

38 LOWER MOUNTAIN ROAD

COLCHESTER, VT

- Build to Suit or Ground Lease opportunity with potential for a drive thru
- Located at a signalized 4-way intersection just off Interstate 89
- In close proximity to Saint Michael's College and the Vermont National Guard Base
- Shared traffic signal with a 430,000 sf Office Complex and Costco

THE PARK AT WATERTOWER HILL: 430,000 SF

KPMG, MetLife, National Life Insurance Co., New England Federal Credit Union, Albany College of Pharmacy, Morgan Stanley, Southern New Hampshire University

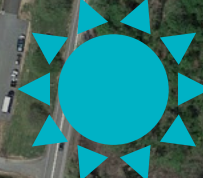
GROUND LEASE OR BUILD TO SUIT
UP TO 3,000 SF / .57 ACRES

DEMOGRAPHICS



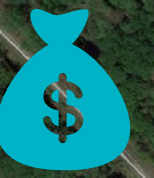
POPULATION:

1 Mile: 4,742
3 Miles: 51,788
5 Miles: 93,671
7 Miles: 116,078



DAYTIME POPULATION:

1 Mile: 6,118
3 Miles: 47,599
5 Miles: 88,690
7 Miles: 100,956



AVERAGE HOUSEHOLD INCOME:

1 Mile: \$49,257
3 Miles: \$52,029
5 Miles: \$61,152
7 Miles: \$68,283

shaws

MAPLEFIELDS

NORTH COUNTRY
Your community credit union

CVS

SITE

Hampton Inn

SPARE TIME
ENTERTAINMENT

COSTCO
WHOLESALE

BURGER KING

McDonald's

QUALITY INN

VENTURE
RETAIL PARTNERS

Trevor McNiven 617.504.8083 trevor@vrpartners.com | Andrew Callahan 617.894.4499 andrew@vrpartners.com | 374 Congress Street, Suite 305, Boston, MA 02210 | www.vrpartners.com

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430,000 SF

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of Pharmacy, Morgan Stanley, Southern New
Hampshire University

shaws

SITE

CVS

15,600 ADT

37,100 ADT

COSTCO
WHOLESALE



KEURIG
GREEN MOUNTAIN

LOWE'S

BURLINGTON
HIGH SCHOOL

WINOOSKI
HIGH SCHOOL

THE
University of Vermont
MEDICAL CENTER



2,000 STUDENTS

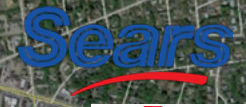
THE
University of Vermont
MEDICAL CENTER

4,000 EMPLOYEES



12,000 STUDENTS

STAPLES



TRADER JOE'S

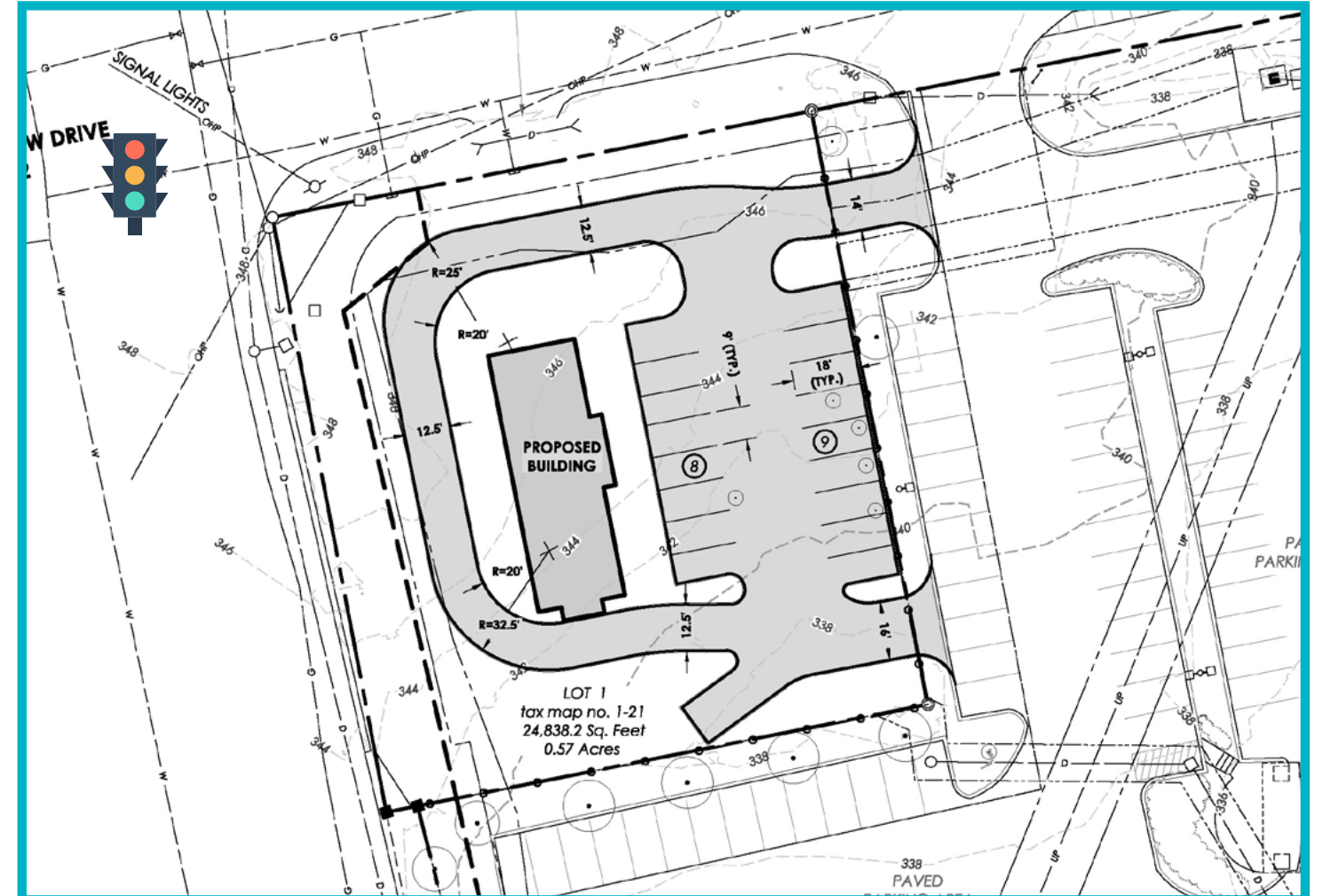
BURLINGTON
INTERNATIONAL AIRPORT

DOWNTOWN
BURLINGTON

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COLCHESTER, VT



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