

# Essex Pad Site

86 Center Street, Essex, Vt

## AVAILABLE FOR LEASE OR SALE:

**SALE PRICE:** \$750,000

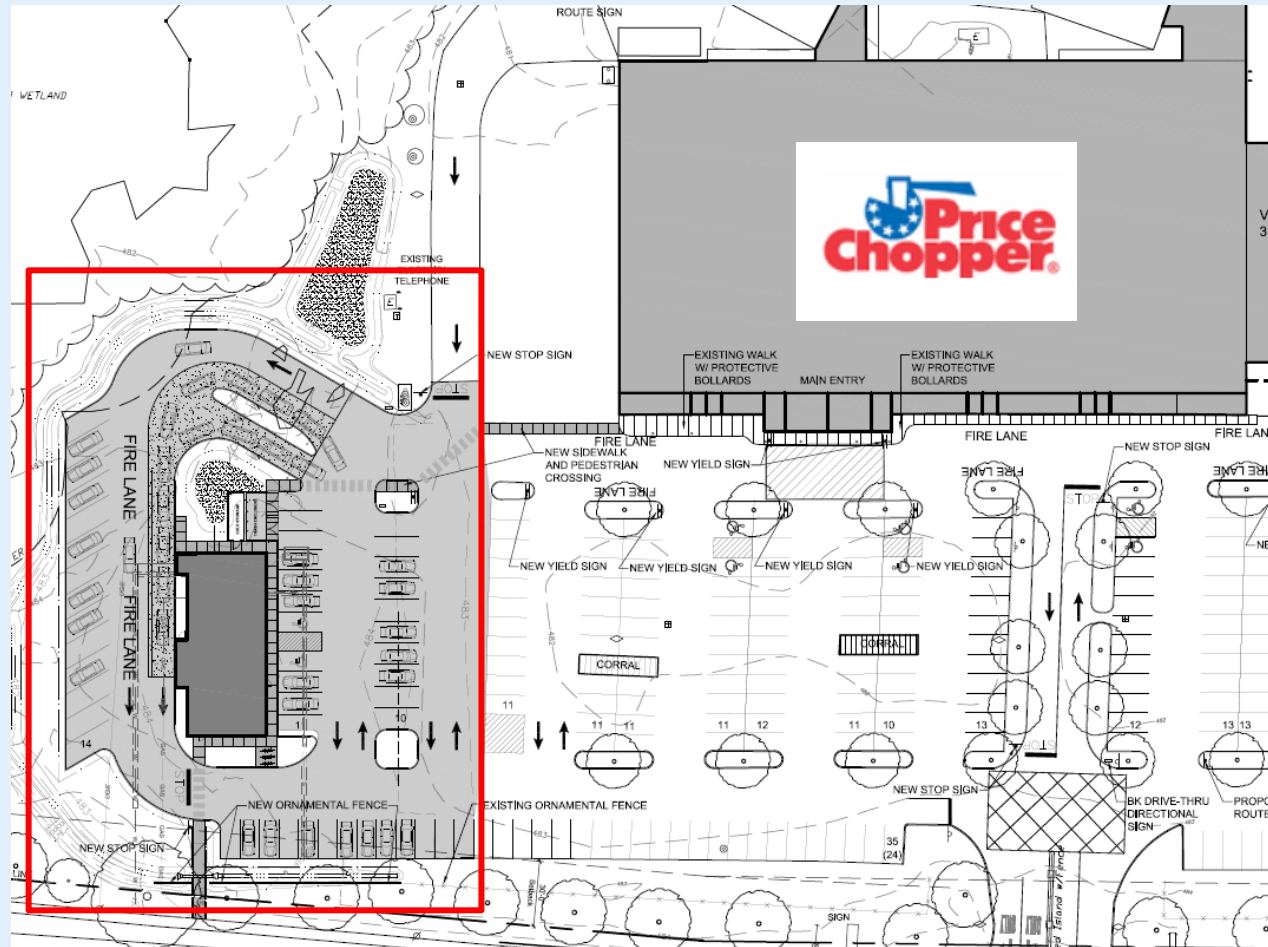
**LEASE PRICE:** \$75,000/annually

### 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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[vermontrealestate.com](http://vermontrealestate.com)

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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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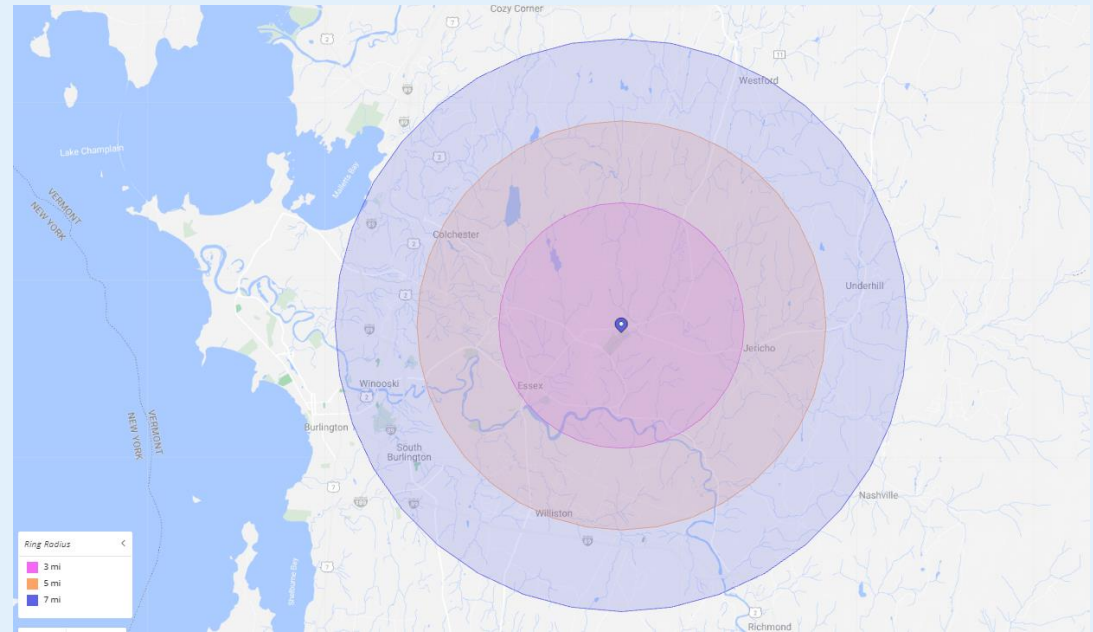





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AVAILABLE FOR LEASE OR SALE:

Daily Traffic Count	 = 21,662
Avg Weekly Visits	10,320



	 3 miles	 5 miles	 7 miles
Population	16,019	34,214	67,866
Households	6,591	14,237	26,805
Avg Household Income	\$94,012	\$90,670	\$83,283



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