

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 ReStore, Mattress Firm, Snap Fitness, Casa Azteca Mexican Restaurant and Pizza Hut.

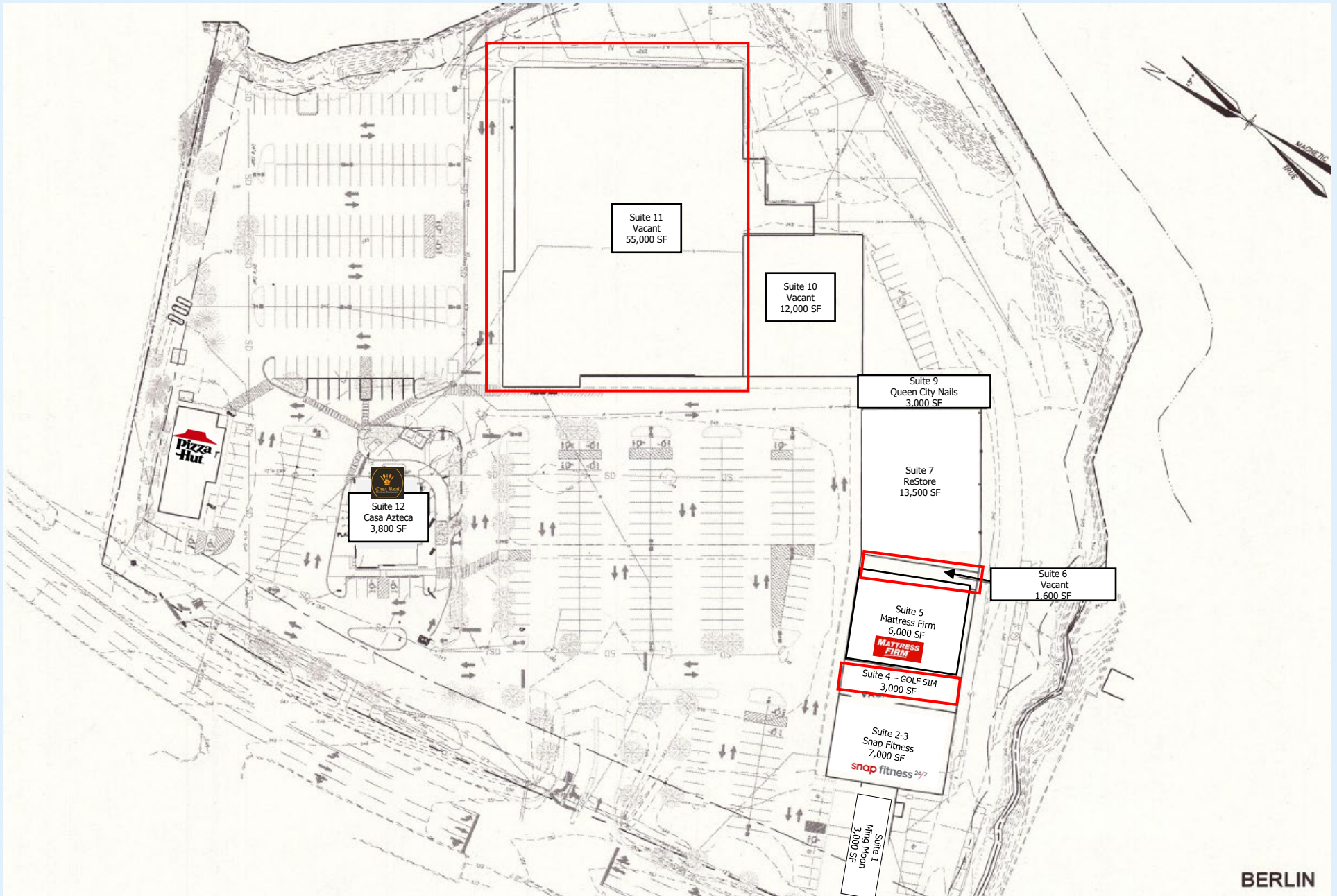


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COMMERCIAL BROKERAGE | DEVELOPMENT | PROPERTY MANAGEMENT

Site Plan

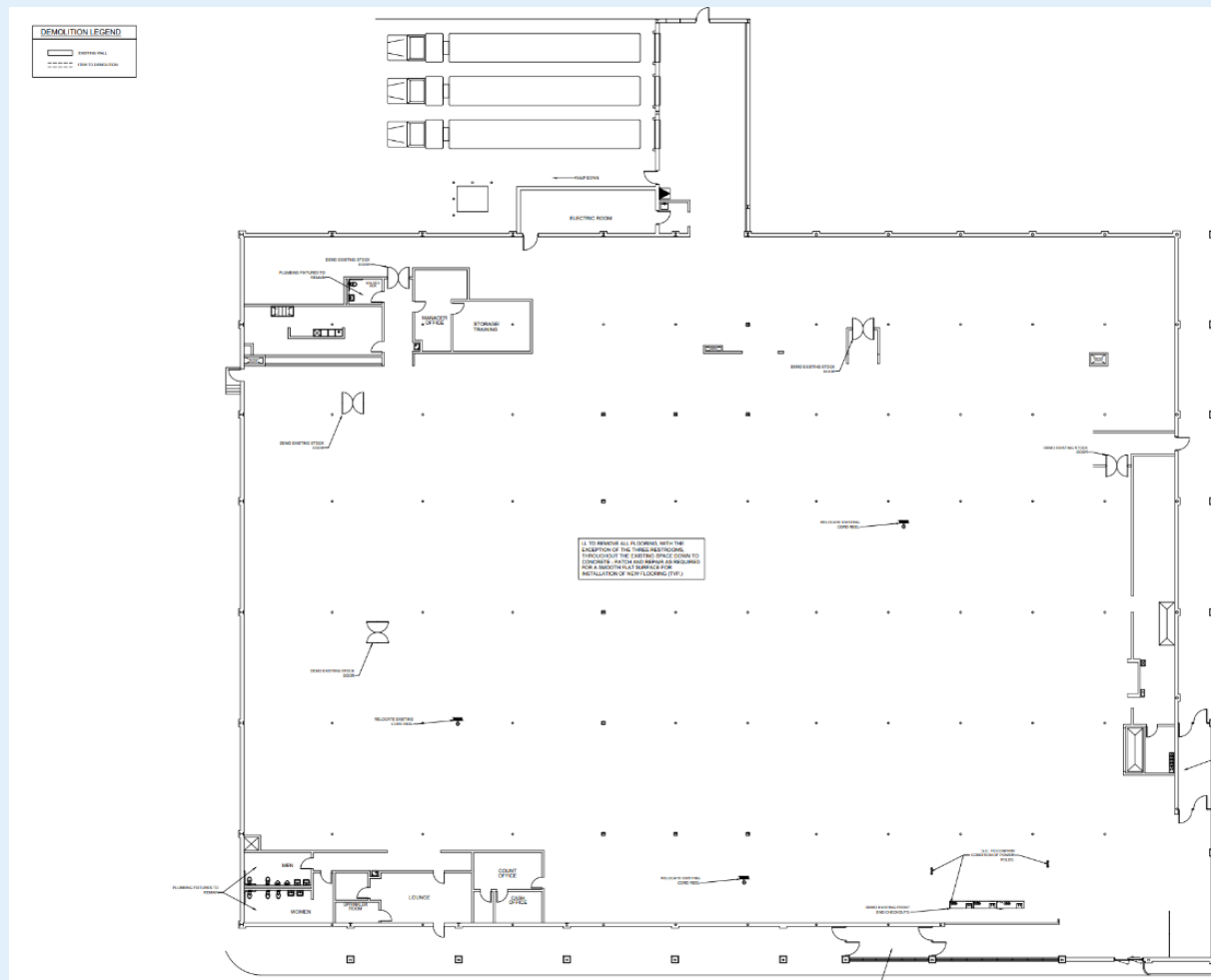


BERLIN

Berlin Shopping Center

Berlin, Vermont

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



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Berlin, Vermont



Suite 11 Big Lots Photos (55,000 SF)

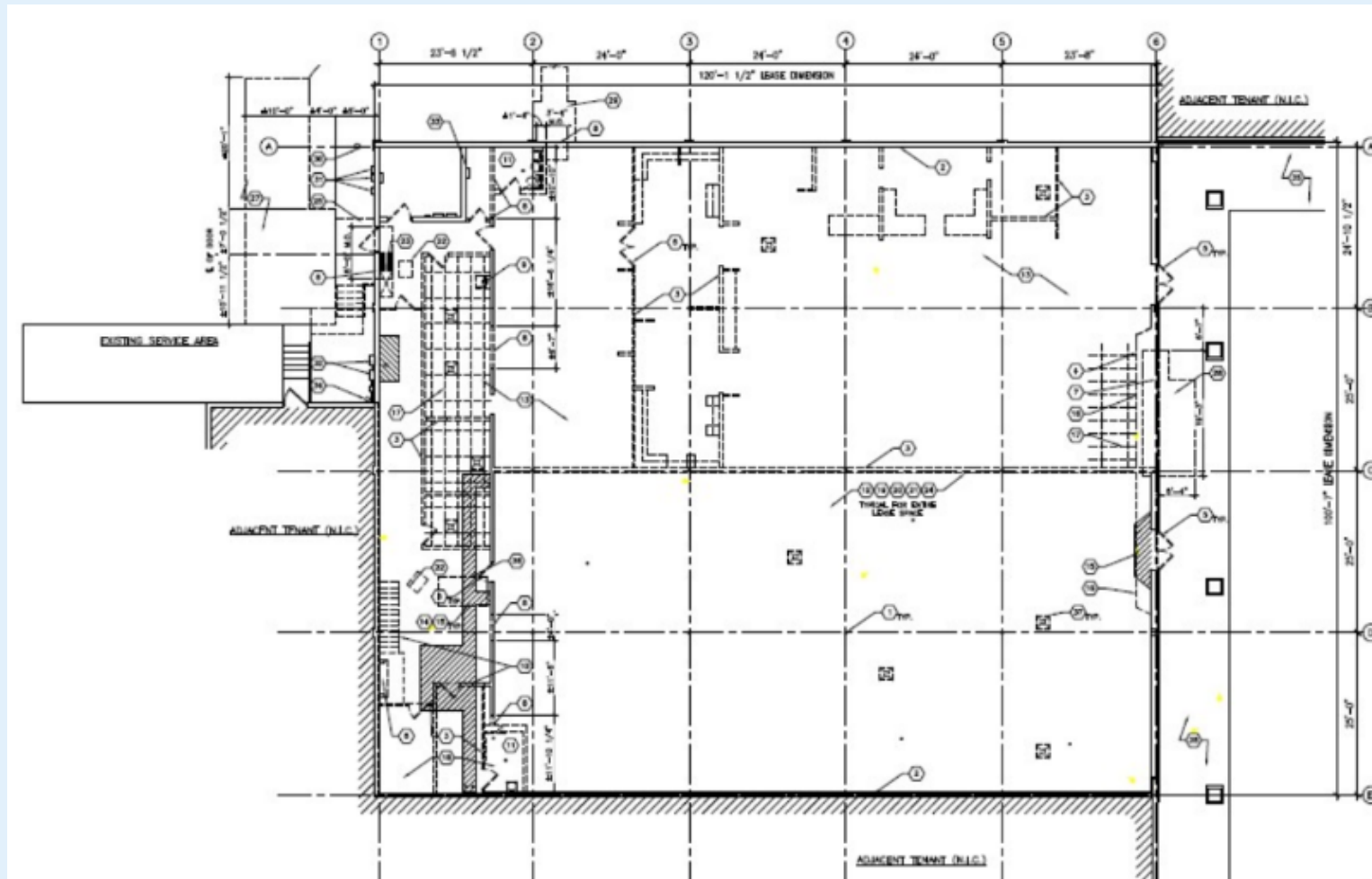


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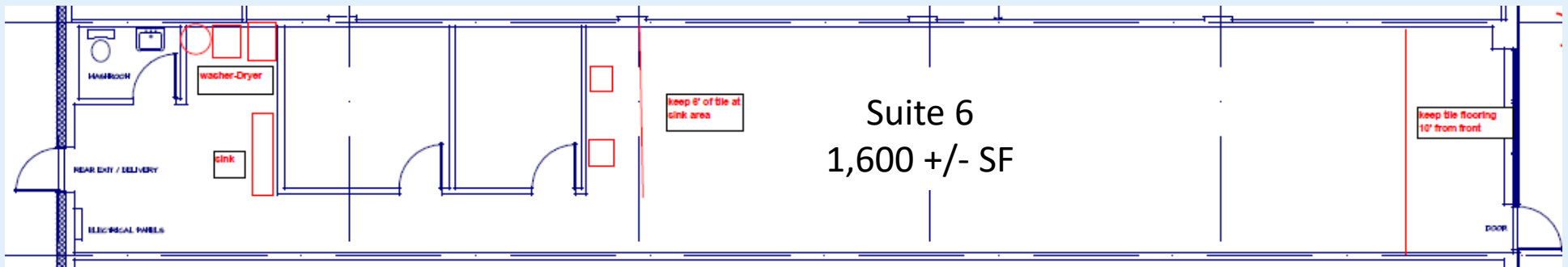
Suite 10 Joann Fabric Floor Plan (12,000SF)



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: \$12/psf gross

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.

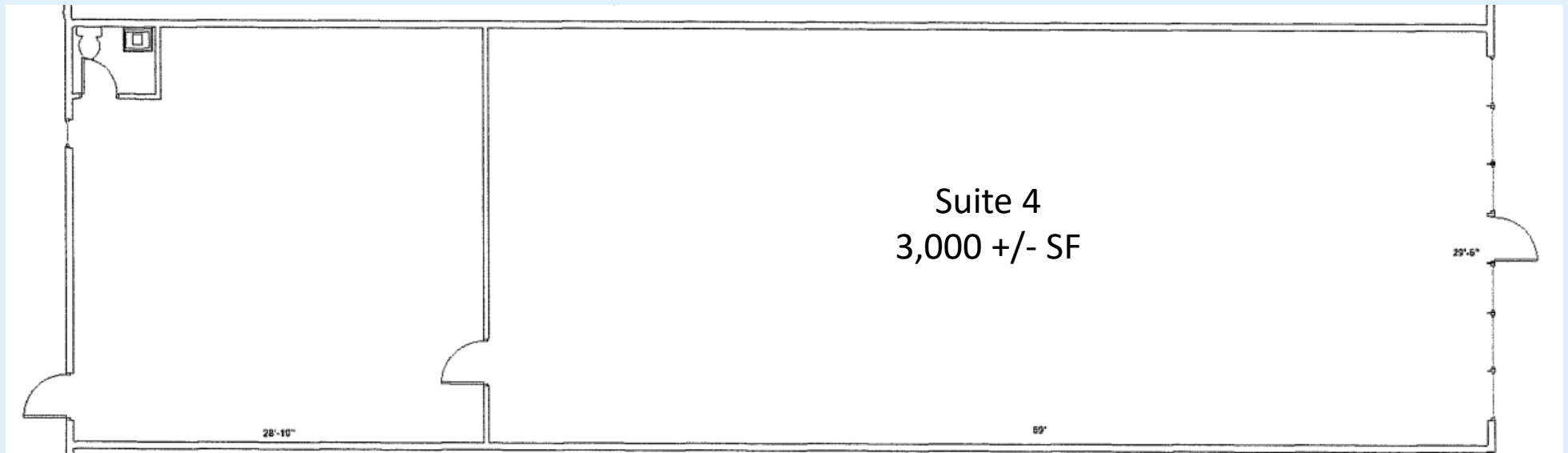


Berlin Shopping Center

Berlin, Vermont



Suite 4 Floor Plan (3,000 SF)



Berlin Shopping Center

Berlin, Vermont



Suite 4 Photos (3,000 SF)

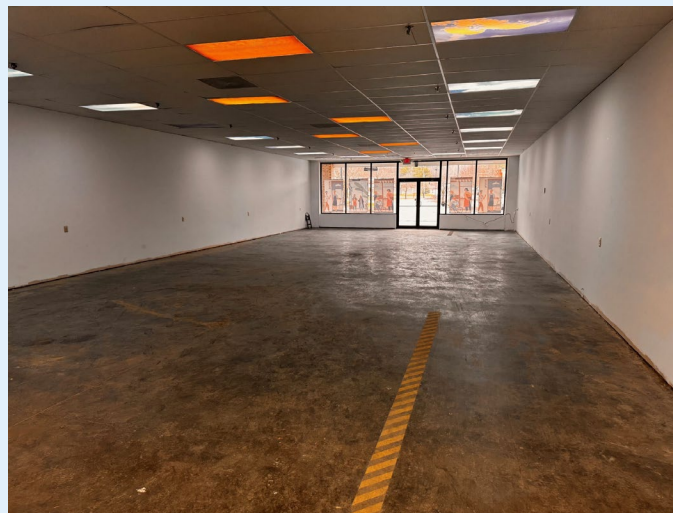
SIZE: 3,000 SF

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.

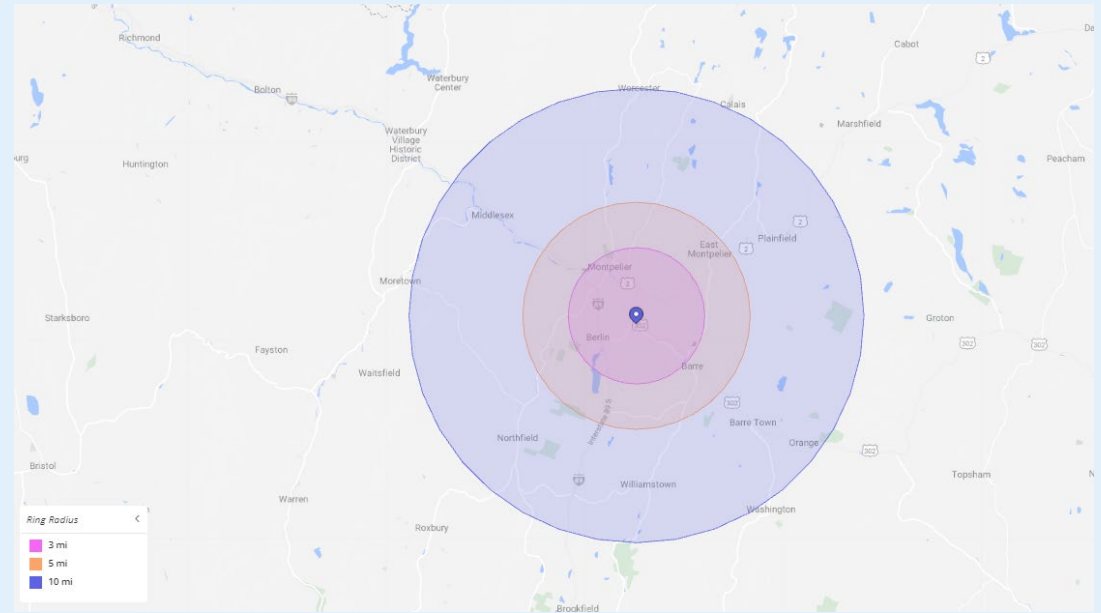


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Berlin, Vermont

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