



**DONAHUE ASSOCIATES**  
COMMERCIAL REAL ESTATE ADVISORS

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**FOR LEASE/  
RETAIL SPACE**

**80 Pearl Street,  
Burlington, VT 05401**



**SUMMARY**

**Retail Space Available—2,490 SF**

**Lease Price: \$3,200/month plus utilities**

**Overview:** High exposure Pearl Street restaurant space with high level commercial finishes ready for your quick serve restaurant concept. Close proximity to University of Vermont and just two blocks from Church Street Marketplace and City Place development with several hundred apartments and new Marriott AC Hotel.

**Parking:** On-site for staff and in nearby public garages.

**Frontage:** 25" +/- feet of high traffic street frontage.

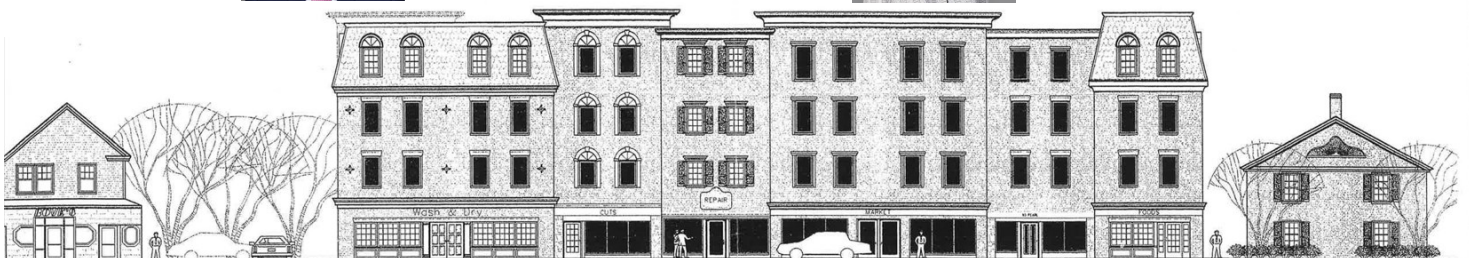
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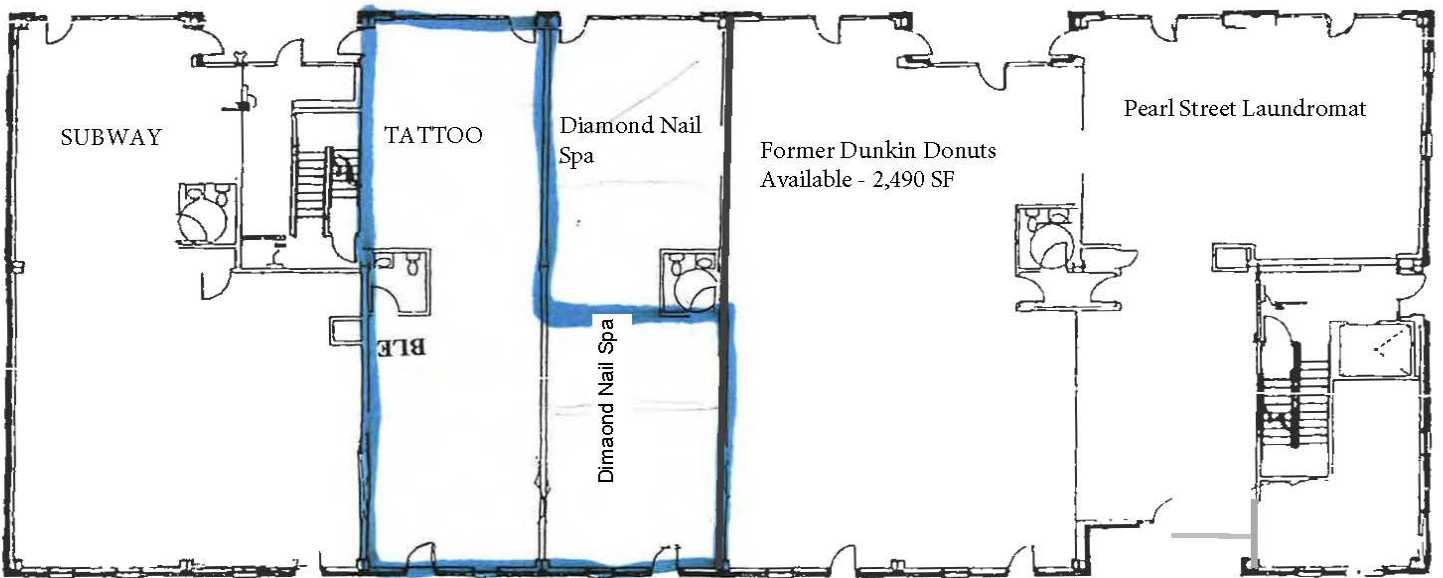
# FOR LEASE/RETAIL SPACE

## 80 Pearl Street, Burlington, VT



### FLOOR PLAN

Restaurant built out space with two heat hoods, public bathrooms, long service counter, and high level commercial kitchen finishes.



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### PHOTOS & FLOOR PLAN

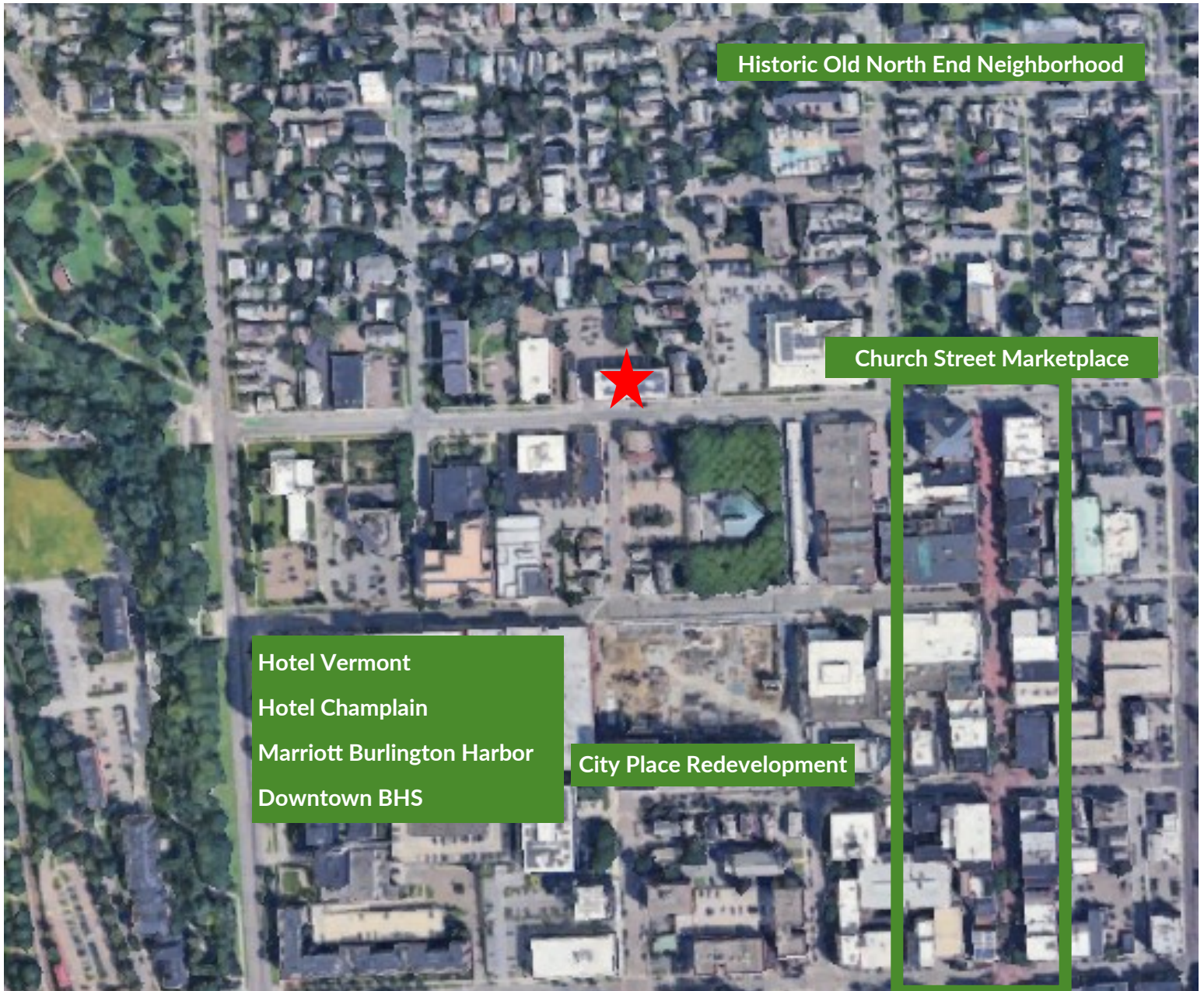




# FOR LEASE/RETAIL SPACE

## 160 College Street, Burlington, VT

### Neighborhood Map



- 15,000 residents within 1-mile
- 1.5 million annual visitors to Church Street Marketplace
- 600+ Hotel Rooms just blocks away
- \$200 Million Cityplace Redevelopment only one block away

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/RETAIL SPACE

## 80 Pearl Street, Burlington, VT

### LOCATION OVERVIEW



**Church Street Marketplace** is a vibrant and booming downtown mecca in the City of Burlington. With a surplus of existing retailers and restaurants and the planned mall redevelopment underway, it is quickly becoming a hub for tourists, students and locals alike. It is an exciting time to join the Church Street Marketplace and become part of the heart of Burlington.



**Major Downtown Redevelopment**—Through a collaborative process involving the owner of the Burlington Town Center- Devonwood Investors, LLC, the residents of Burlington, the DAPAC, and the City, plans for the redevelopment of the site have evolved several times over nearly two years. The most current plans have evolved to accommodate many of the central goals of plan BTV Downtown & Waterfront including the redevelopment of a key site in the core of downtown, the reconnection of two streets that were foreclosed by urban renewal, and the addition of multi-family housing in downtown Burlington.

