

Essex Pad Site

Center Street, Essex, Vt

AVAILABLE FOR LEASE OR SALE:

SALE PRICE: \$750,000

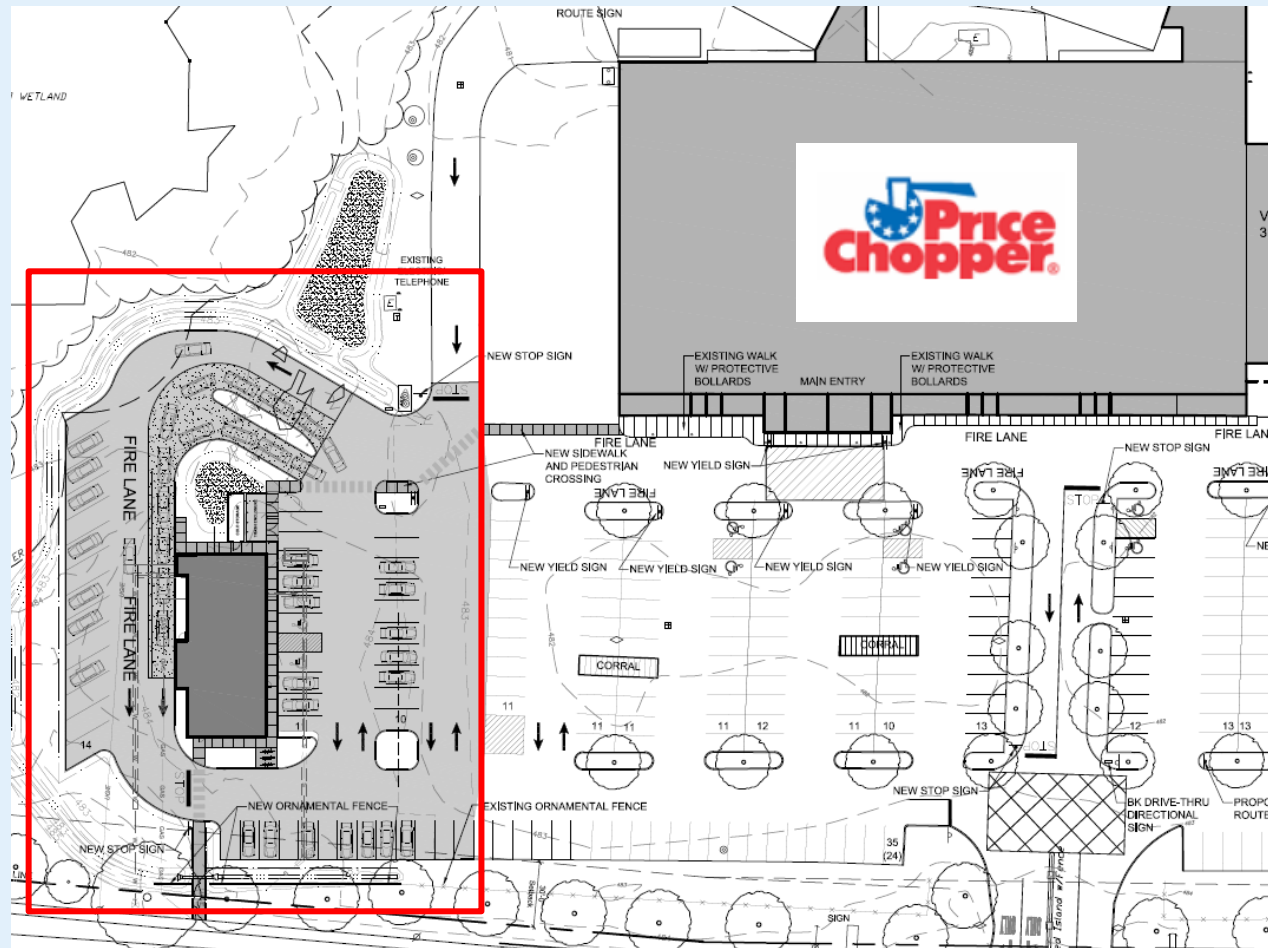
LEASE PRICE: \$75,000/annually

OVERVIEW:

Outstanding development opportunity in the heart of Essex, Vt. This highly desirable buildable lot is located within the Price Chopper Shopping Plaza. Take advantage of outstanding traffic counts and a rare two-lane drive-through!

Building opportunity ranging from 3,500 – 30,000 SF!

Please reach out for further details concerning Act 250, allocations for water/sewer and electrical, site plan approvals and much more. Demographic information available as well!



FOR MORE INFORMATION, CONTACT:

Kendra Kenney

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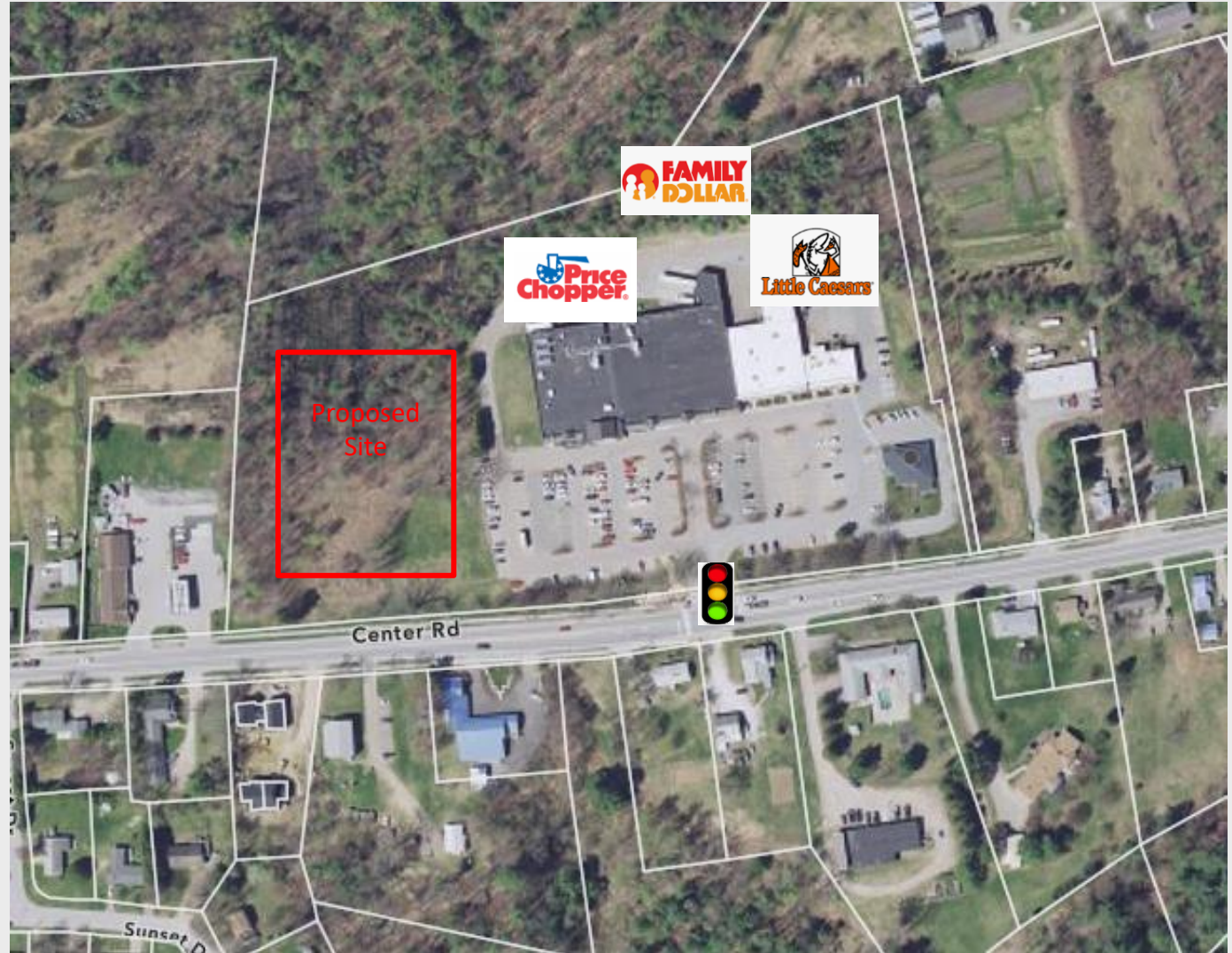
Property Description	
Price	\$750,000 – Sale \$75,0000 - Lease
Proposed Building Size	3,500 – 30,000 SF
Parking	Ample surrounding new building.
Access	Traffic access at lite intersection entrance to Shopping Plaza.
Traffic Count	17,000 cars a day
Nearby Tenants	Located in the Price Chopper Shopping Plaza. Family Dollar, Little Caesars and Western Union are all current tenants.

Pomerleau Real Estate
69 College Street
Burlington, VT 05401

In partnership with:



Information herein is believed to be accurate but is not warranted. All figures and information should be independently confirmed. This flyer is not a legally binding offer to sell or lease property. Please seek competent legal and financial advice. Pomerleau Real Estate represents the owner in this transaction.



Please contact Kendra Kenney for additional information.



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