



DONAHUE
ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

FOR LEASE

1330 Shelburne Road
S. Burlington, VT 05403

Redevelopment of former Pizzeria Uno
3,390 SF retail or restaurant space

Built out kitchen, refrigeration, seating, and 224 parking spaces



DRAMATIC RENOVATIONS PLANNED

SUMMARY—1330 SHELBURNE ROAD , SOUTH BURLINGTON, VERMONT

Overview: This 3,390 SF space in the former Pizzeria Uno Restaurant is in a building which will be undergoing a full renovation to the exterior. Items available for reuse include: hood system, walk in cooler/freezer, and dishwashing area.

The Location: Located on the high traffic corridor of Route 7/ Shelburne Road this site was a high volume national chain restaurant. This is a rare opportunity!

Demographic Overview: Over 80,769 households within a 5 mile radius with average income of over \$100,000 within 1 mile radius.

The Neighborhood: Located on Route 7 on one of Chittenden County's busiest commercial corridors with over 33,300 ADT.

Close proximity to Panera Bread, Bliss Bee, McDonalds, Burger King, Olive Garden, as well as grocery stores, banks, auto, and several other service providers.

Parking: Over 225 parking spaces available provide ample parking.

Size: 3,390 SF

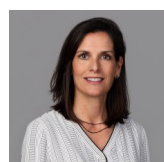
Lease Price: \$28/SF NNN plus utilities

CONTACT US



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FOR LEASE—RESTAURANT SPACE

Former Pizzeria Uno
1330 Shelburne Road, South Burlington, Vermont

AERIAL



The data contained herein is for informational purposes only and is not represented to be error free. We have made every effort to obtain information regarding listings from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Notwithstanding, any attachments of scanned and signed documents to the contrary, nothing contained herein constitutes nor is intended to constitute an offer, inducement, promise, or contract of any kind. Only signed documents are adequate to enter into a contract, or to modify, amend, change or provide any required notice to a previously signed contract.



FOR LEASE—RESTAURANT SPACE

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EXTERIOR RENOVATIONS PROPOSED



INTERIOR PHOTOS OF EXISTING SPACE



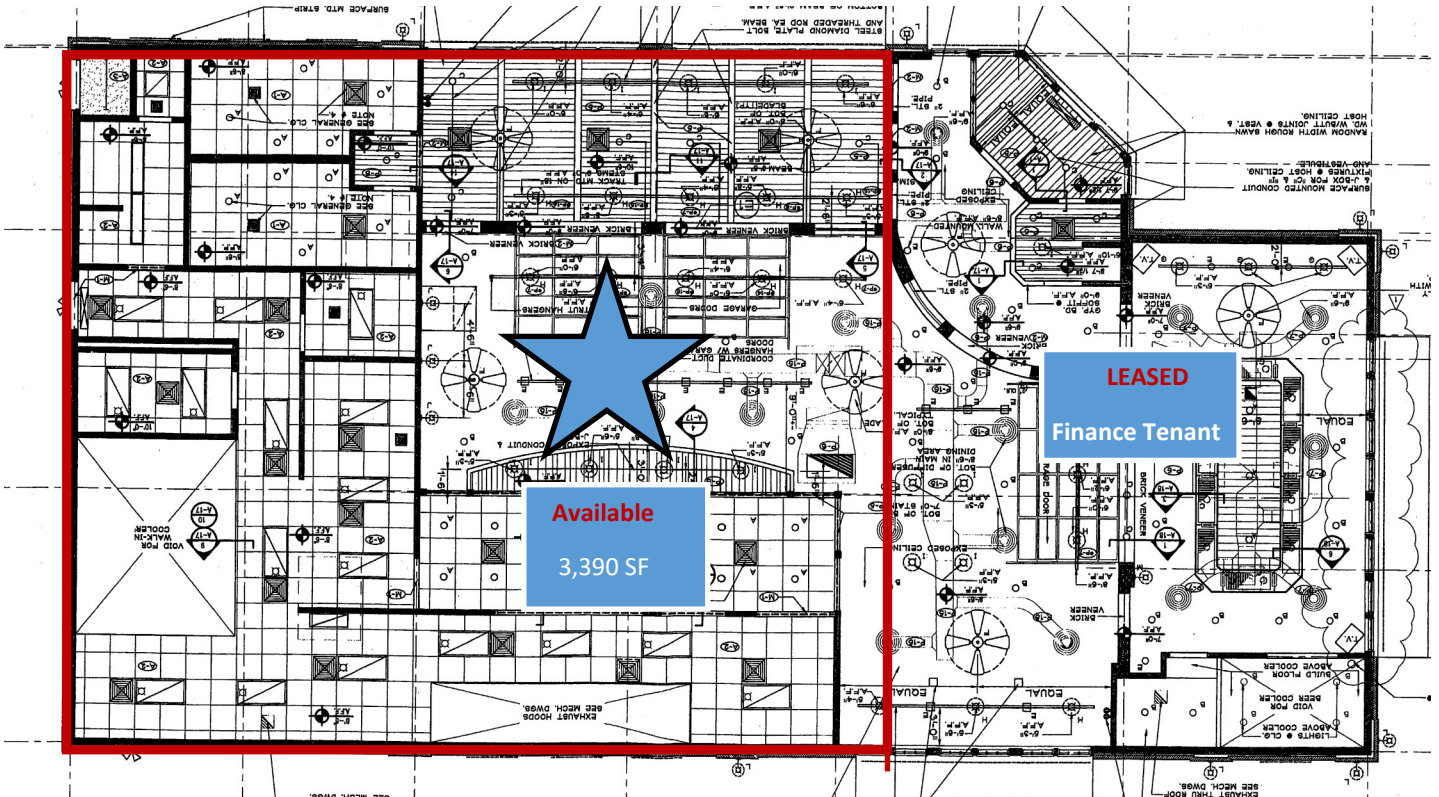
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FOR LEASE—RETAIL/RESTAURANT SPACE

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1330 Shelburne Road, South Burlington, Vermont

FLOOR PLAN - AVAILABLE SPACE



DEMOGRAPHICS

DEMOGRAPHICS

		1 MI.	3 MI.	5 MI.
POPULATION		7,296	54,872	80,769
HOUSEHOLDS		3,441	22,596	33,260
AVERAGE HHI		\$102,825	\$83,808	\$86,757

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AREA MAP WITH TRAFFIC COUNTS



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