

TENNEYBROOK SQUARE

Shelburne, Vermont



AVAILABLE FOR LEASE:

SIZES & PRICING on 2nd page

Overview: High traffic location and great visibility on Shelburne Road!
This shopping plaza offers a variety of sizes and layouts for the retail or office user! Ample on-site parking!

Utilities: Tenant pays for GMP, Vt Gas, Comcast and water/sewer. All building maintenance is covered by the Landlord.



FOR MORE INFORMATION, CONTACT:

Kendra Kenney

O: 802 863 8218 | **M:** 508 479 8761 | kkenney@vermontrealestate.com

vermontrealestate.com



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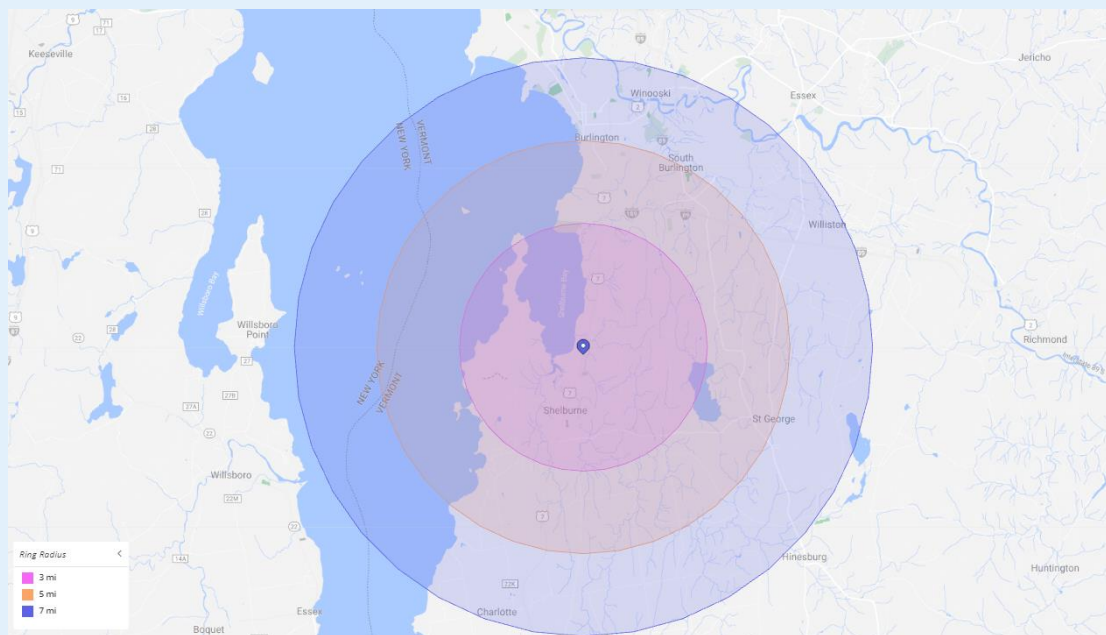
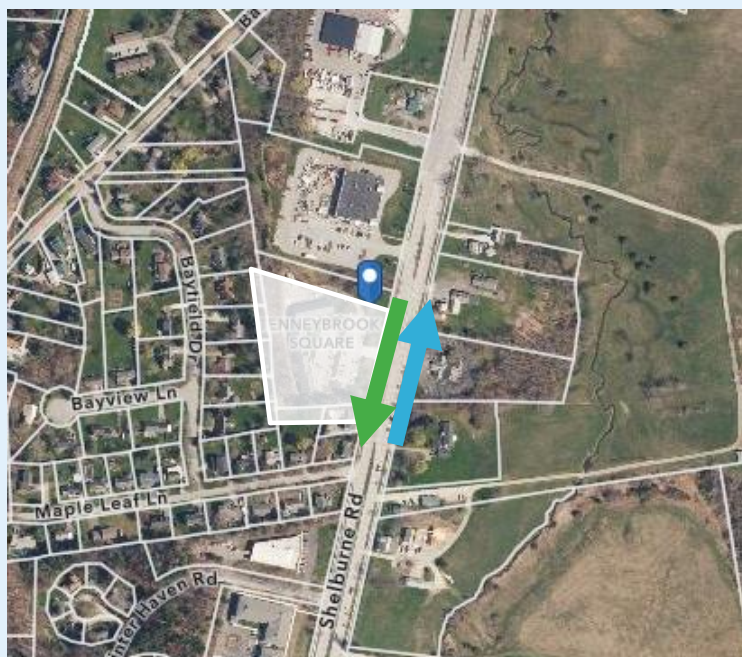
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Shelburne, Vermont 05482




AVAILABLE FOR LEASE:

Daily Traffic Count	 = 10,743
Daily Traffic Count	 = 10,902
Avg Weekly Visits	1,950



	 3 miles	 5 miles	 7 miles
Population	15,585	37,441	75,115
Households	6,673	14,663	30,737
Avg Household Income	\$123,884	\$99,828	\$83,602

*Information provided by  Placer.ai



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AVAILABLE SIZES & PRICING:

Suite #	Size	Price	Description
Suite 1	2,460 SF Plus 784 SF on 2 nd Floor	\$3,600/month plus utilities	Former Keys to Fun. Wide open space and end unit.
Suite 6&7	3,260 SF	\$5,200/month plus utilities	Former La Villa Bistro. Seats 60 with additional patio seating. In great condition and ready for another restaurant user! 784 SF on second floor.
Suite 9	2,640 SF floor Plus 840 SF on 2 nd Floor	\$3,600/month plus utilities	Former Gymstar Gymnastics. Open space across two floors. Great natural light and a corner unit!



Suite 1



Suite 6&7



Suite 9

Pomerleau Real Estate
69 College Street
Burlington, VT 05401

In partnership with:



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