Development Opportunity on Route 7!

31-1 Hannaford Drive, South Burlington, Vermont

POMERLEAU REAL ESTATE

AVAILABLE FOR LEASE:

PAD SITES AVAILABLE

- Excellent development opportunity in Chittenden County's busiest retail corridor
- Conveniently located off Route 7, one of the most travelled corridors in the Greater Burlington market!
- High traffic counts of over 35,500 vehicles per day
- Surrounded by national and regional retailers, restaurants, auto dealerships and dense residential neighborhoods
- Site offers convenient access to Interstate 89, Downtown Burlington, Burlington International Airport
- Current tenants include: Lowe's, Burger King, Tesla, Olive Garden, M&T Bank, Crunch Fitness, and Alpine Shop





FOR MORE INFORMATION, CONTACT:

Brad Worthen

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COMMERCIAL BROKERAGE | DEVELOPMENT | PROPERTY MANAGEMENT

Development Opportunity on Route 7

31-1 Hannaford Drive, South Burlington, Vermont

POMERLEAU REAL ESTATE

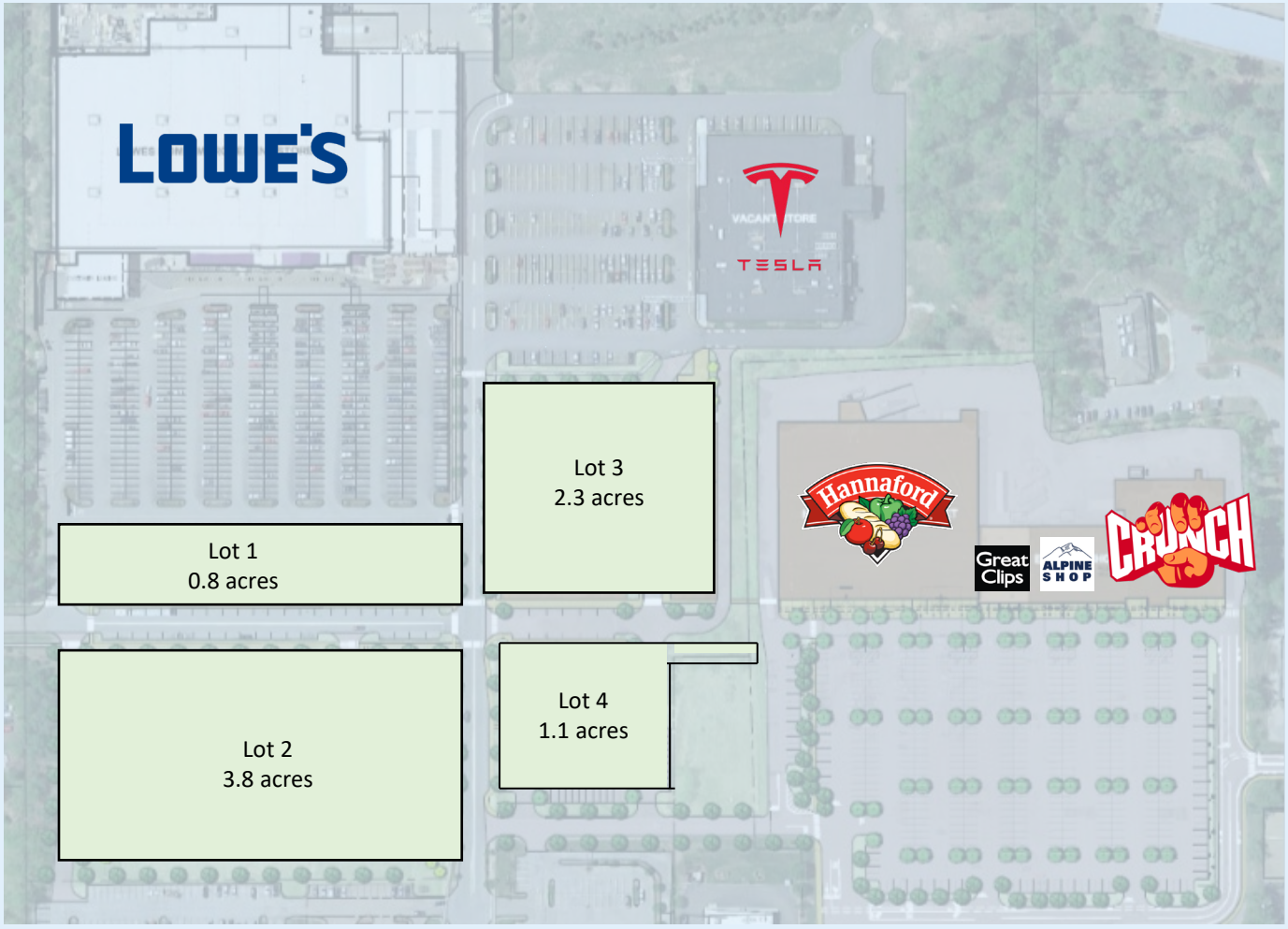
AVAILABLE FOR LEASE:

Lot 1: 0.8 Acres
$40,000 per year

Lot 2: 3.8 Acres
$190,000 per year

Lot 3: 2.3 Acres
$115,000 per year

Lot 4: 1.1 Acres
$55,000 per year





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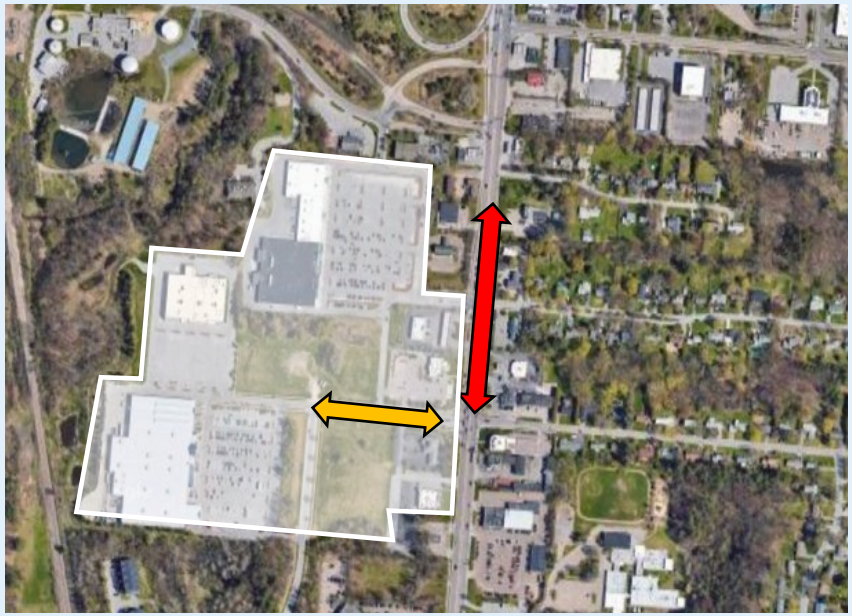
Development Opportunity on Route 7

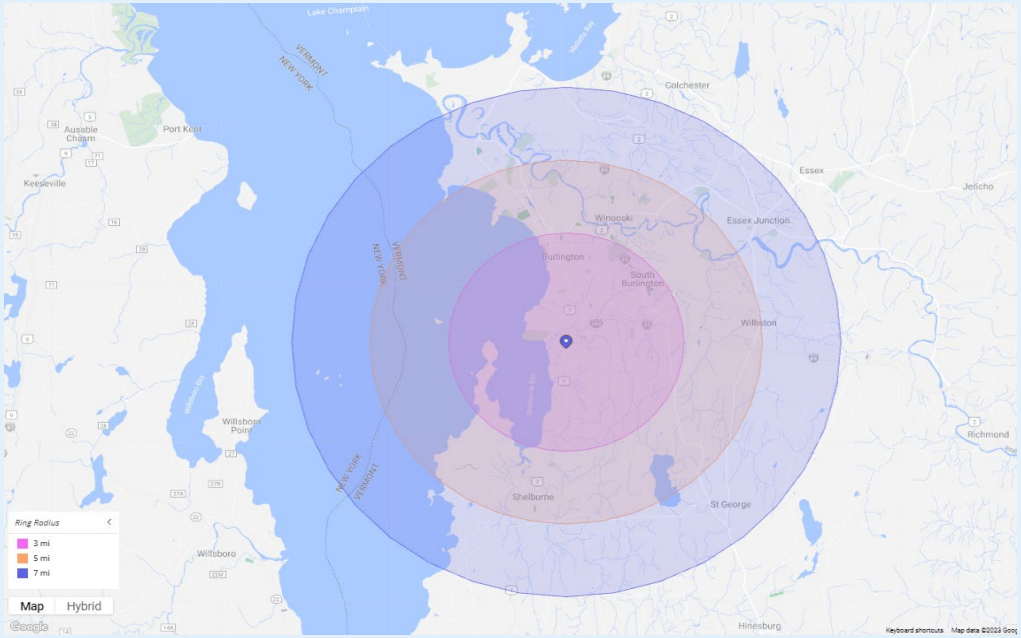
Traffic Counts & Demographics

POMERLEAU REAL ESTATE

AVAILABLE FOR LEASE:

Daily Traffic Count	⟷ =35,594
Daily Traffic Count	⟷ =5,043
Avg Weekly Visits	8,716





	3 miles	5 miles	7 miles
Population	44,794	72,421	105,367
Households	17,983	29,127	42,896
Avg Household Income	$82,433	$76,893	$80,661

*Information provided by Placer.ai



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Development Opportunity on Route 7

Aerial Map

POMERLEAU REAL ESTATE



Pomerleau Real Estate
69 College Street
Burlington, VT 05401

In partnership with:

SITESOURCE RETAIL BROKER NETWORK

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 t he owner in this transaction.



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