

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 Berlin'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.

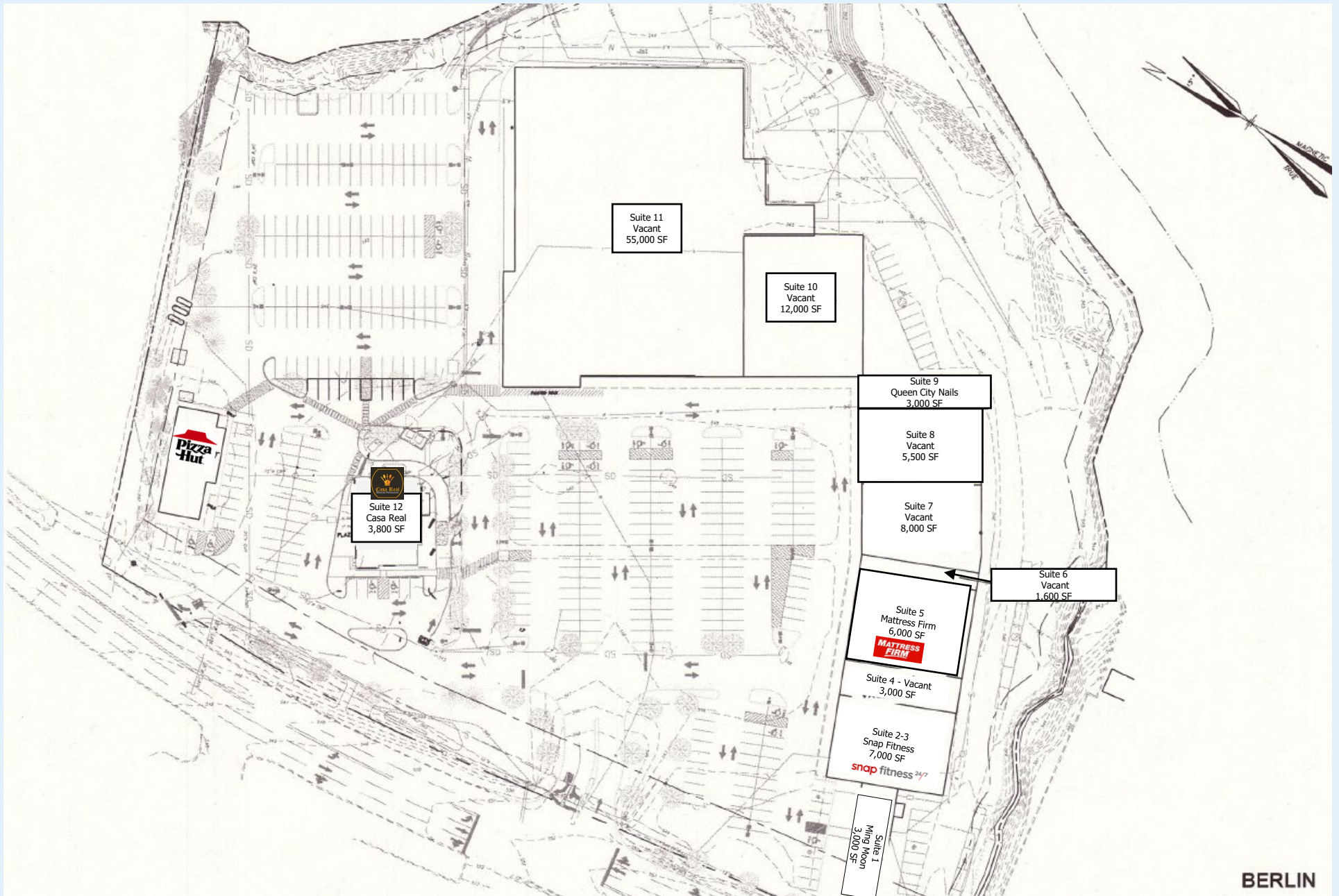
Multiple spaces & configurations available:

- 55,000 SF
- 12,000 SF
- 3,000 SF
- 1,600 SF

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



Site Plan

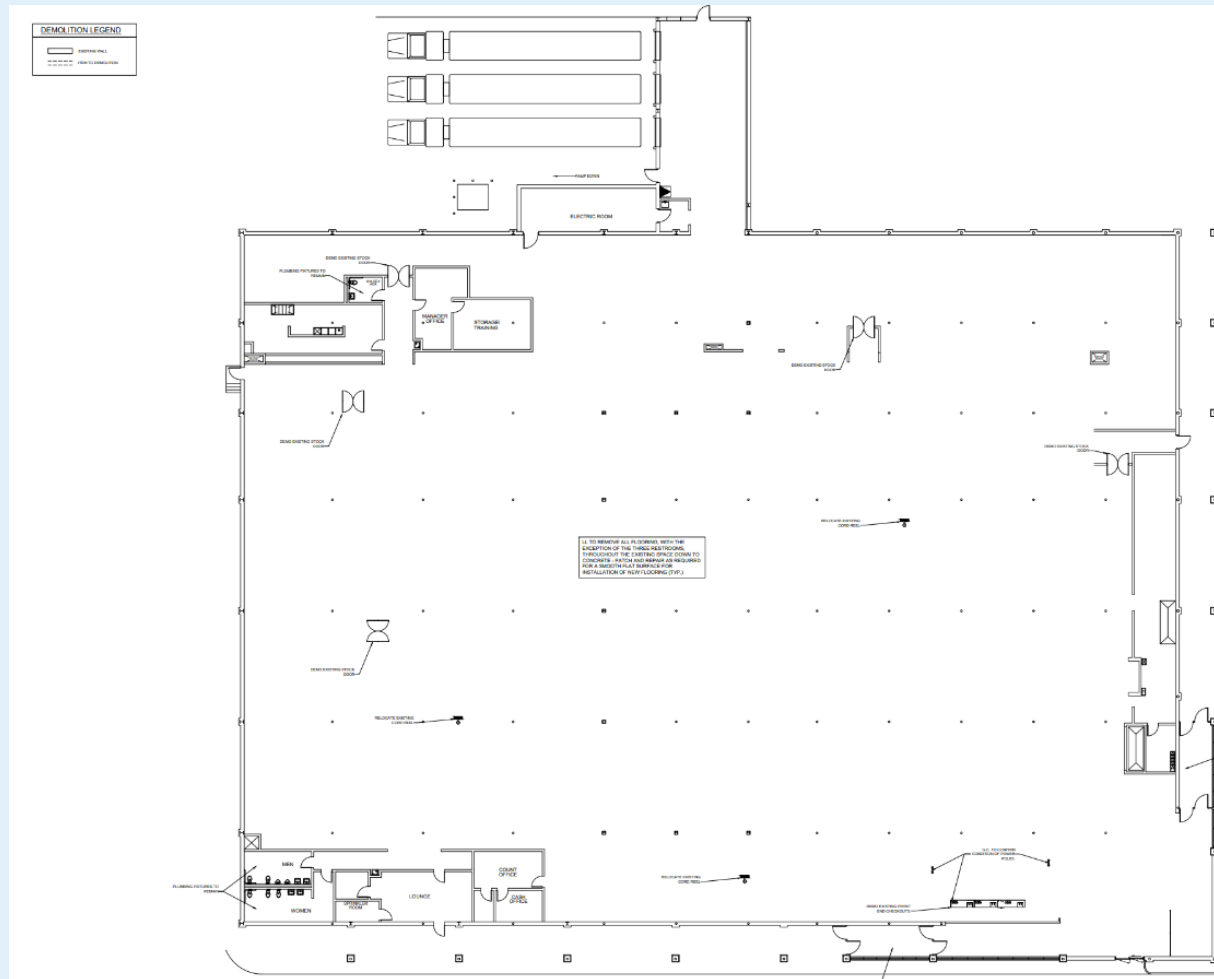


BERLIN

Berlin Shopping Center

Berlin, Vermont

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

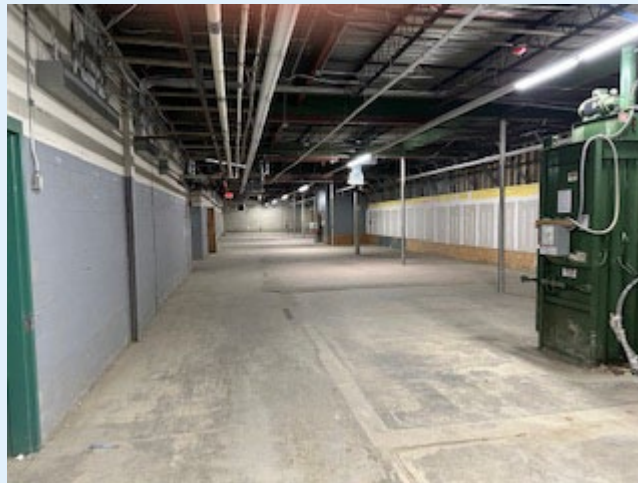


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Suite 11 Big Lots Photos (55,000 SF)

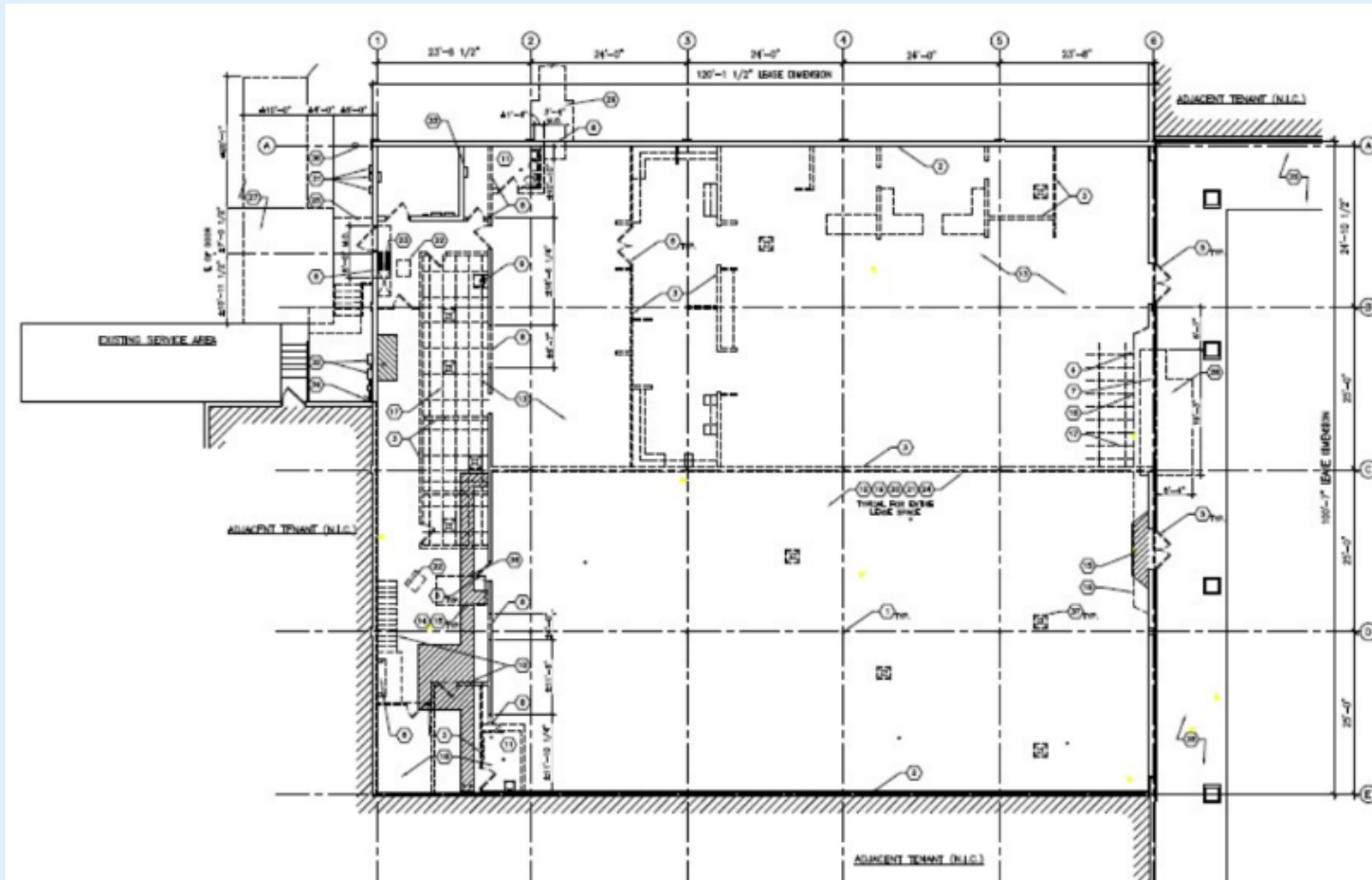


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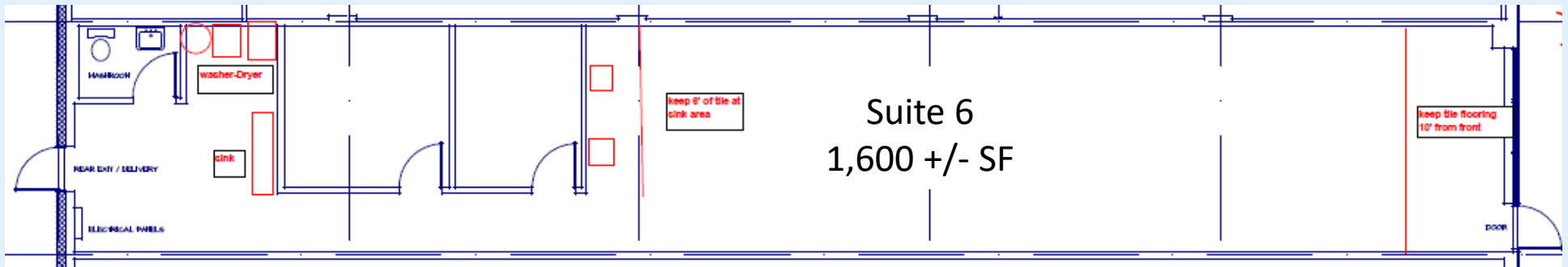
Suite 10 Joann Fabric Floor Plan (12,000SF)



Berlin Shopping Center

Berlin, Vermont

Suite 6 Floor Plan (1,600 SF)



Berlin Shopping Center

Berlin, Vermont

Suite 6 Photos (1,600 SF)

SIZE: 1,600 SF

PRICE: TBD

ABOUT:

Excellent space for your next salon! Space is already plumbed for two hair washing stations on back wall. Washer/Dryer hookup also available in back

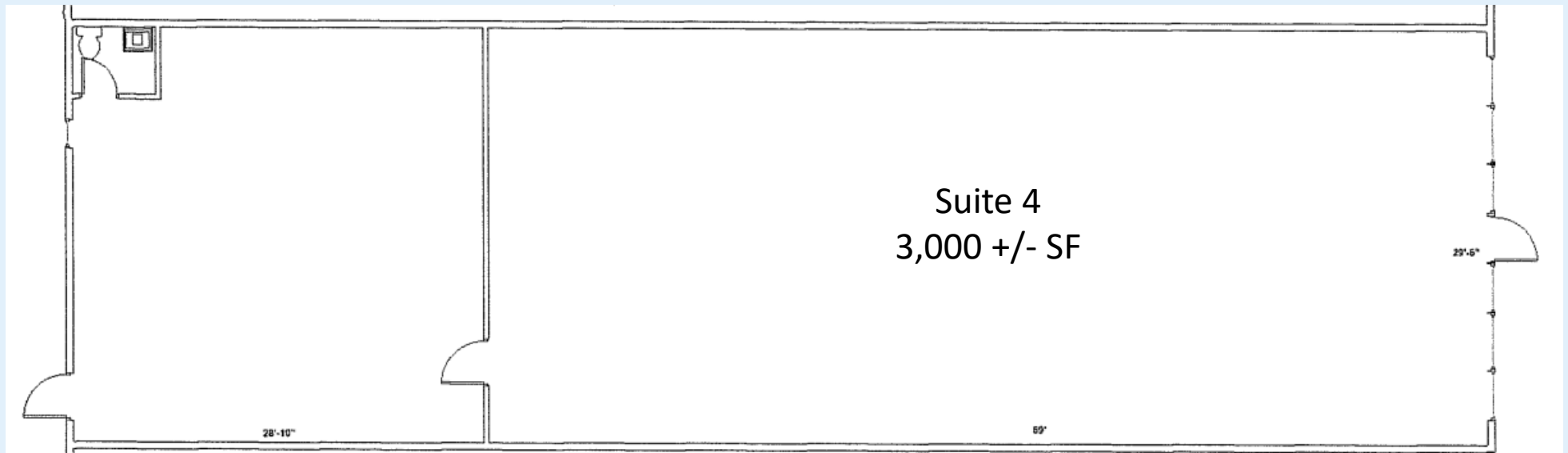
Space features two office and/or treatment rooms in the back with a single private bathroom.



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Suite 4 Floor Plan (3,000 SF)



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Berlin, Vermont

Suite 4 Photos (3,000 SF)

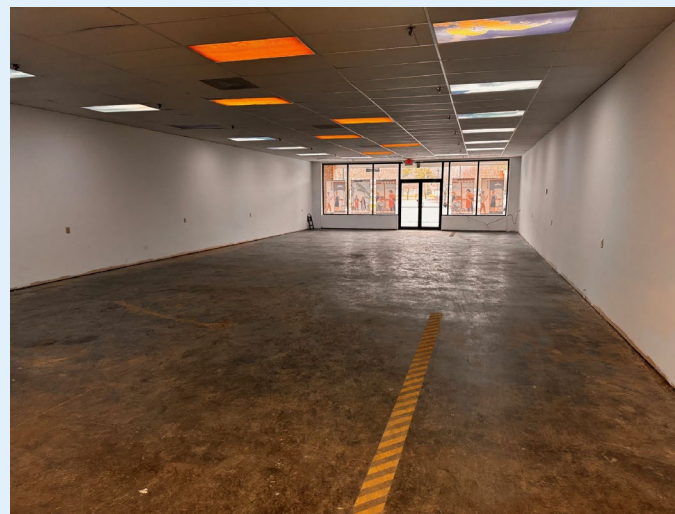
SIZE: 3,000 SF

PRICE: TBD

ABOUT:

This 3,000 SF space is bright and has open floorplan.


Space features large retail or service space in the front of the space with a space in back for storage or deliveries.

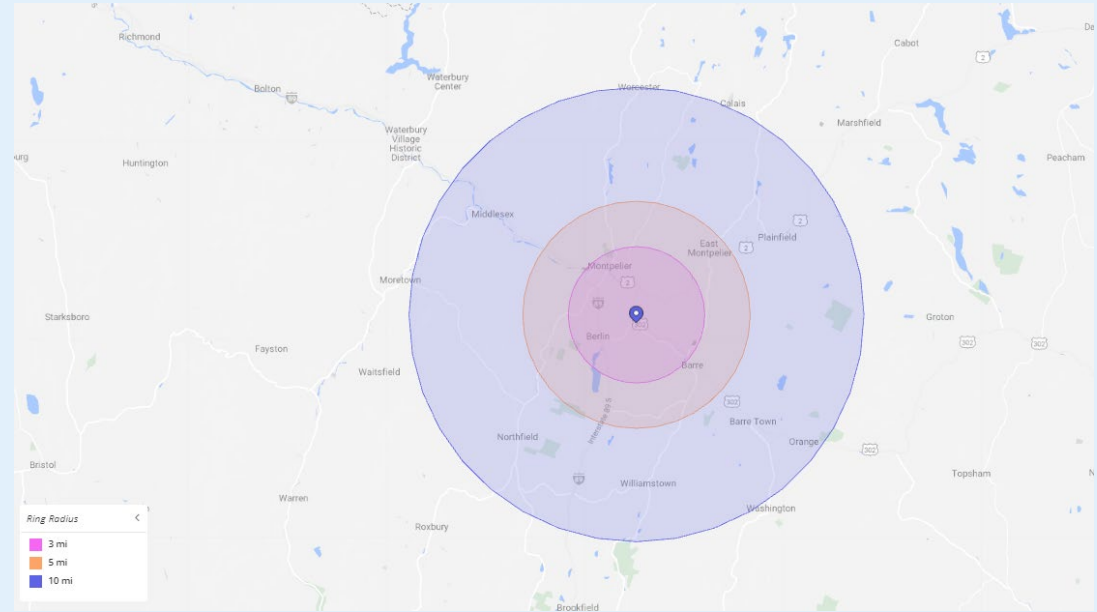





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Berlin, Vermont

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