



DONAHUE ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

FOR LEASE

**Gateway Shopping
Center, South Burlington,
Vermont**

**Prime Retail Space
In Grocery Anchored High Volume Shopping Center**



SUMMARY—570 SHELBURNE ROAD , SOUTH BURLINGTON, VERMONT

Space Available—

Newly available in line retail space 2,000 SF +/- spaces . Great exposure and store frontage, and the potential for a tenant to occupy for Summer 2023 shopping season.

The Neighborhood—Gateway Shopping Center is located in a strategic section of US Route 7 at the intersection with Interstate 189 in what is one of South Burlington and Chittenden County’s busiest commercial corridors. The property experiences some of the highest daily traffic counts in the State of Vermont with Low-e’s, TJ Maxx, HomeGoods, Sierra Nevada, grocery, banks, auto, and several other service providers within close proximity.

Lease Price: - \$35/SF NNN (\$6.02/SF) plus utilities

Parking— Over 590 parking spaces available provide ample parking for the varied mix of tenants.

Zoning— Commercial 1/Residential 15

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

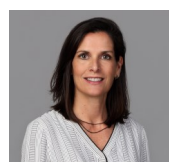
The Center—The Gateway Shopping Center features Shaw’s Supermarket as the anchor tenant bringing in a high volume of daily shoppers along with other nationally recognized businesses including Dollar Tree, Starbucks, Chipotle, AT & T, Five Guys, Orange Theory, Subway, and Supercuts.

CONTACT US

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FOR LEASE—RETAIL SPACE

Gateway Shopping Center
570 Shelburne Road
South Burlington, Vermont

GATEWAY SITE PLAN



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.



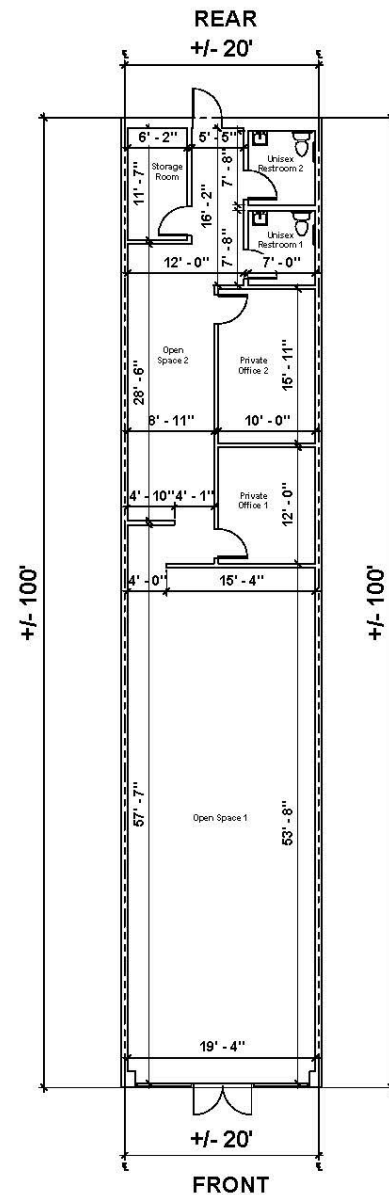
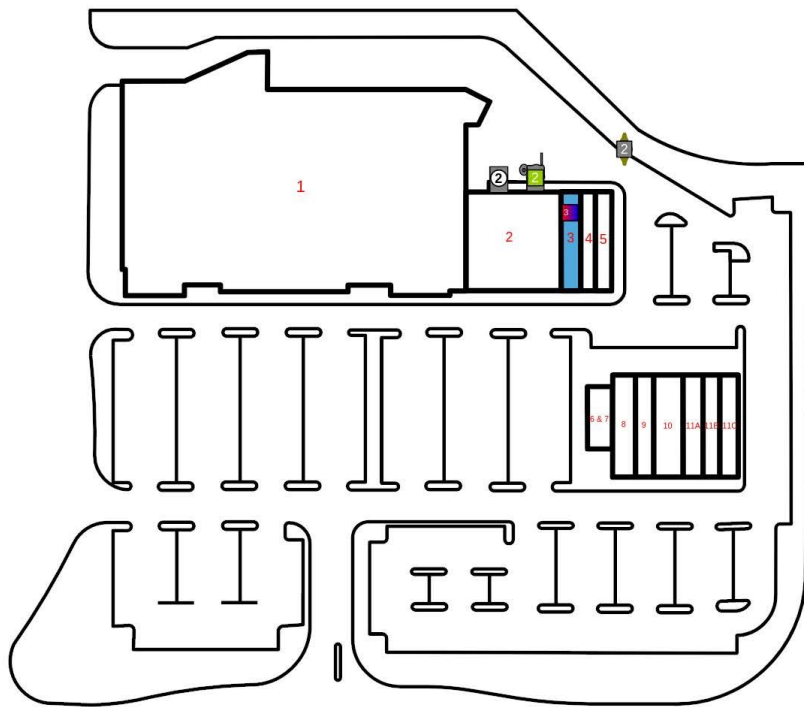
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Floor/Site Plan



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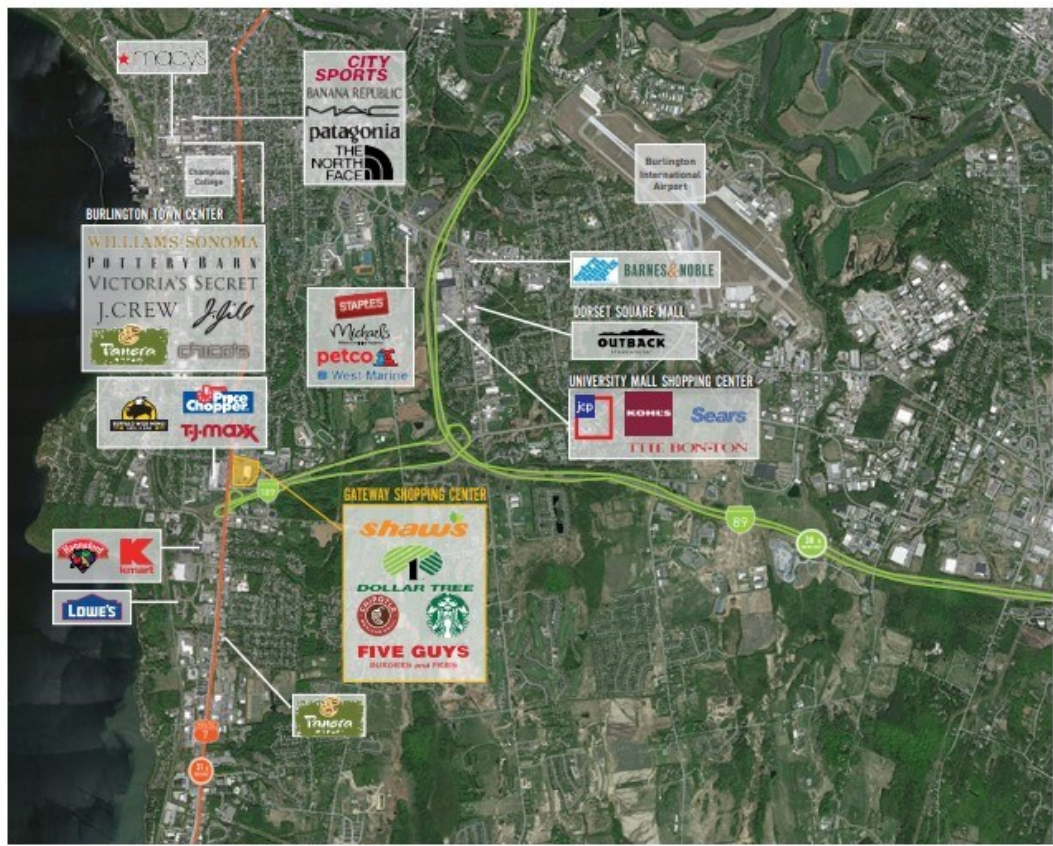


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South Burlington, Vermont

AREA MAP AND 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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