

# 1515 Shelburne Rd

South Burlington, VT 05403



## AVAILABLE FOR SALE:

**PRICE:** \$3,999,000

**SIZE:** 25,000 SF

## PROPERTY HIGHLIGHTS:

Previously the "Town & Country Furniture Shop" this property features a 25,000+/- SF showroom and warehouse. Includes an additional 4,500 SF accessible storage facility below grade. The total Property lies on 1.34 Acres, directly adjacent to high traffic Route-7.

Accompanied with two loading stations accessible for trucks up until 26ft.



FOR MORE INFORMATION, CONTACT:

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COMMERCIAL BROKERAGE | DEVELOPMENT | PROPERTY MANAGEMENT

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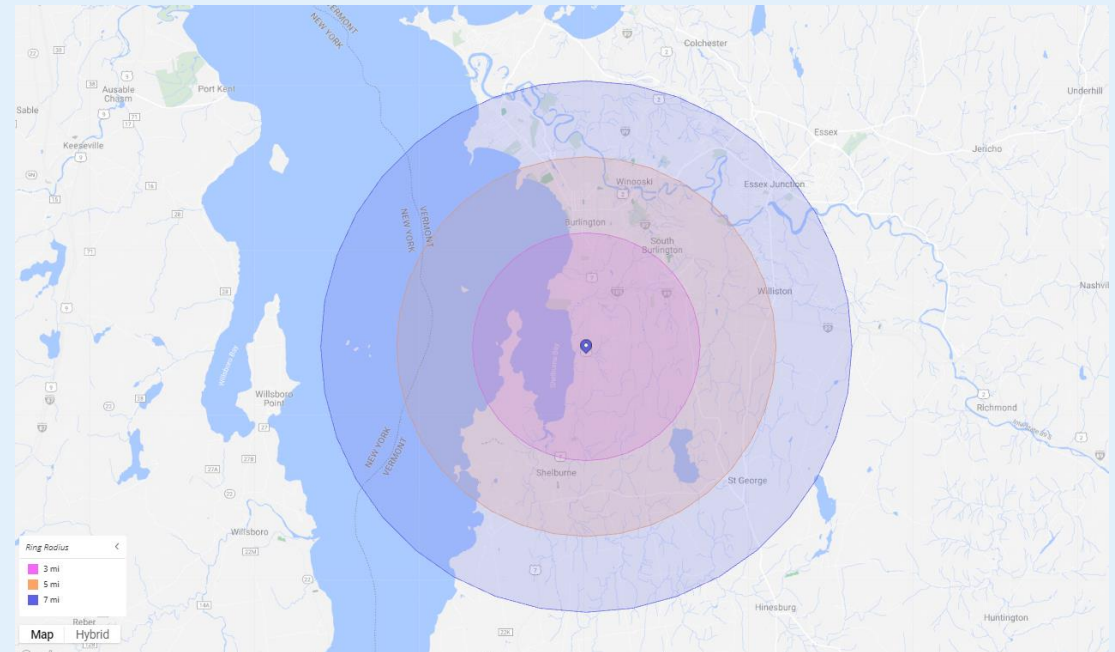





# Shelburne Bay Plaza


Vermont

## AVAILABLE FOR LEASE:

Daily Traffic Count	 = 14,848
Daily Traffic Count	 = 15,465
Avg Weekly Visits	3,012



	 3 miles	 5 miles	 7 miles
Population	28,348	66,271	99,729
Households	12,011	27,185	40,567
Avg Household Income	\$96,969	\$78,029	\$80,445

\*Information provided by  Placer.ai



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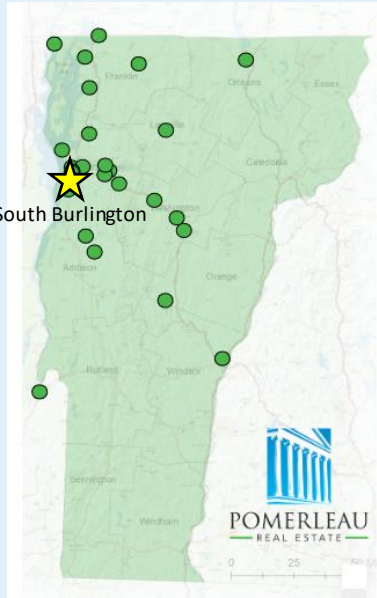
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South Burlington

**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.*



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