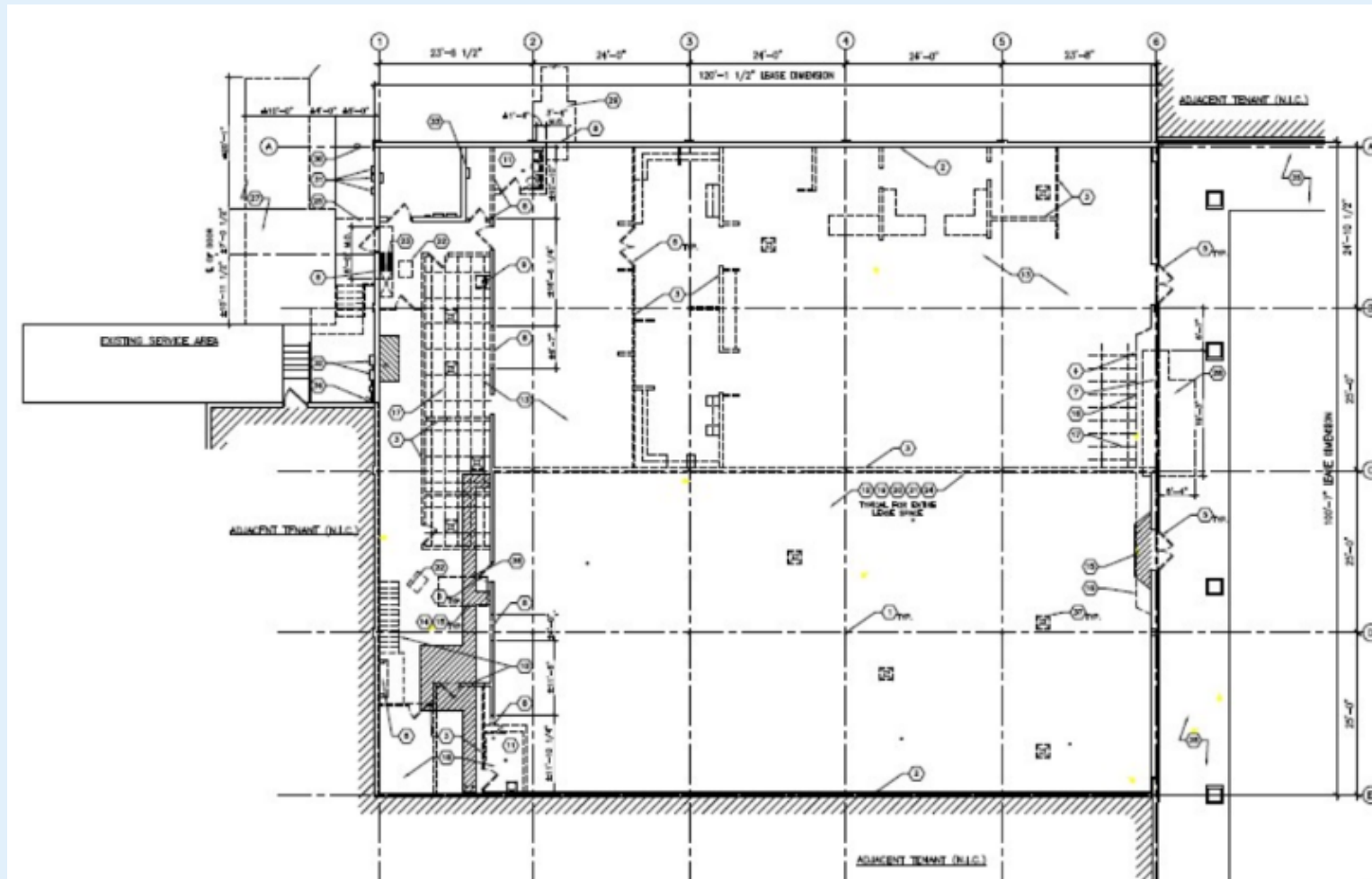
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Joann Fabric Floor Plan (12,000SF)



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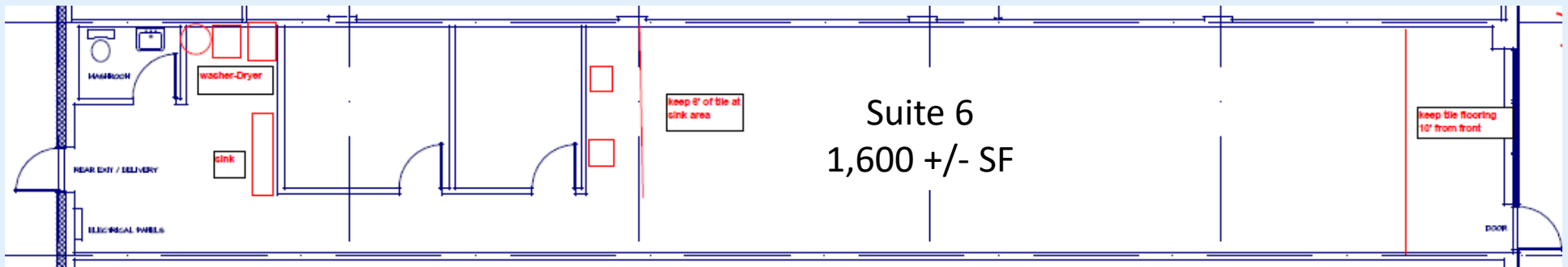
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Suite 6 Floor Plan (1,600 SF)



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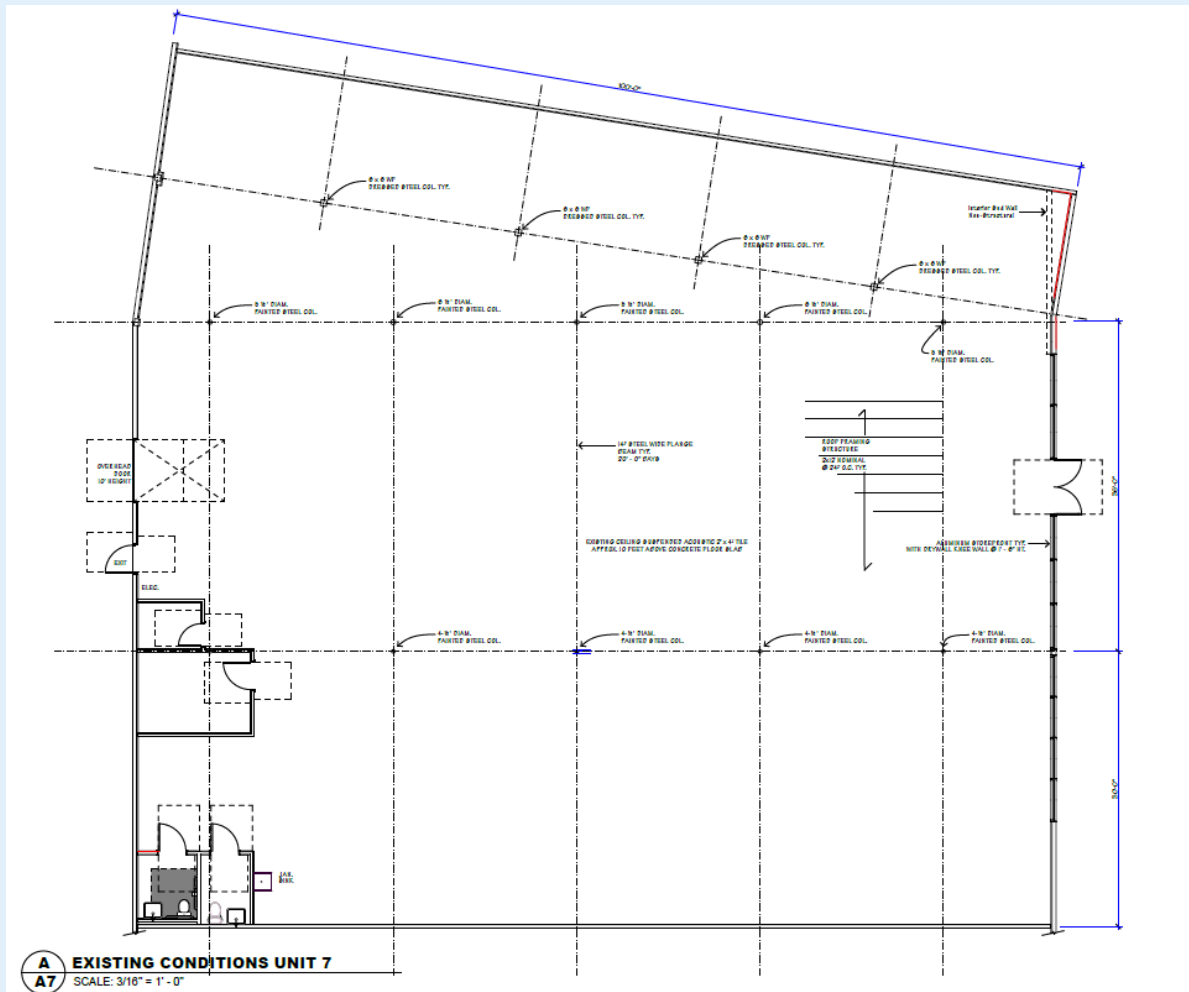
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Suite 7 (8,000 SF)



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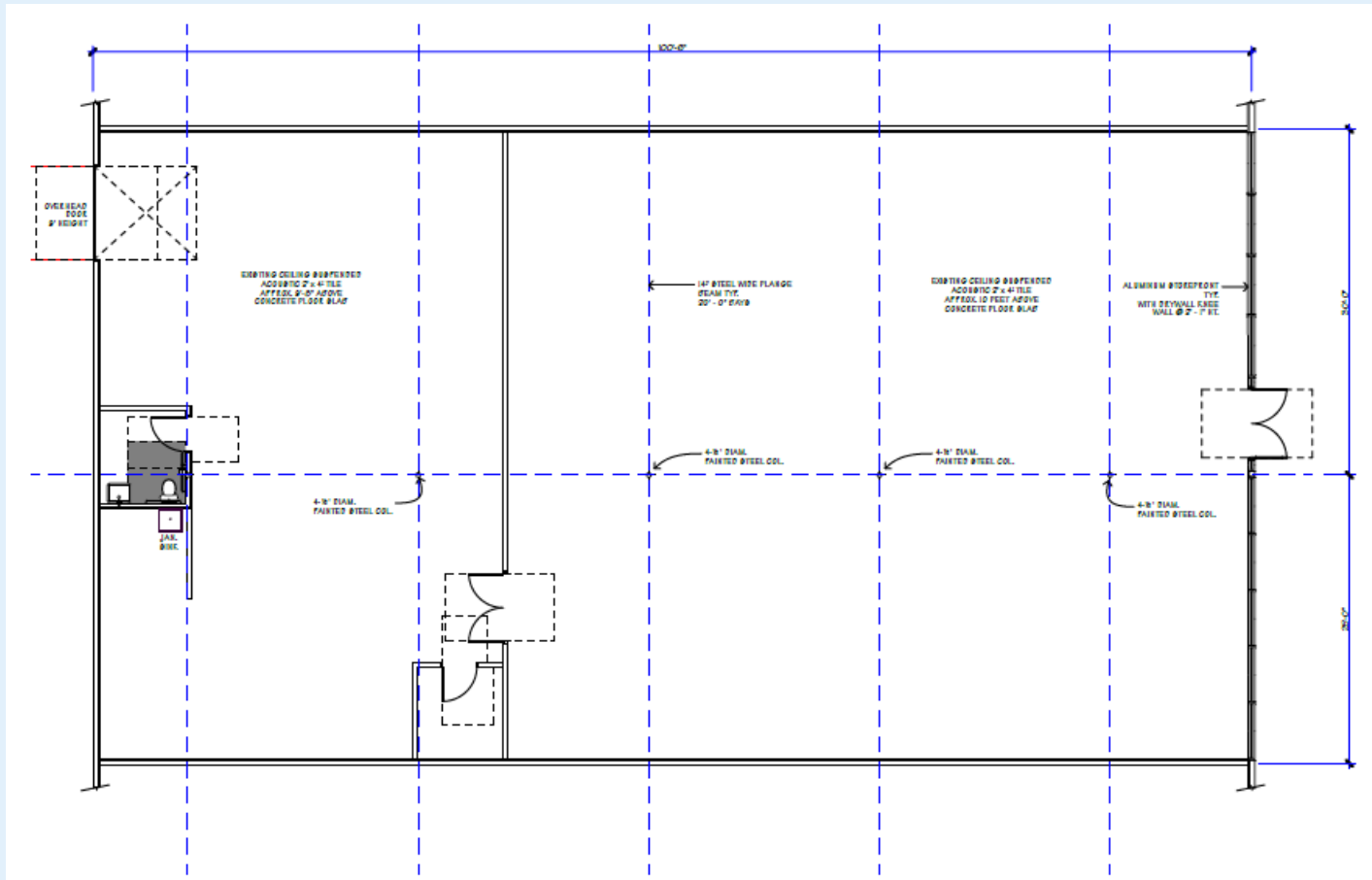
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Suite 8 (5,500 SF)



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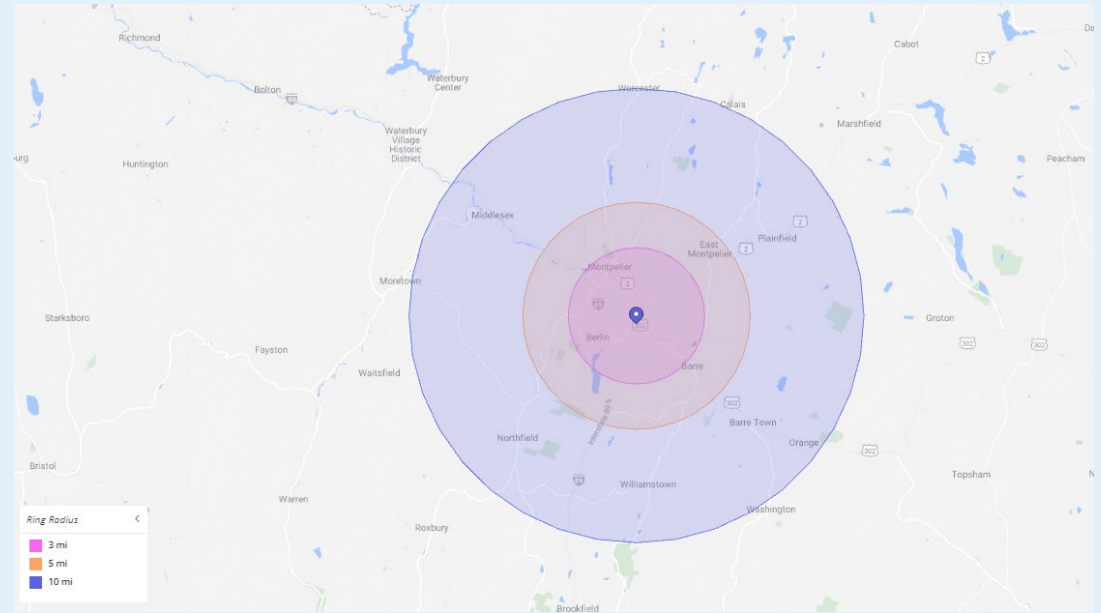
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Demographics:

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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Interior Photos: Big Lots



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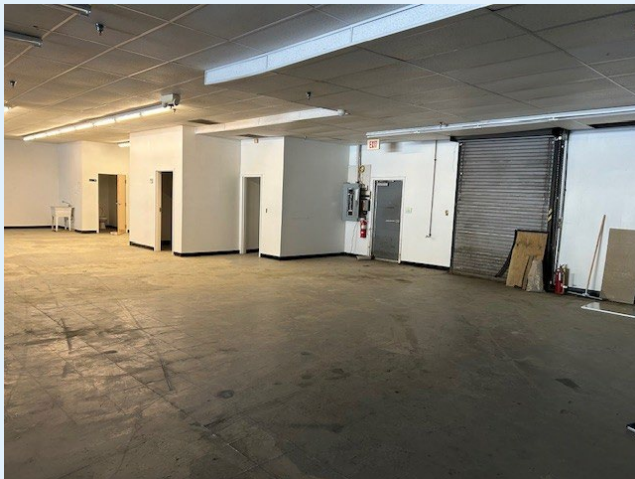
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Interior Photos: Up to 18,000 SF



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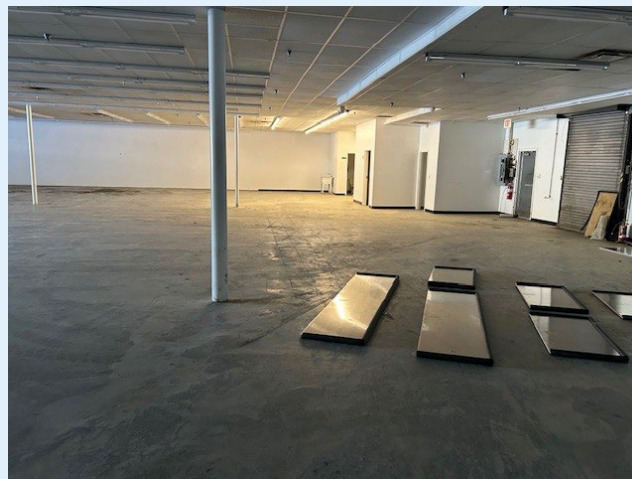
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Exterior Photos:



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