

Retail Space with Drive Thru Window for Lease

Corner of Route 7 & Monkton Rd, Vergennes



AVAILABLE FOR LEASE:

SIZE: 720 +/- sf

PRICE: \$2,800/ month + utilities

HIGHLIGHTS:

- This former bank space offers one of the only existing drive-thru lanes and service windows in the immediate trade area
- Located at the front of a well-known and active shopping center
- Excellent co-tenants include Shaws, Kinney Drugs, Advance Auto, Aubuchon Hardware & VT Federal Credit Union
- Strong visibility and steady traffic flow
- Located off Monkton Road, a key connector to Route 7 and surrounding communities
- Potential to expand



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COMMERCIAL BROKERAGE | DEVELOPMENT | PROPERTY MANAGEMENT

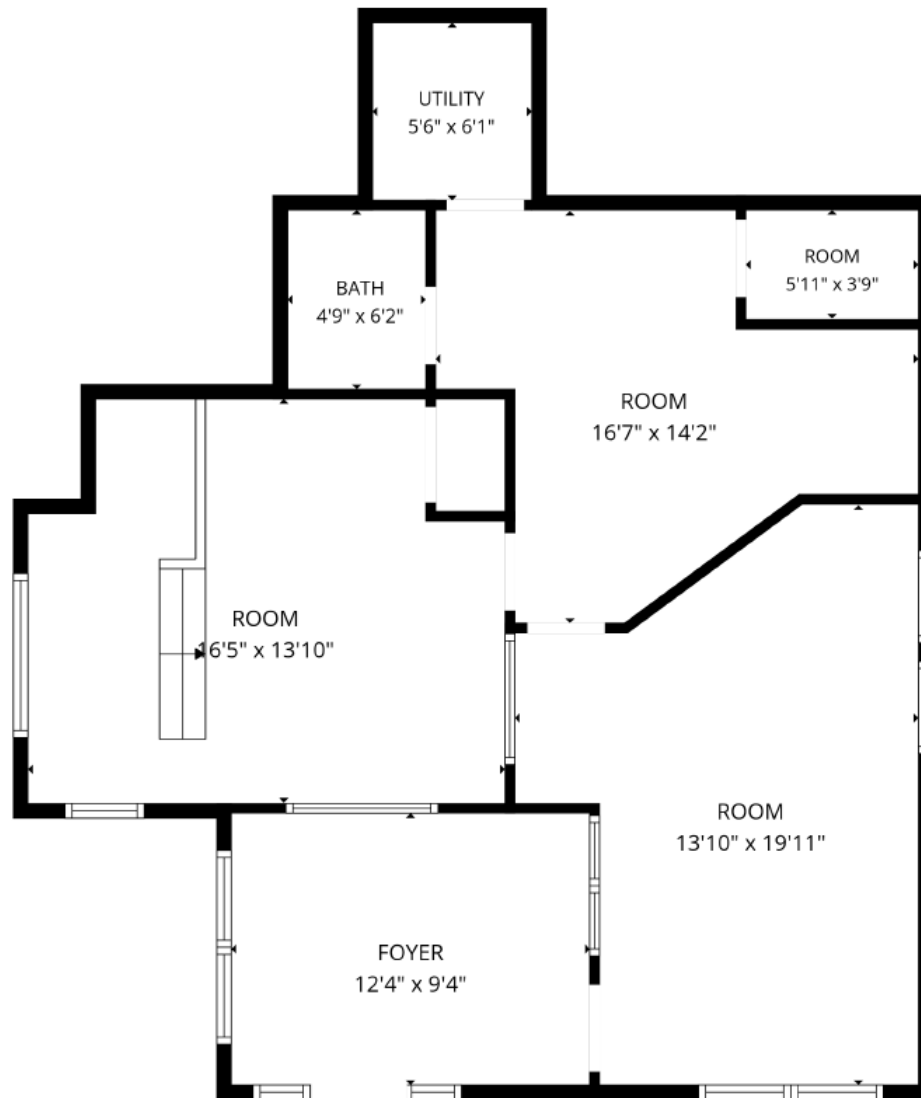
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Floor Plan



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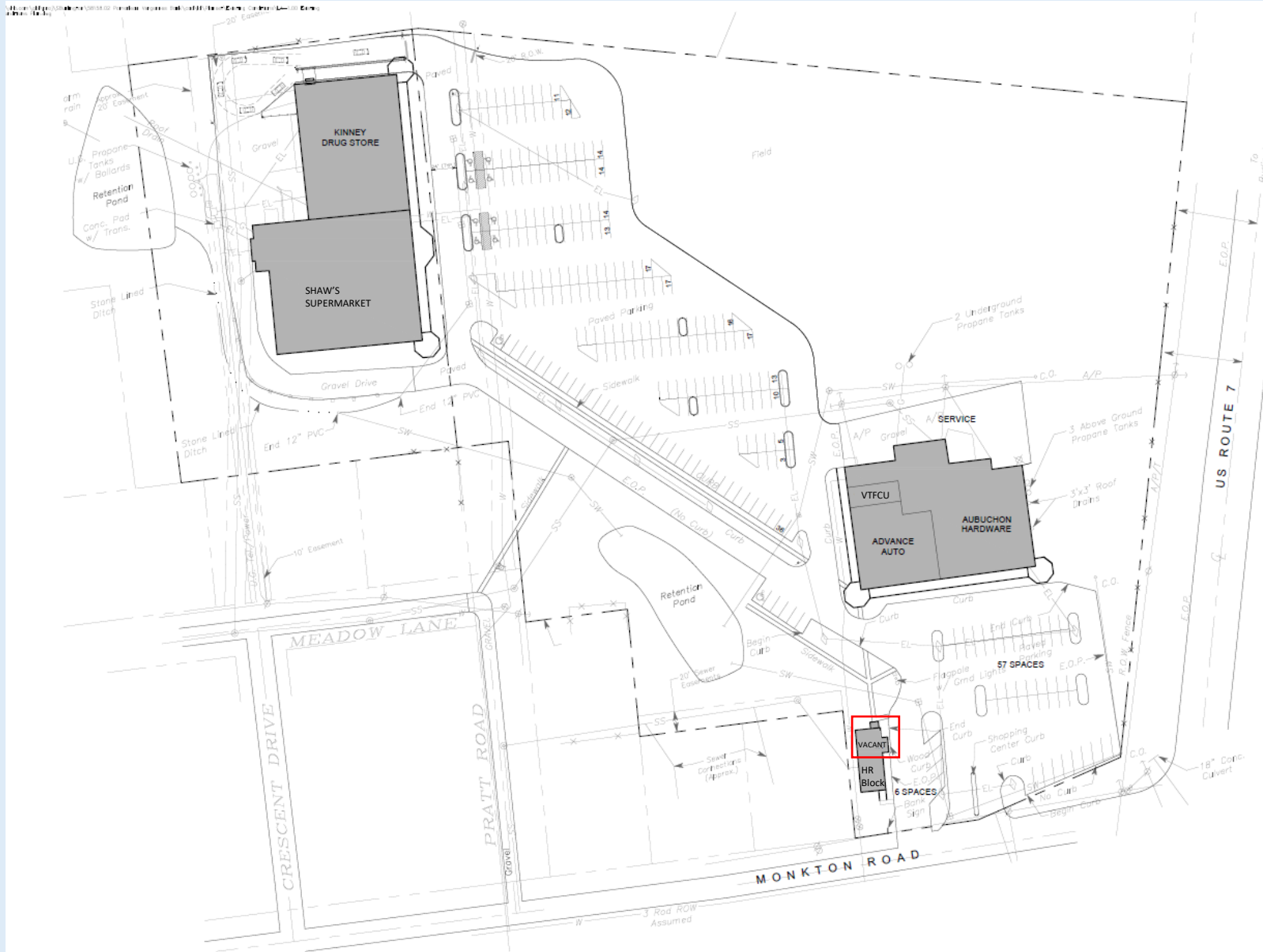
Floor Plan



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

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Site Plan



vhb
40 IDX Drive, Building Suite 200
South Burlington, VT 0
www.vhb.com

POMERLEAU
REAL ESTATE
Owner/Developer
69 College Street
Burlington, Vermont 05401

0 20 40 80 Feet

Vergennes Shopping Center - Valley Center
Ferrisburgh, Vermont

Not Approved for Construction
Existing Conditions Plan

LA-1.0

March 17, 20
58158.02

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