

# 1303 Williston Road

South Burlington, Vermont



## AVAILABLE FOR LEASE:

**SIZE:** 2,250 SF  
**PRICE:** \$26.00/SF + \$4.50 NNN  
Utilities not included

Conveniently positioned just off Williston Road, this retail strip center features high visibility and represents a prime opportunity. With ample on-site parking on both sides of the building. Catering the needs of both tenants and customers for the ultimate convenience. This versatile space, formerly a pizza restaurant is now fully prepared for immediate occupancy.

Surrounded by a dynamic community of successful neighboring tenants such as:



Little Caesars



FOR MORE INFORMATION, CONTACT:

Kendra Kenney

O: 802 863 8218 | M: 508 479 8761 | [kkenney@vermontrealestate.com](mailto:kkenney@vermontrealestate.com)

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

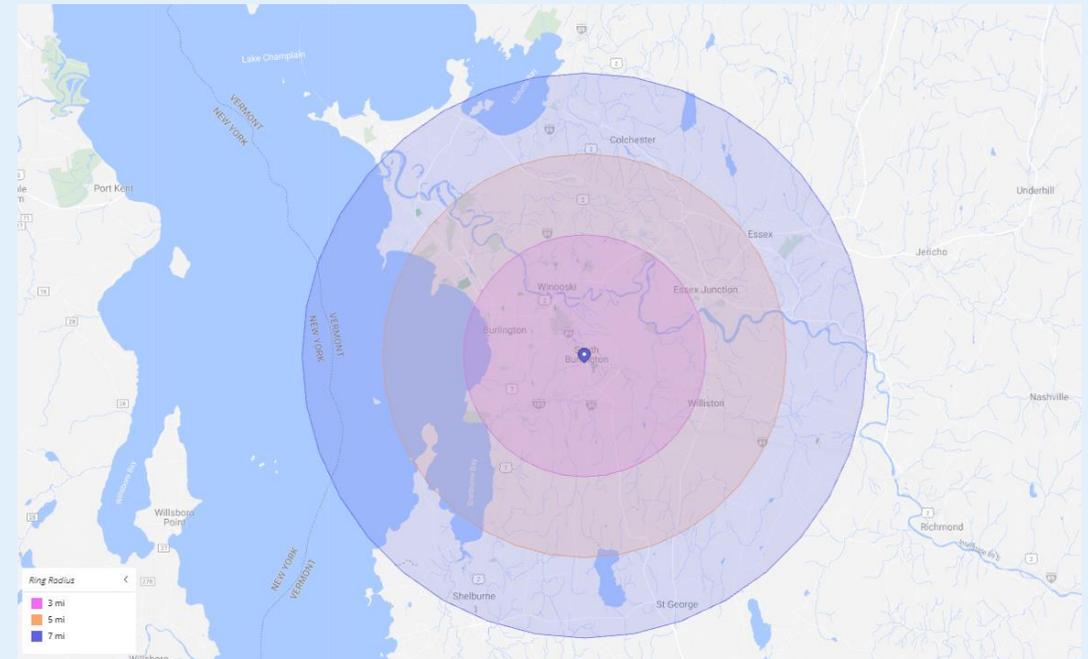
COMMERCIAL BROKERAGE | DEVELOPMENT | PROPERTY MANAGEMENT

# 1303 Williston Road

South Burlington, Vermont

## AVAILABLE FOR LEASE:

Daily Traffic Count	 = 21,485
Avg Weekly Visits	3,041



	 3 miles	 5 miles	 7 miles
Population	66,278	90,068	118,164
Households	26,410	36,630	47,998
Avg Household Income	\$70,876	\$77,137	\$82,157

\*Information provided by  Placer.ai



FOR MORE INFORMATION, CONTACT:

**Kendra Kenney**

O: 802 863 8218 | M: 508 479 8761 | [kkenney@vermontrealestate.com](mailto:kkenney@vermontrealestate.com)

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

COMMERCIAL BROKERAGE | DEVELOPMENT | PROPERTY MANAGEMENT

# 1303 Williston Road

South Burlington, Vermont

To set up a showing, call  
or email Kendra Kenney.



**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.*



FOR MORE INFORMATION, CONTACT:

**Kendra Kenney**

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

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

COMMERCIAL BROKERAGE | DEVELOPMENT | PROPERTY MANAGEMENT