

Berlin Shopping Center

1400 US- 302, Berlin, Vermont

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.

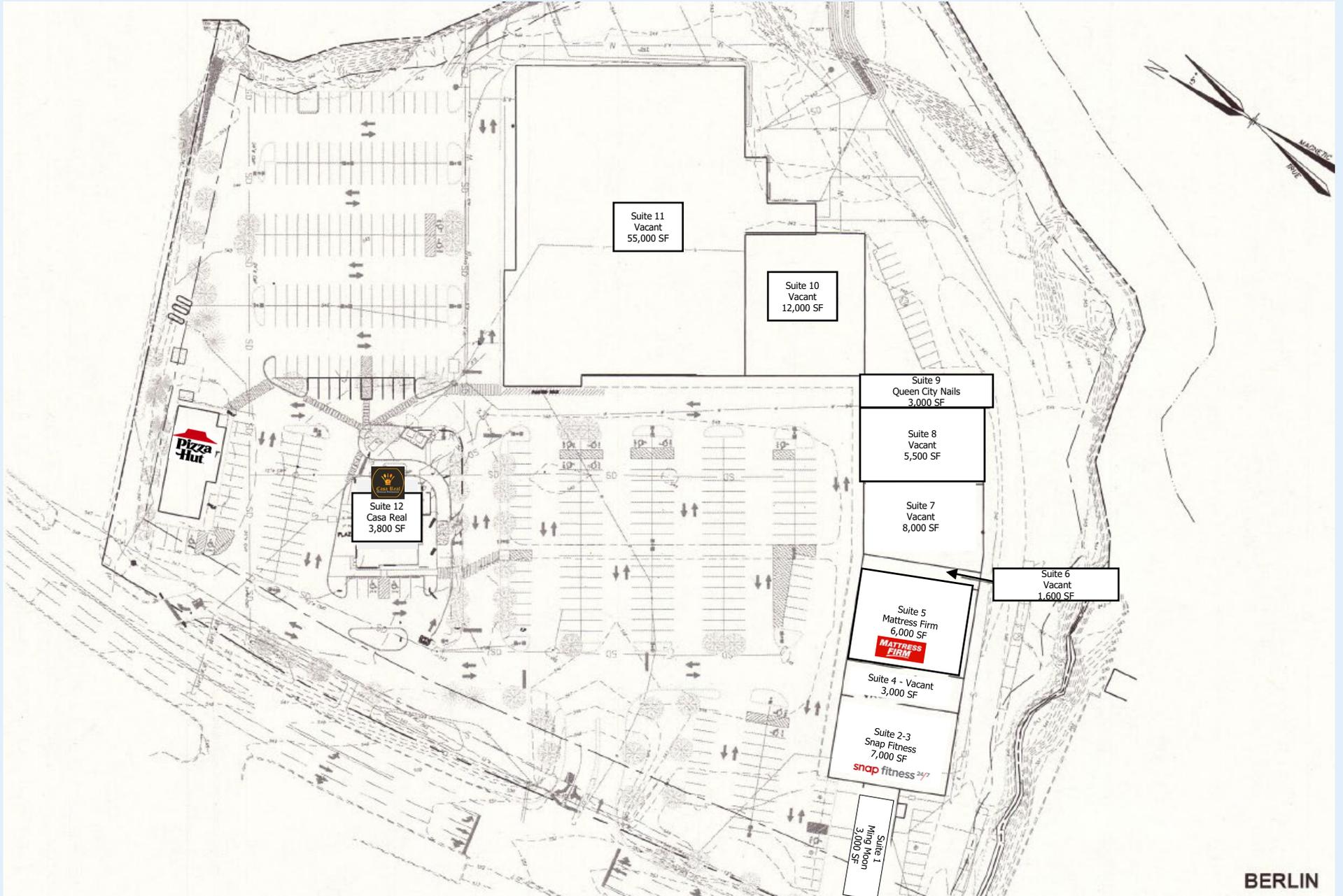
Multiple spaces & configurations available:

- 55,000 SF
- 12,000 SF
- 8,000 SF
- 5,500 SF
- 3,000 SF
- 1,600 SF

Existing Tenants include Mattress Firm, Snap Fitness, Casa Real Mexican Restaurant and Pizza Hut.



Site Plan

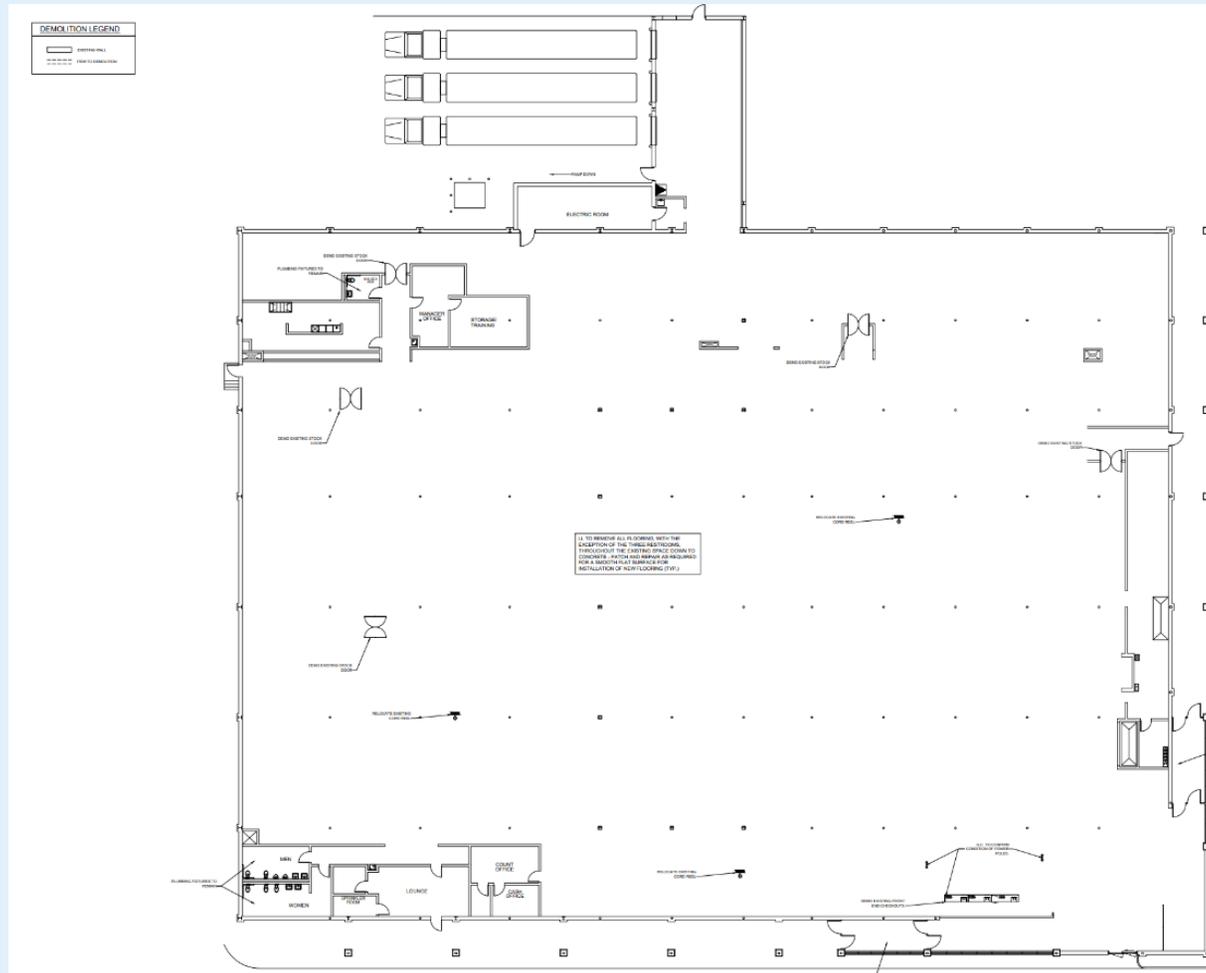


BERLIN

Berlin Shopping Center

Berlin, Vermont

Suite 11 Big Lots Floor Plan (55,000 SF)

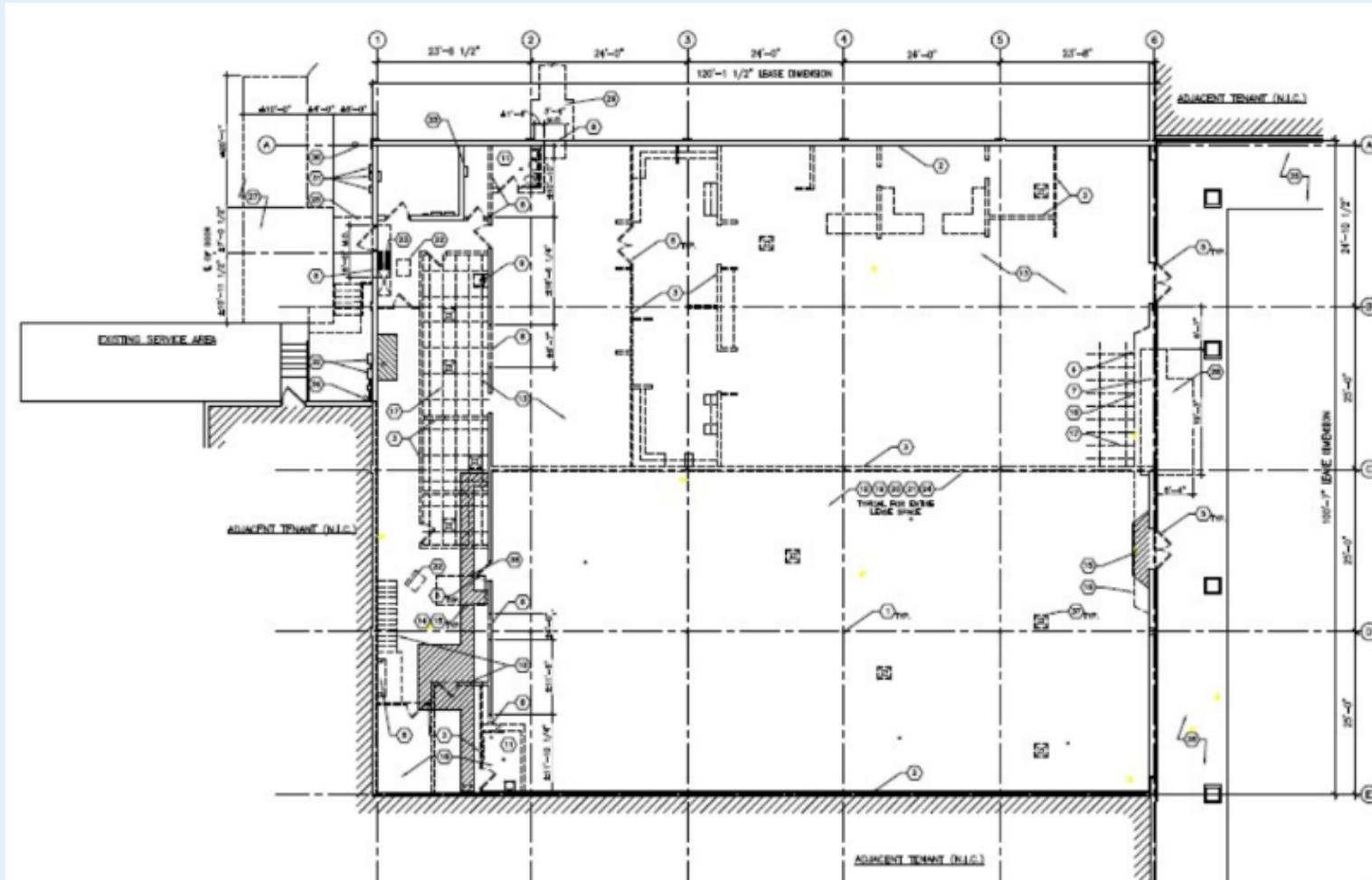


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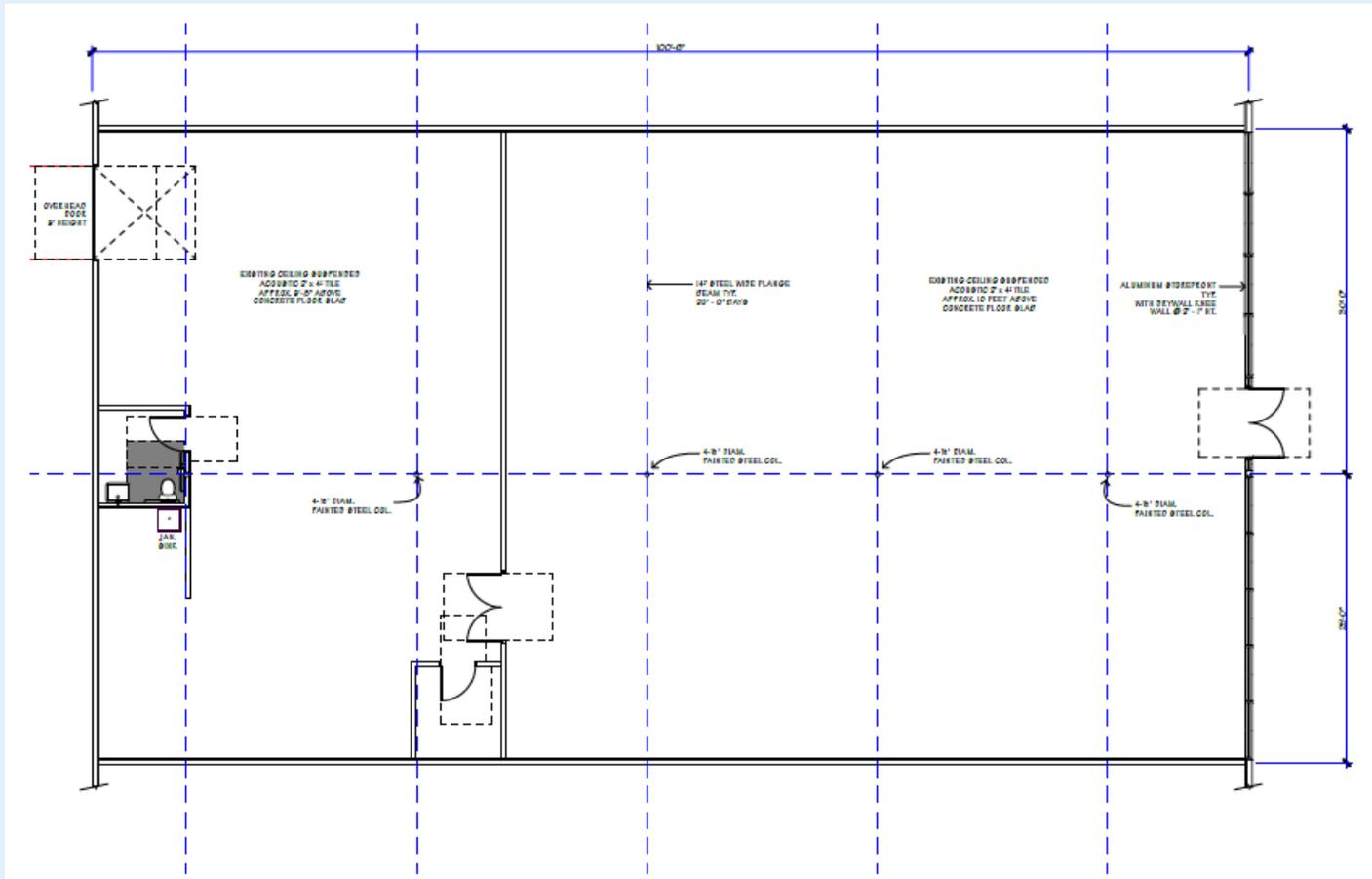
Suite 10 Joann Fabric Floor Plan (12,000SF)



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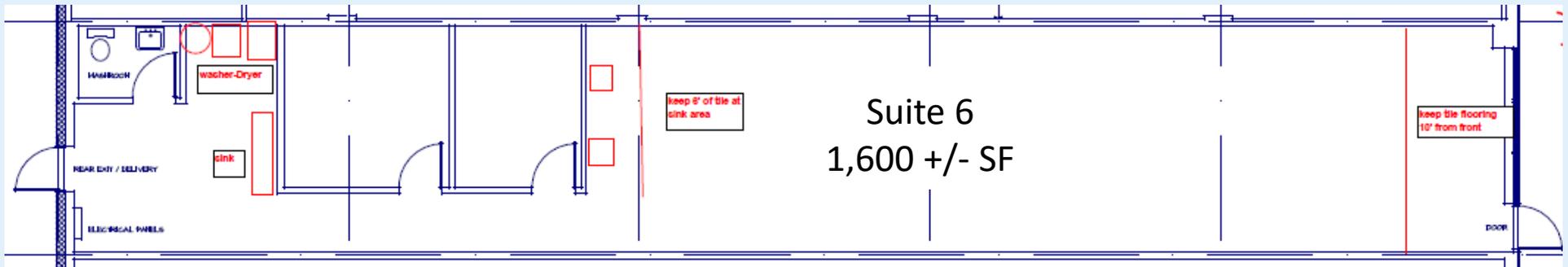
Suite 8 (5,500 SF)



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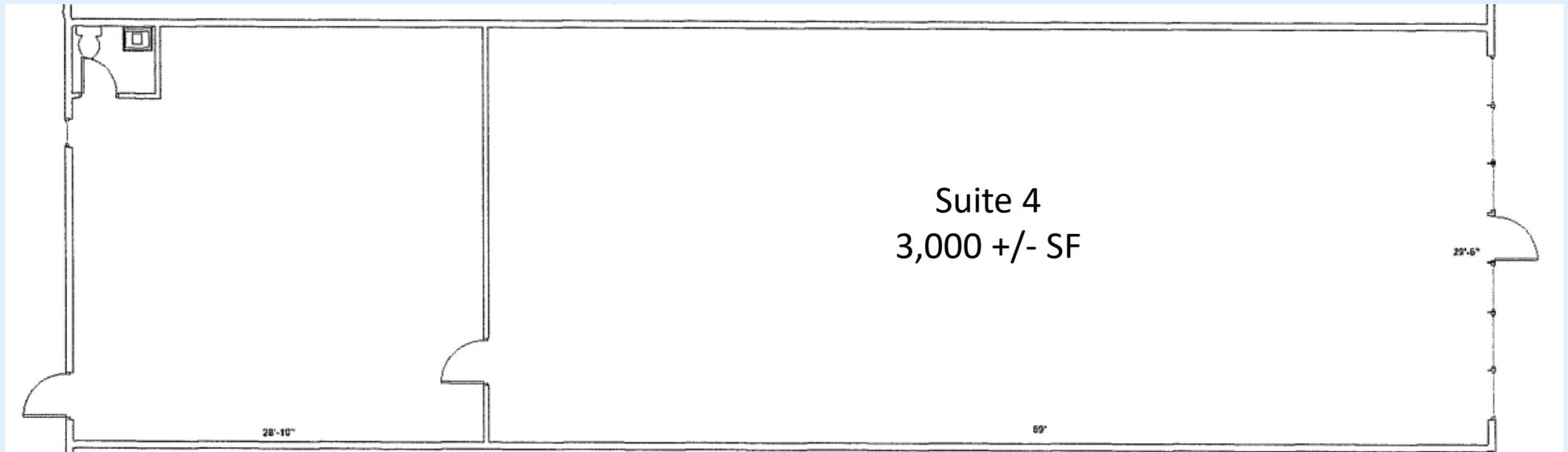
Suite 6 Floor Plan (1,600 SF)



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Berlin, Vermont

Suite 4 Floor Plan (3,000 SF)

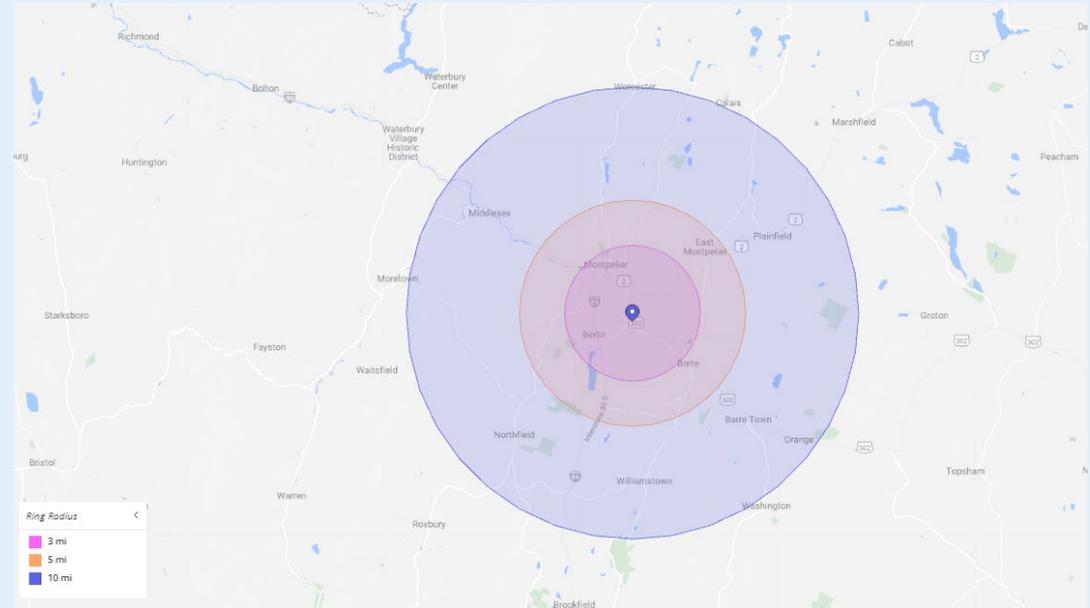


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Berlin, Vermont

2023 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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Berlin, Vermont



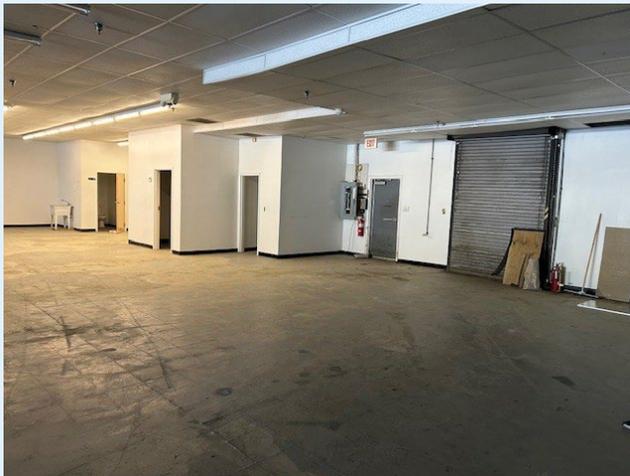
Interior Photos: Big Lots



Berlin Shopping Center

Berlin, Vermont

Interior Photos: Up to 18,000 SF

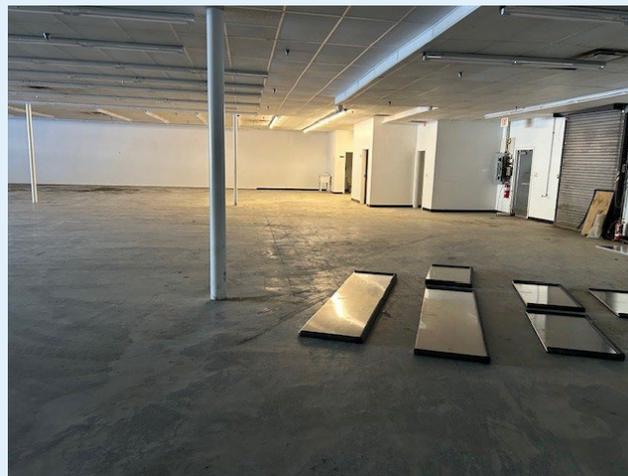


Berlin Shopping Center

Berlin, Vermont



Interior Photos: Up to 18,000 SF



FOR MORE INFORMATION, CONTACT:

Berlin Shopping Center

Berlin, Vermont

Exterior Photos:

