

Highly Visible Pad Site in Heart of Essex

86 Center Road, Essex VT

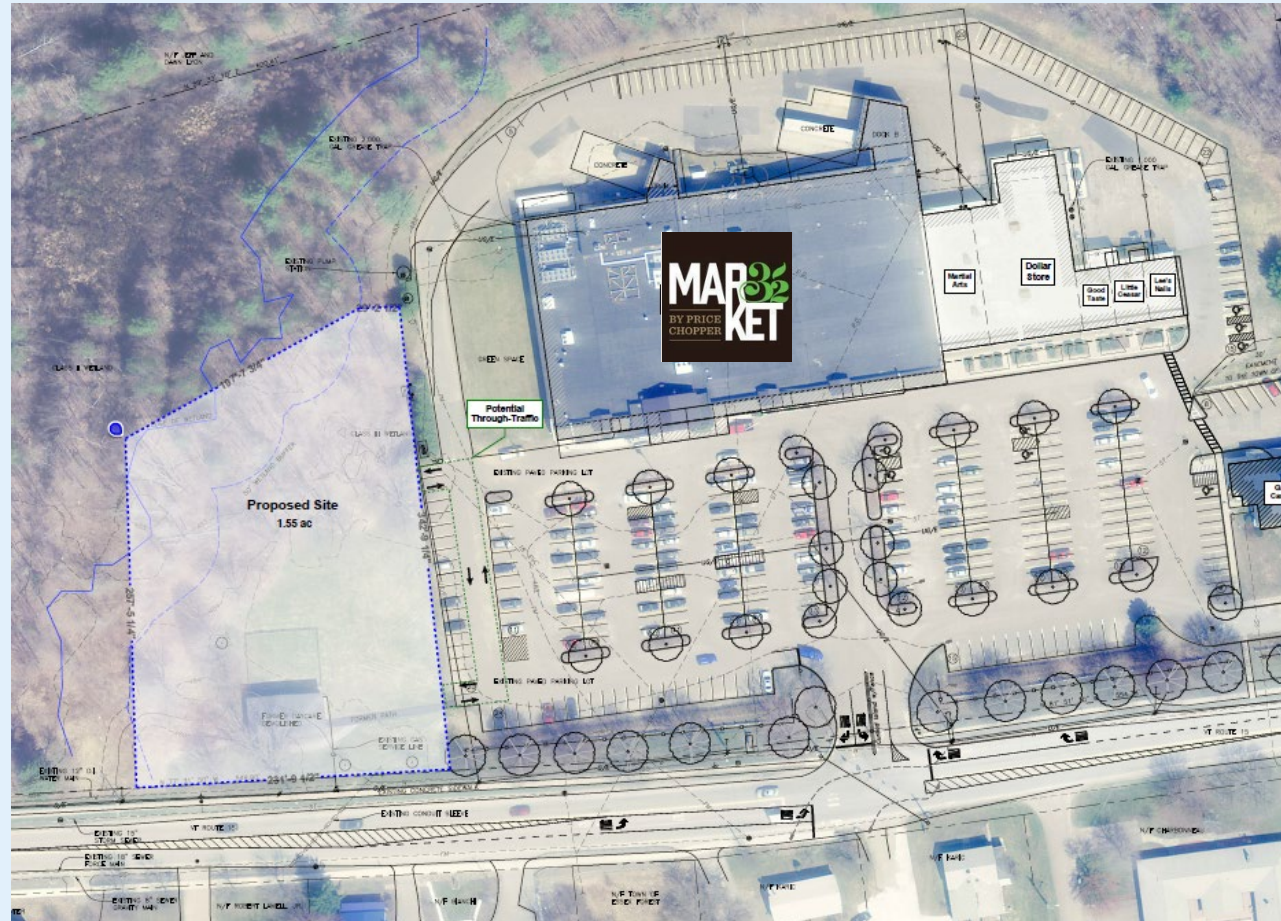
AVAILABLE FOR LEASE OR SALE:

SALE PRICE: \$750,000

LEASE PRICE: \$75,000 annually

HIGHLIGHTS:

- Outstanding development opportunity in the heart of Essex!
- Previously approved for a 2 lane drive-thru
- Building opportunity ranging from 3,500-30,000 SF
- Excellent visibility from Center Road with traffic counts exceeding 16,500 vehicles per day
- Located along key commercial corridor with easy access to Essex Junction, Burlington and I-89
- Existing plaza co-tenants tenants include Market 32, 520 BBQ & Grill, Gaston Weed, Lexi Nails & Spa and Full House Restaurant.



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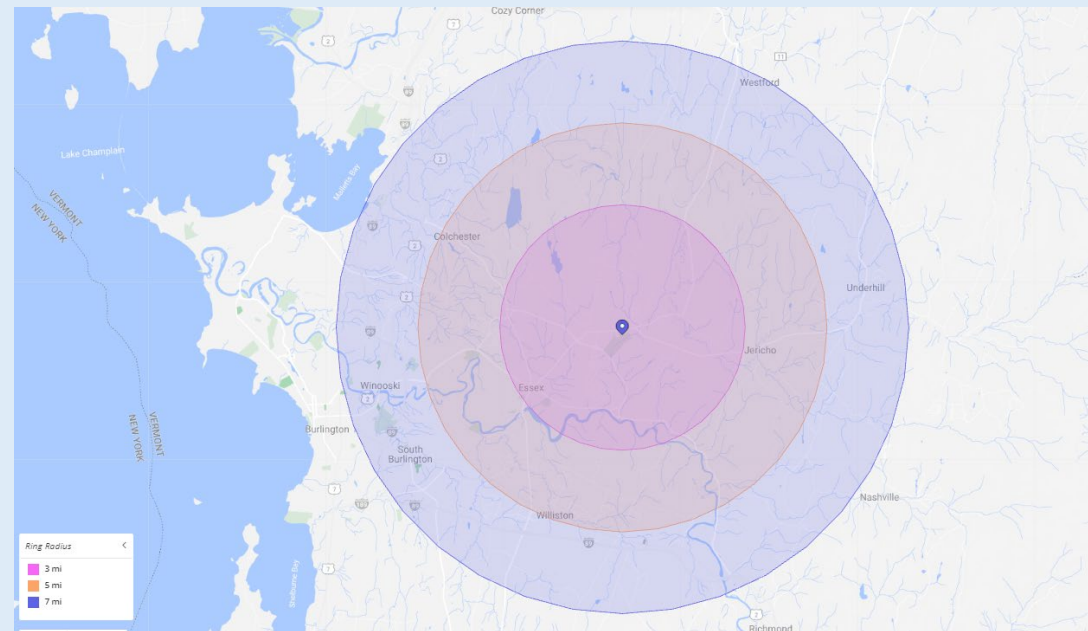
COMMERCIAL BROKERAGE | DEVELOPMENT | PROPERTY MANAGEMENT

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Floor Plan

Property Description	
Price	\$750,000 – Sale \$75,0000 - Lease
Proposed Building Size	3,500 – 30,000 SF Flexible
Parking	Ample surrounding new building
Access	Intersection (with light) at main entrance to Shopping Center.
Traffic Count	17,000 cars a day
Nearby Tenants	Anchored by Market 32 and complemented by established co-tenants including 520 BBQ, Lexi Nail & Spa, and Gaston Weed. Ideally positioned just one mile from the Essex Experience, driving consistent cross-shopping activity

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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Traffic Counts & Demographics

