

Retail Space for Lease in Village Court

40 Court St, Middlebury VT



SIZE: 7,500 +/- SF

Ability to subdivide into 2,500 & 5,000 SF

RENT : \$TBD/ SF NNN

PROPERTY FEATURES:

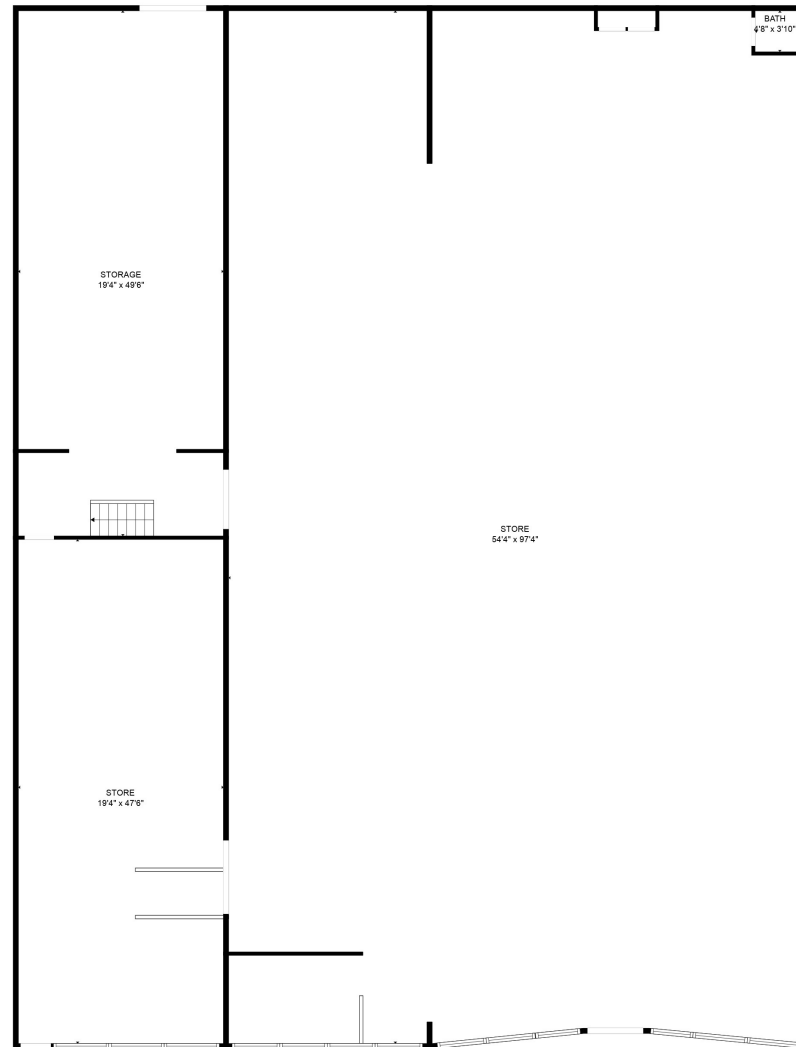
- Excellent retail opportunity in Middlebury's dominant retail corridor!
- Plaza attracts shoppers from several surrounding communities including Middlebury College and the medical center
- Center has great frontage and visibility on Route 7
- Excellent signage and an abundance of free onsite parking
- Available space, formerly Aubuchon, is 7,500 SF with ability to subdivide into two spaces of 2,500SF+/- and 5,000SF+/- respectively.
- Existing tenants include Kinney Drugs & Subway



Call Ross for more details or to arrange a showing

Floor Plan

40 Court St, Middlebury VT



TOTAL: 33 sq. ft
FLOOR 1: 33 sq. ft
EXCLUDED AREAS: STORE: 6195 sq. ft, STORAGE: 956 sq. ft
WALLS: 171 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Site Plan

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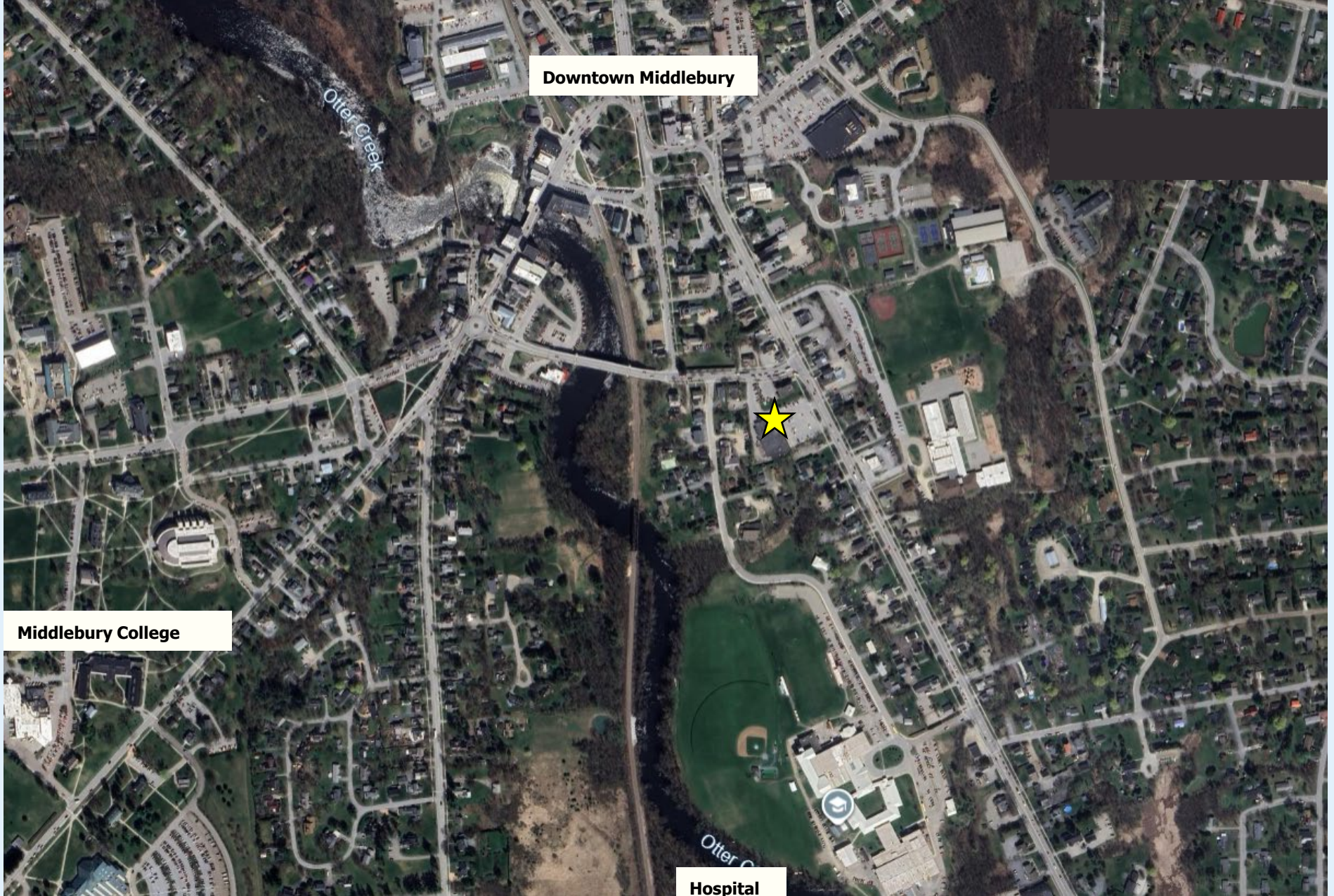
Tenant Roster

UNIT	TENANT	SF
1	Subway	2,000
2-3	Aubuchon Hardware	7,500
4	Kinney Drugs	8,500
TOTAL GLA		18,000



Aerial

40 Court St, Middlebury VT



Downtown Middlebury

Middlebury College

Hospital