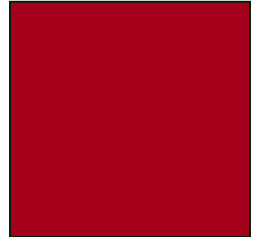
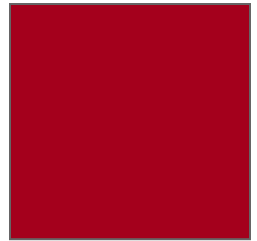




LIKENESS ONLY



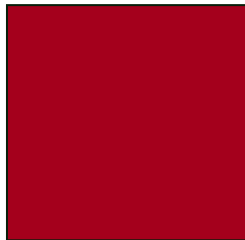
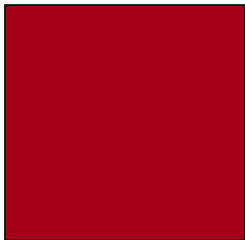
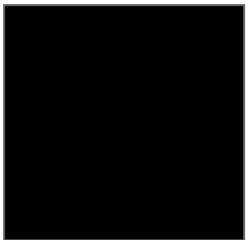
COMMERCIAL PAD SITE
FOR SALE or GROUND LEASE
Lakewood Commons
1233 Shelburne Road, South Burlington



Size: Pad site allows up to a
1,800 – 4,500 SF building

FEATURES:

- Excellent Exposure on the Corner of Shelburne Road and the entrance to Lakewood Commons
- Traffic Counts of 30,000+/- vehicles per day
- Lakewood Commons is home to many established professional office tenants
- Pad site was previously permitted for retail use
- Ample shared parking
- Easy access to Interstate 189 and 89



Sale Price: \$350,000
Land Lease: \$40,000/year/NNN

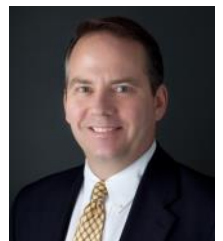
NAI J.L. Davis Realty

Commercial Real Estate Services, Worldwide.

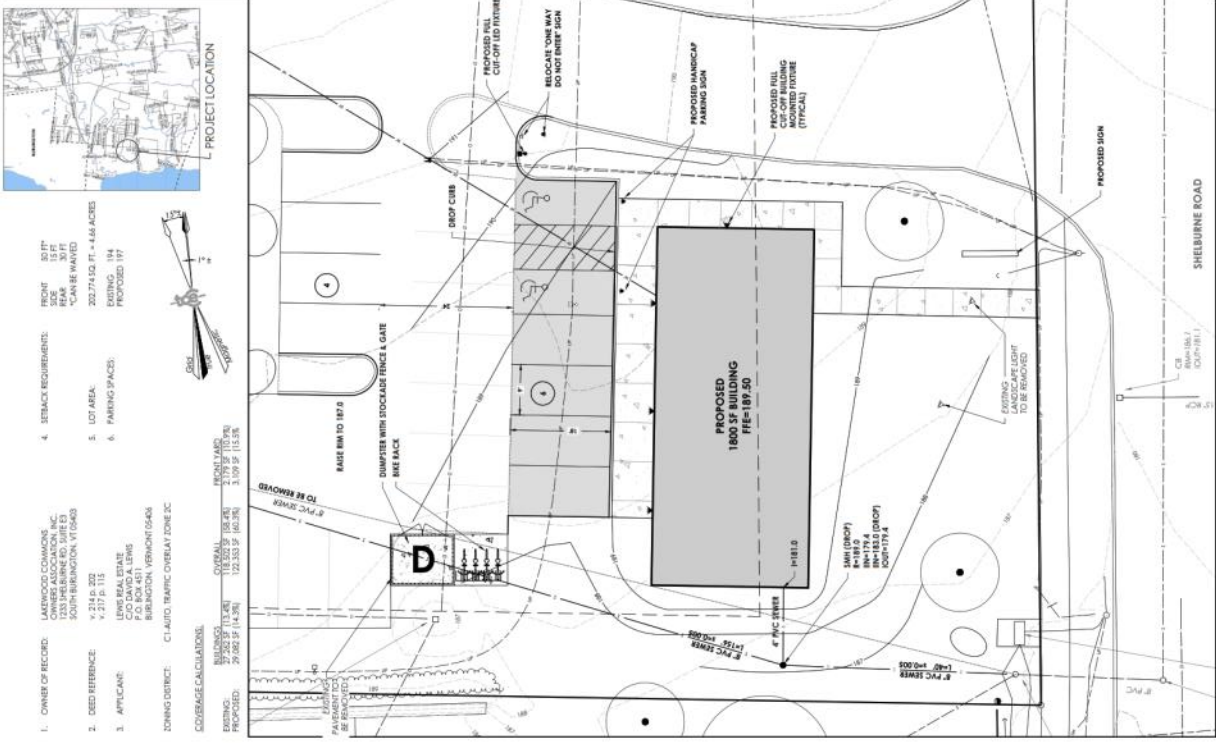
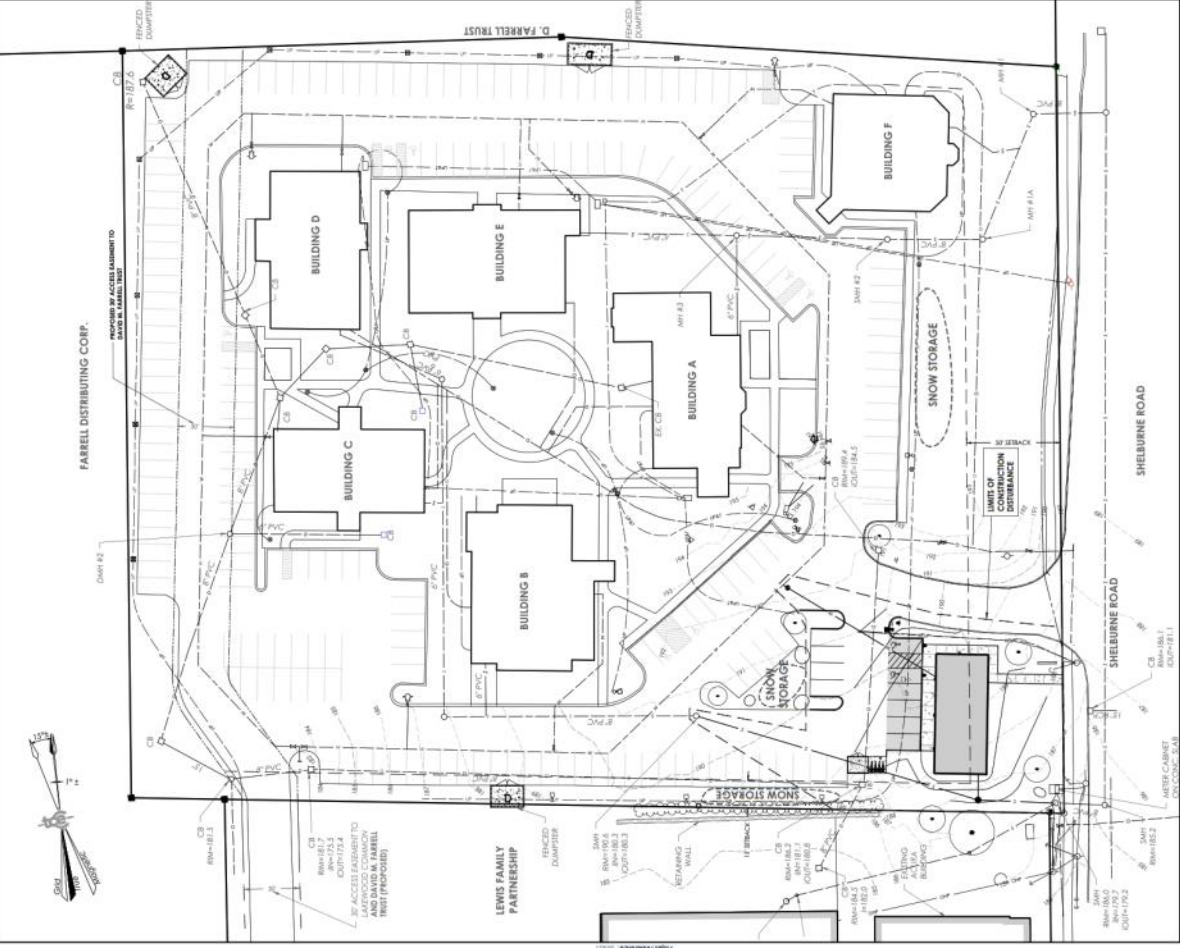
The information contained herein has been given to us by the owner of the property or other sources we deem reliable; we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Contact information

Rick Harrison
NAI / J.L. Davis Realty
office (802) 876-6924
Cell: 802-238-5326
Fax (802) 879-0553
rickh@jldavisrealty.com
www.jldavisrealty.com



1233 Shelburne Road, South Burlington



- OWNER OF RECORD:
FARELL DISTRIBUTING CORP.
1233 SHELburne RD, SUITE E3
SOUTH BURLINGTON, VT 05403
 - DEED REFERENCE:
V-211-111
 - APPLICANT:
LEWIS REAL ESTATE
C/O DAVID W. FARRELL
SOUTH BURLINGTON, VERMONT 05403
 - SETBACK REQUIREMENTS:
FRONT 15 FT
SIDE 15 FT
REAR 30 FT
"CAN BE WAIVED"
 - LOT AREA:
202,714 SQ. FT. = 4.64 ACRES
 - PARKING SPACES:
EXISTING 114
PROPOSED 117
- ZONING DISTRICT:** C1-AUTO TRAFFIC OVERLAY ZONE 2C
- COVERAGE CALCULATIONS:**
- | EXISTING | PROPOSED | OVERALL |
|--------------------|--------------------|------------------|
| 37,920 SF (14.3%) | 29,582 SF (14.3%) | 13,520 SF (8.4%) |
| 123,183 SF (60.3%) | 123,183 SF (60.3%) | 2,179 SF (1.07%) |
| 3,199 SF (1.57%) | | 3,199 SF (1.57%) |



NOTES:

1. THESE DRAWINGS SHOW PROPOSED CHANGES TO THE EXISTING SITE PLAN. ALL CHANGES SHALL BE APPROVED BY THE REGULATORY AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE REGULATORY AGENCIES.
2. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE REGULATORY AGENCIES.
3. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE REGULATORY AGENCIES.
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Lewis Real Estate
1233 Shelburne Road
South Burlington, Vermont

Site Plan

DATE:	10/11/2023
PROJECT NUMBER:	12345
DRAWN BY:	JAC
CHECKED BY:	JAC
PROJECT MANAGER:	JAC
APPROVED BY:	JAC
FILE NUMBER:	12345

C2-01