

# Berlin Shopping Center

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.



FOR MORE INFORMATION, CONTACT:

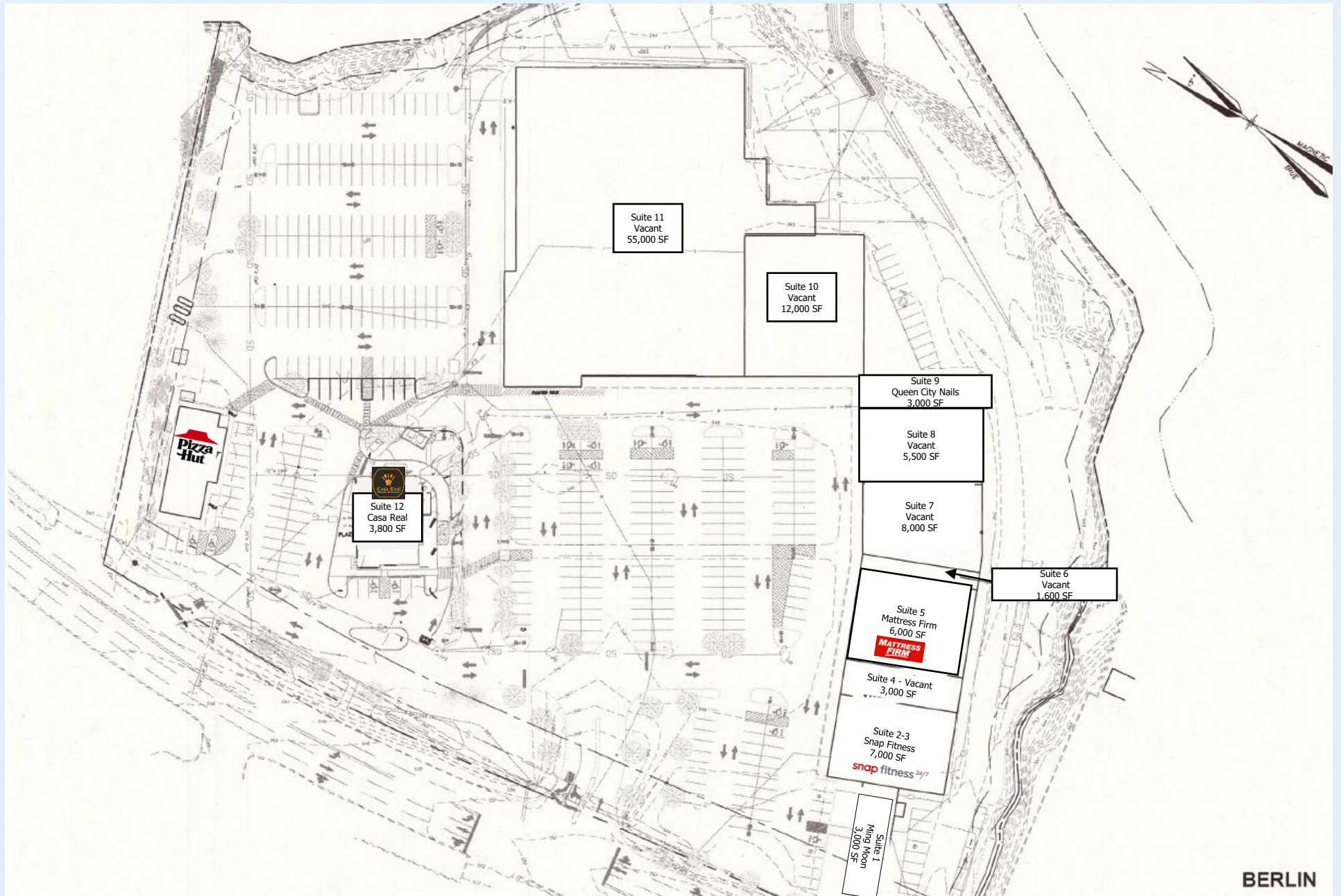
**Kendra Kenney**

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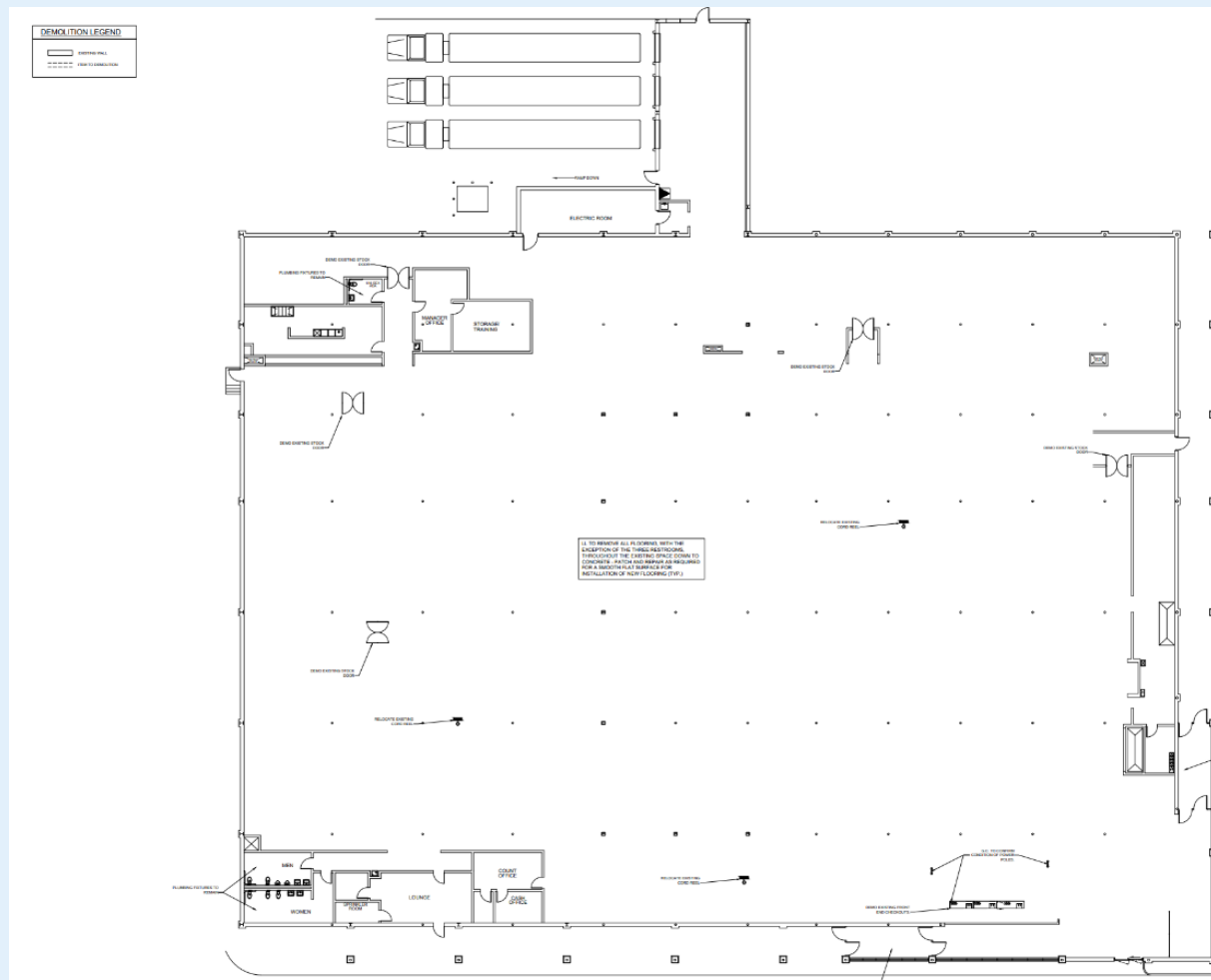
# Site Plan



## Berlin, Vermont



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



FOR MORE INFORMATION, CONTACT:

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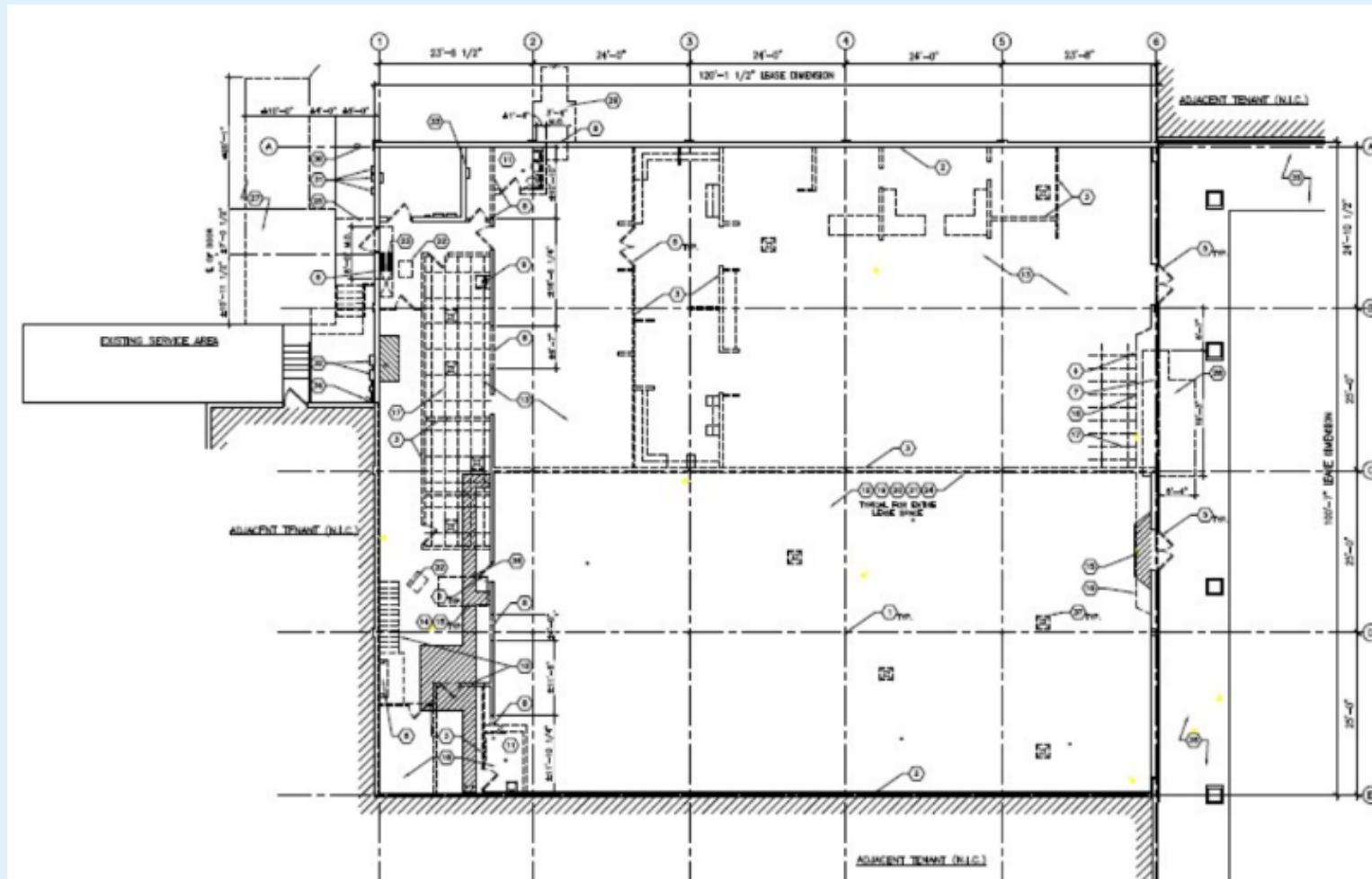
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POMERLEAU  
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## Suite 10 Joann Fabric Floor Plan (12,000SF)



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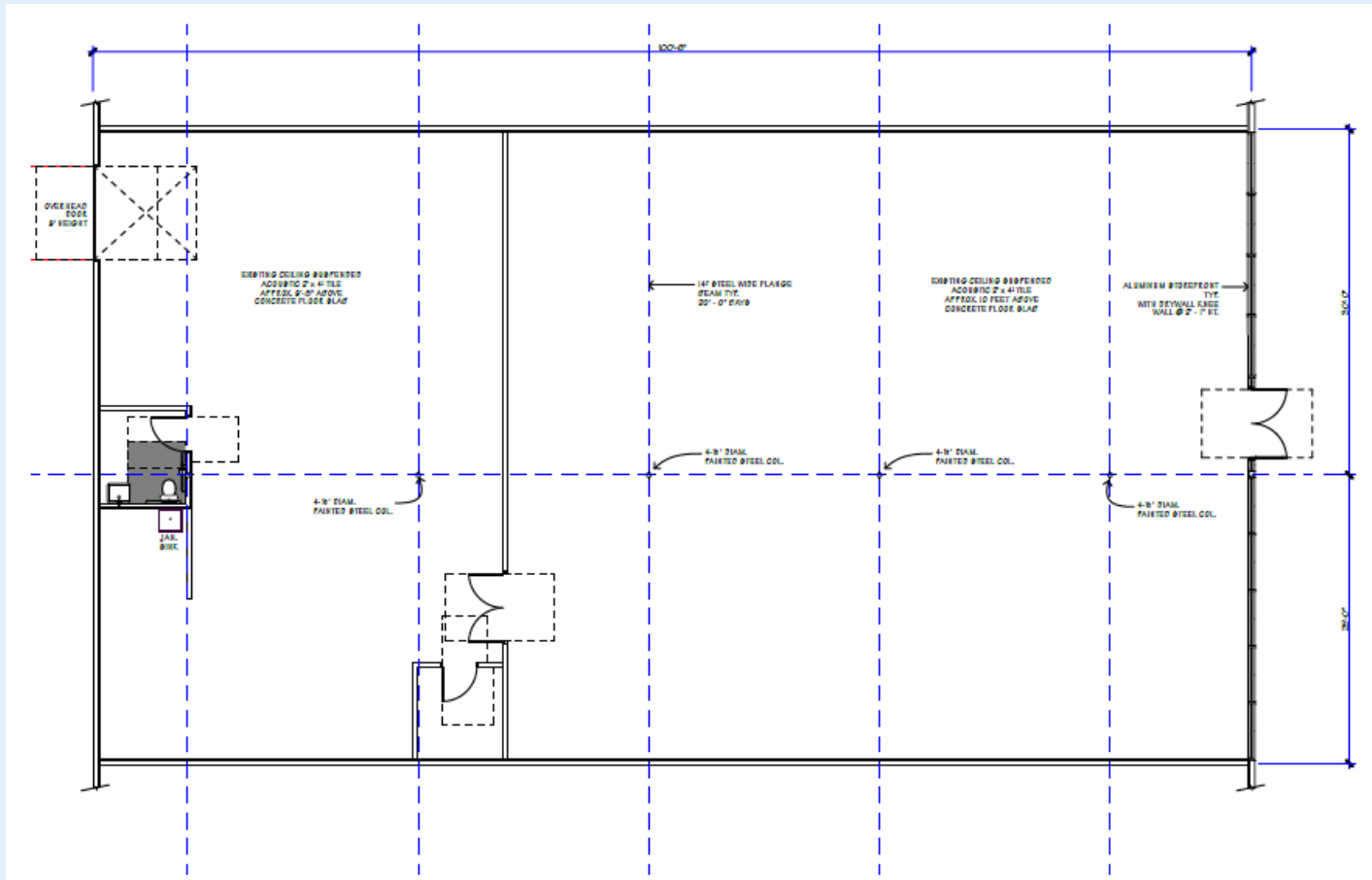
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## Suite 8 (5,500 SF)



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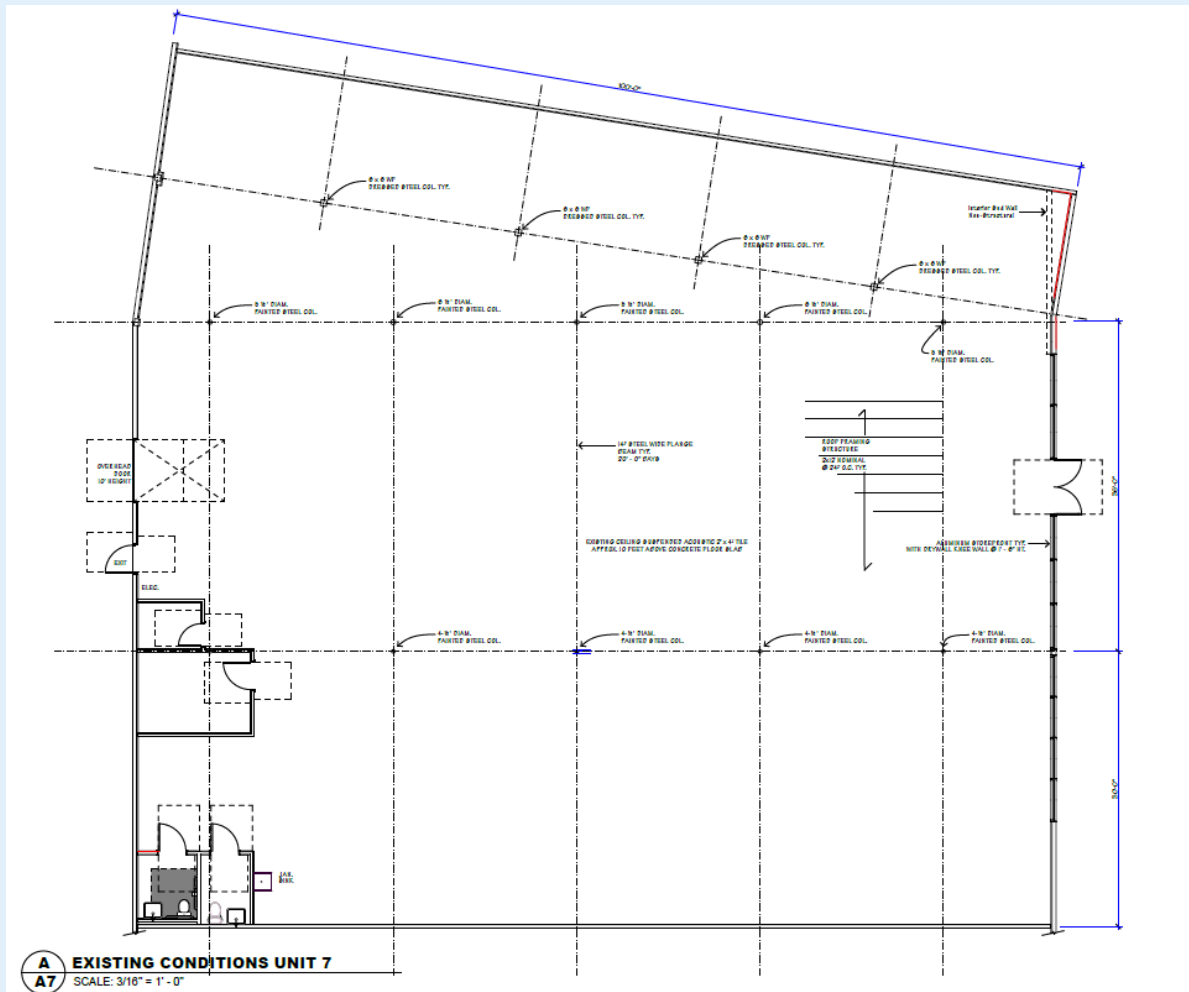
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## Suite 7 (8,000 SF)



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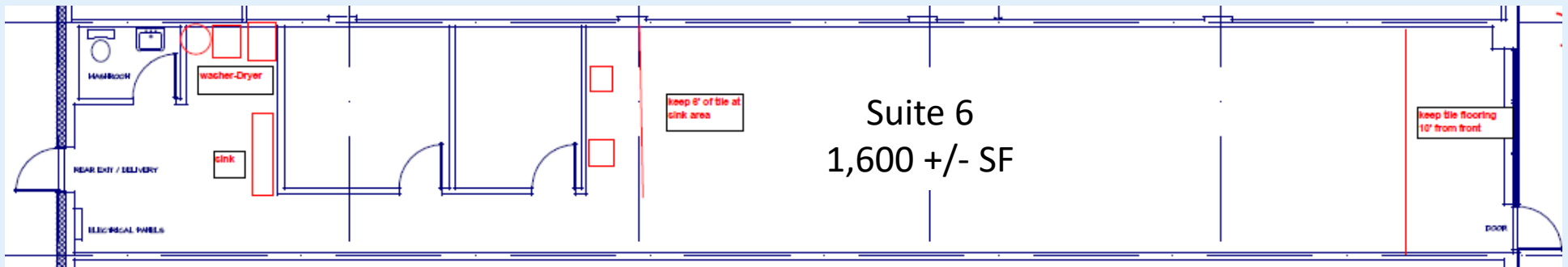
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# Berlin Shopping Center

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## Suite 6 Floor Plan (1,600 SF)



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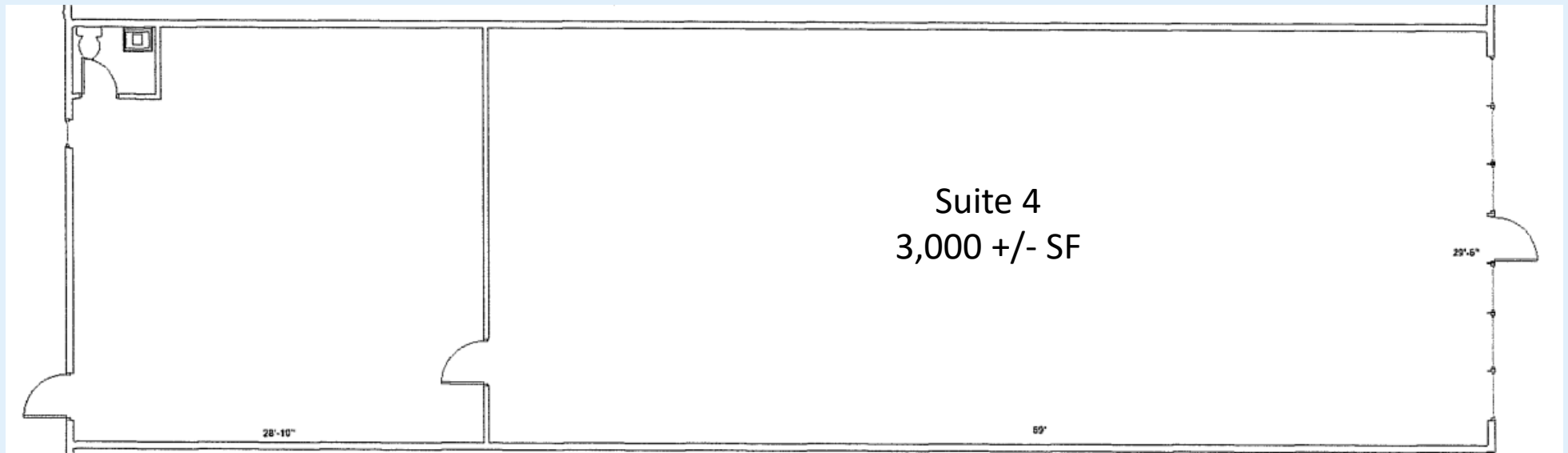
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# Berlin Shopping Center

Berlin, Vermont



## Suite 4 Floor Plan (3,000 SF)



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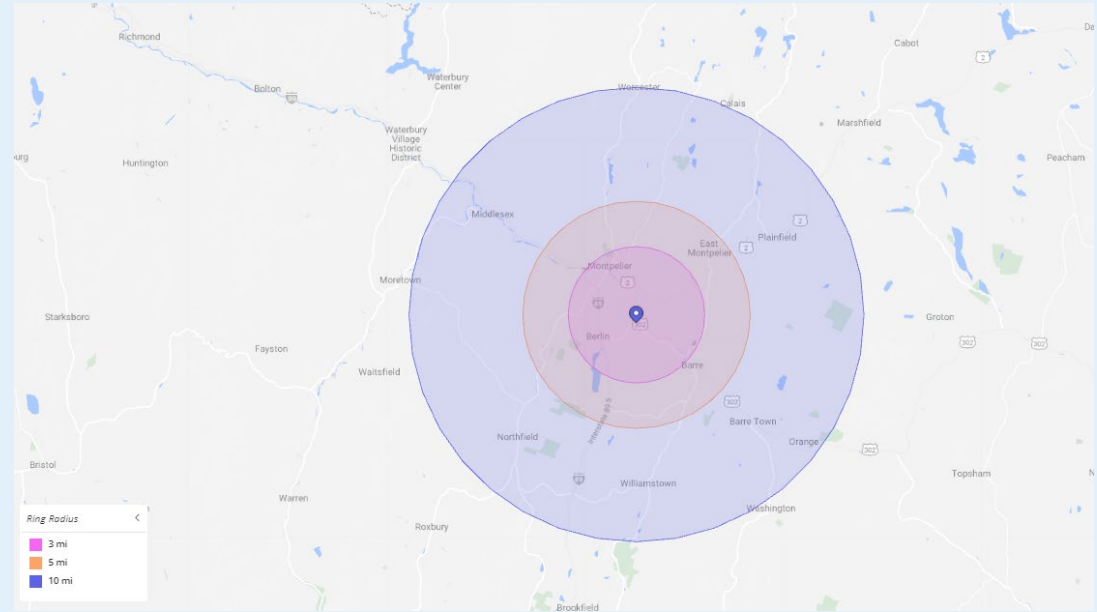
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# Berlin Shopping Center

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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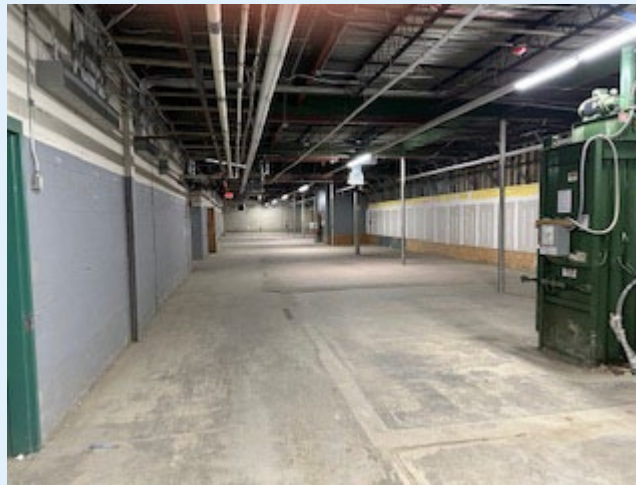
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## Interior Photos: Big Lots



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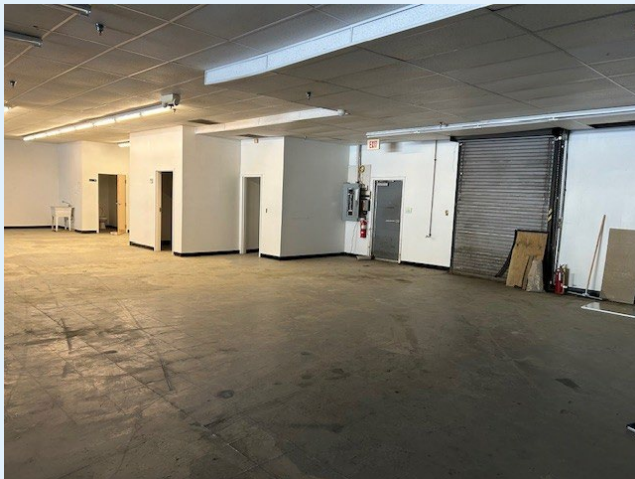
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Interior Photos: Up to 18,000 SF



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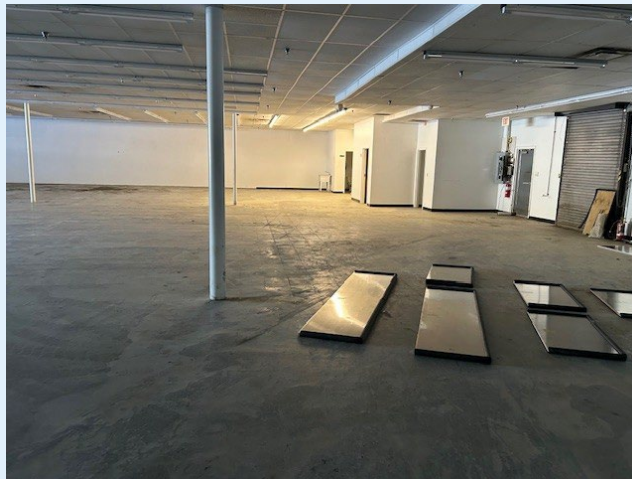
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Interior Photos: Up to 18,000 SF



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## Exterior Photos:



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