

RUTLAND, VT

Rutland Commons

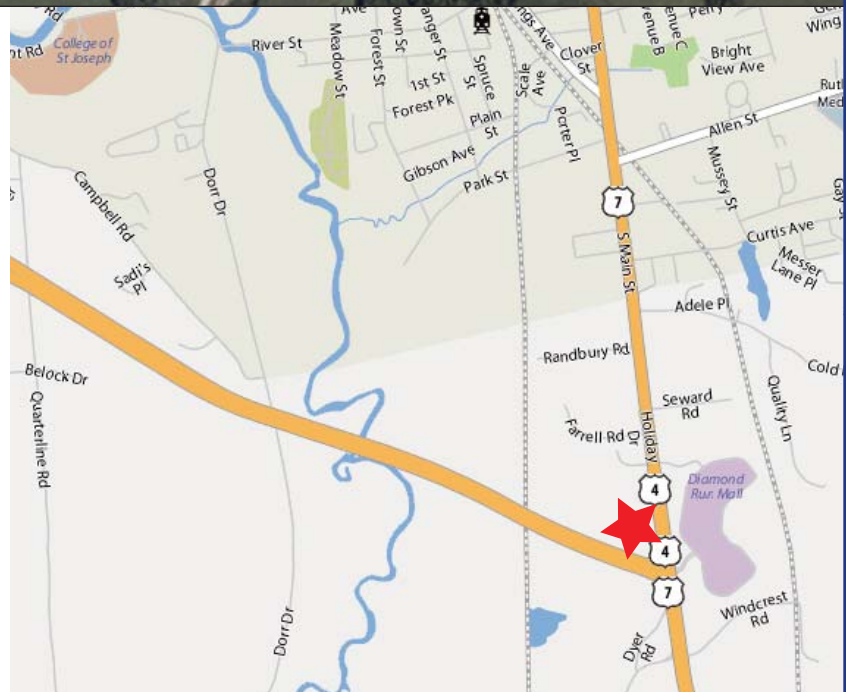
Junction U.S. Highways 4 & 7

Future Retail Development: 82,575 SF

FOR SALE: FULLY PERMITTED SHOPPING CENTER



- Future retail development of 82,575 SF with available space from 1,500 SF to 28,900 SF, which includes one restaurant pad and one free-standing 5,000 SF building
- Prime location at intersection of US HWY 4 & US HWY 7, the main arteries for Central Vermont
- Situated across from a 400,000+ SF regional shopping mall
- Nearby retailers include: K-Mart, Sears, JC Penney, Michaels, Ninety-Nine Restaurant, Staples, Jo-Ann Fabrics, Hannaford, Bed Bath & Beyond, and Dick's Sporting Goods
- Great visibility with an average daily traffic count of 27,000



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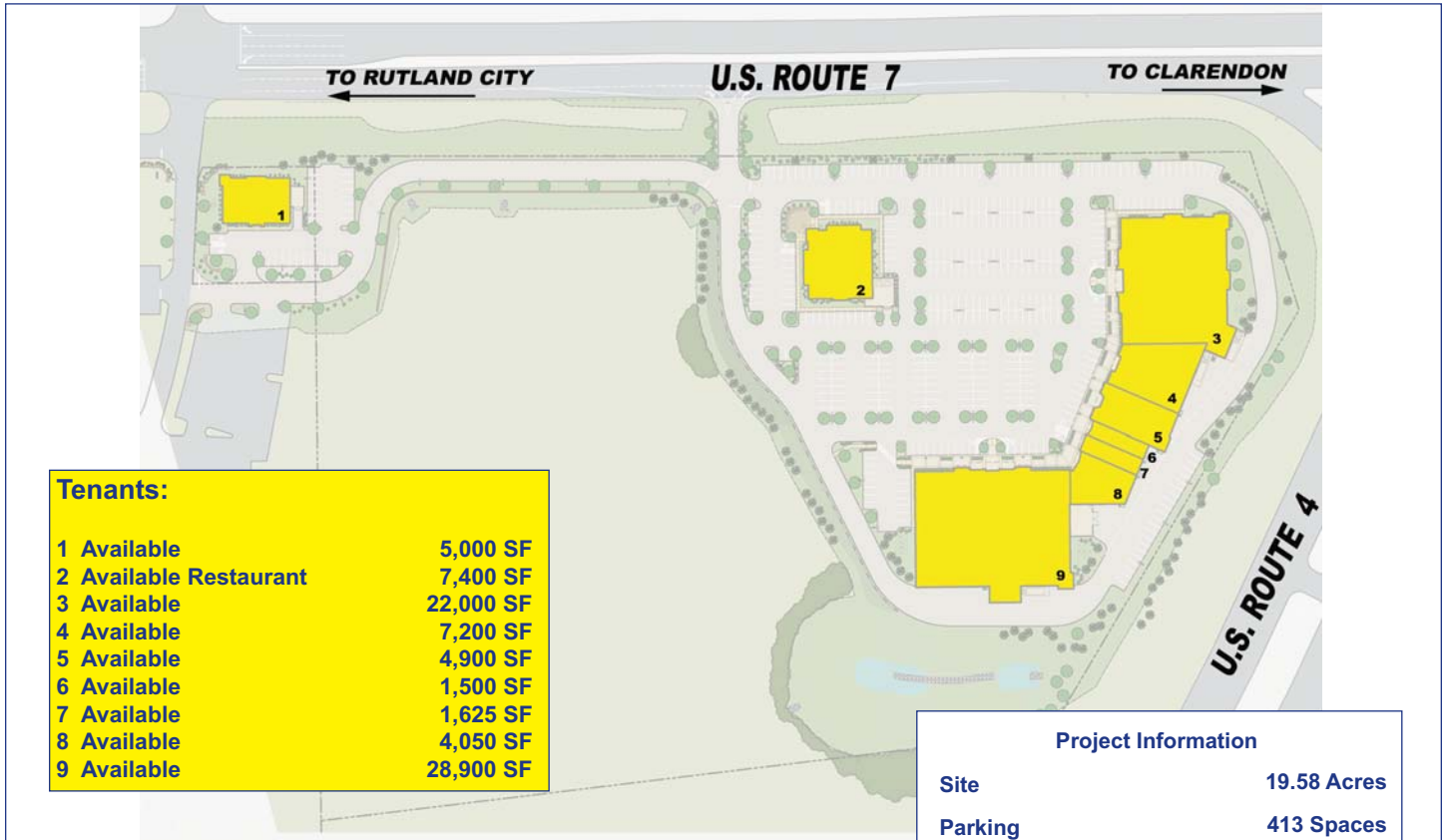
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● Population

| | |
|---------|---------|
| 10 mile | 37,717 |
| 20 mile | 74,512 |
| 30 mile | 148,847 |

● Households

| | |
|---------|--------|
| 10 mile | 15,926 |
| 20 mile | 30,738 |
| 30 mile | 59,756 |

● Avg. HH Income

| | |
|---------|----------|
| 10 mile | \$47,717 |
| 20 mile | \$49,511 |
| 30 mile | \$52,543 |

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