

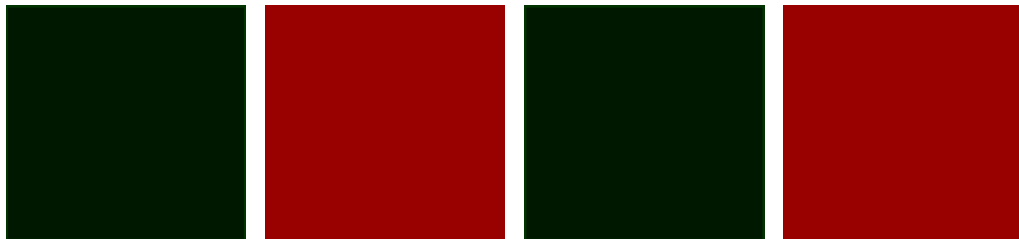
PRIME RETAIL SPACE FOR LEASE
31 North Main Street
Rutland, VT
Intersection of Route 7 and Route 4 East

Building Information

Size: 2,400 SF

Features:

- Route 7 Exposure
- Signalized Intersection
- Traffic Count: 25,499 ADT
- Co-Tenants:
 - CVS
 - T-Mobile
 - Starbucks
 - Chipotle
- Nearby Retailers:
 - Walgreens
 - Five Guys
 - Wendy's
 - Burger King



	5 Miles	10 Miles	15 Miles
Population	27,076	34,294	50,199
Average HH Income	\$67,029	\$68,791	\$68,850
Median HH Income	\$53,767	\$56,869	\$57,939



Lease Rate:
 \$10.00/SF NNN

CALL FOR DETAILS



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
 Jeff Nick
 NAI / J.L. Davis Realty
 Office: (802) 876-6923
 jeff@jeffnick.com
 www.jldavisrealty.com



CREATOR DATE: 2/27/18
 REVISION DATE: 2/27/18
 NOT FOR CONSTRUCTION
 REVISIONS:

NOTES:
 THIS CONCEPTUAL LAYOUT IS FOR INFORMATION PURPOSES ONLY AND DOES NOT REPRESENT A FINAL DESIGN. ALL DIMENSIONS AND LOCATIONS ARE APPROXIMATE.

LEGEND

[Symbol]	APPROXIMATE LOCATION OF EXISTING LINE
[Symbol]	EXISTING ROAD LINE
[Symbol]	EXISTING UTILITY LINE
[Symbol]	EXISTING CONSTRUCTION
[Symbol]	EXISTING UTILITY MARKING
[Symbol]	PROPOSED ROAD LINE
[Symbol]	PROPOSED UTILITY LINE

THE CLIENTS AND ALL OTHER PARTIES SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND ALL OTHER AFFECTED AGENCIES. THE CLIENTS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND ALL OTHER AFFECTED AGENCIES.

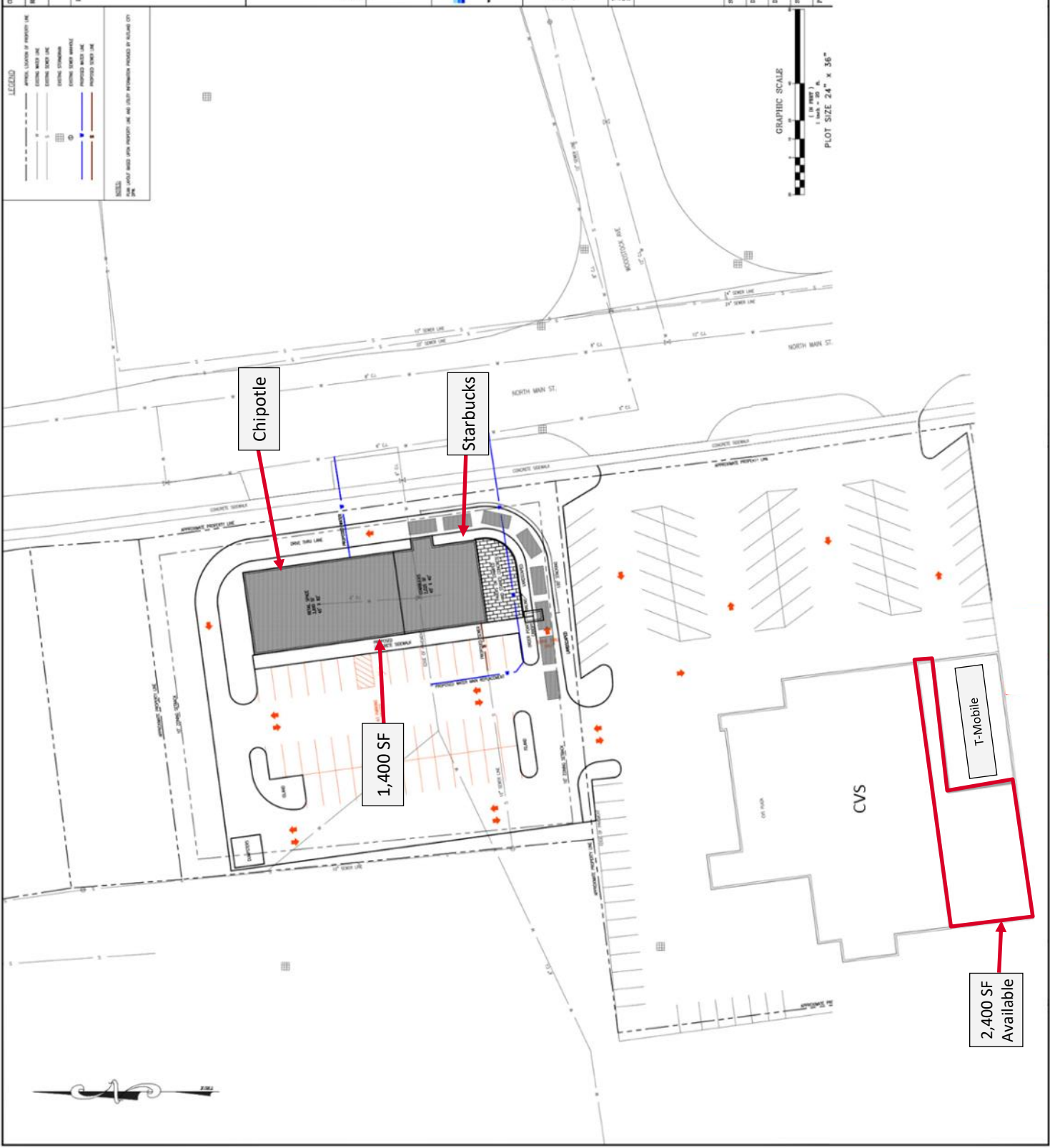
ENMAN ASSOCIATES
 ARCHITECTS & ENGINEERS
 11111 Highway 100, Suite 100
 Houston, Texas 77036
 www.enmanassociates.com
 Tel: 281.486.1111
 Fax: 281.486.1112

CONCEPTUAL LAYOUT PLAN

31 SOUTH MAIN ST
 BEAUFORT, TEXAS 77705

OPTION 2

SCALE: AS NOTED
 DESIGN BY: NSK
 DRAWN BY: JHD
 CHECKED BY: C2
 PROJECT NO: 1801





P.O. BOX 1114
 Manchester, VT 05254
 Ph. 802.362.2654
 www.bma-architects.com

OWNER

37-41 N MAIN STREET, LLC

16 South Street
 Manchester, NH 03101
 (603) 888-8881

CONSULTANTS

PROJECT

37-41
 N MAIN STREET
 COMMERCIAL
 BUILDING
 RUTLAND, VERMONT

Missing or invalid reference
 File: B:\C-PROJECTS\37-41-Architecture\Rotation
 Sheet: 1

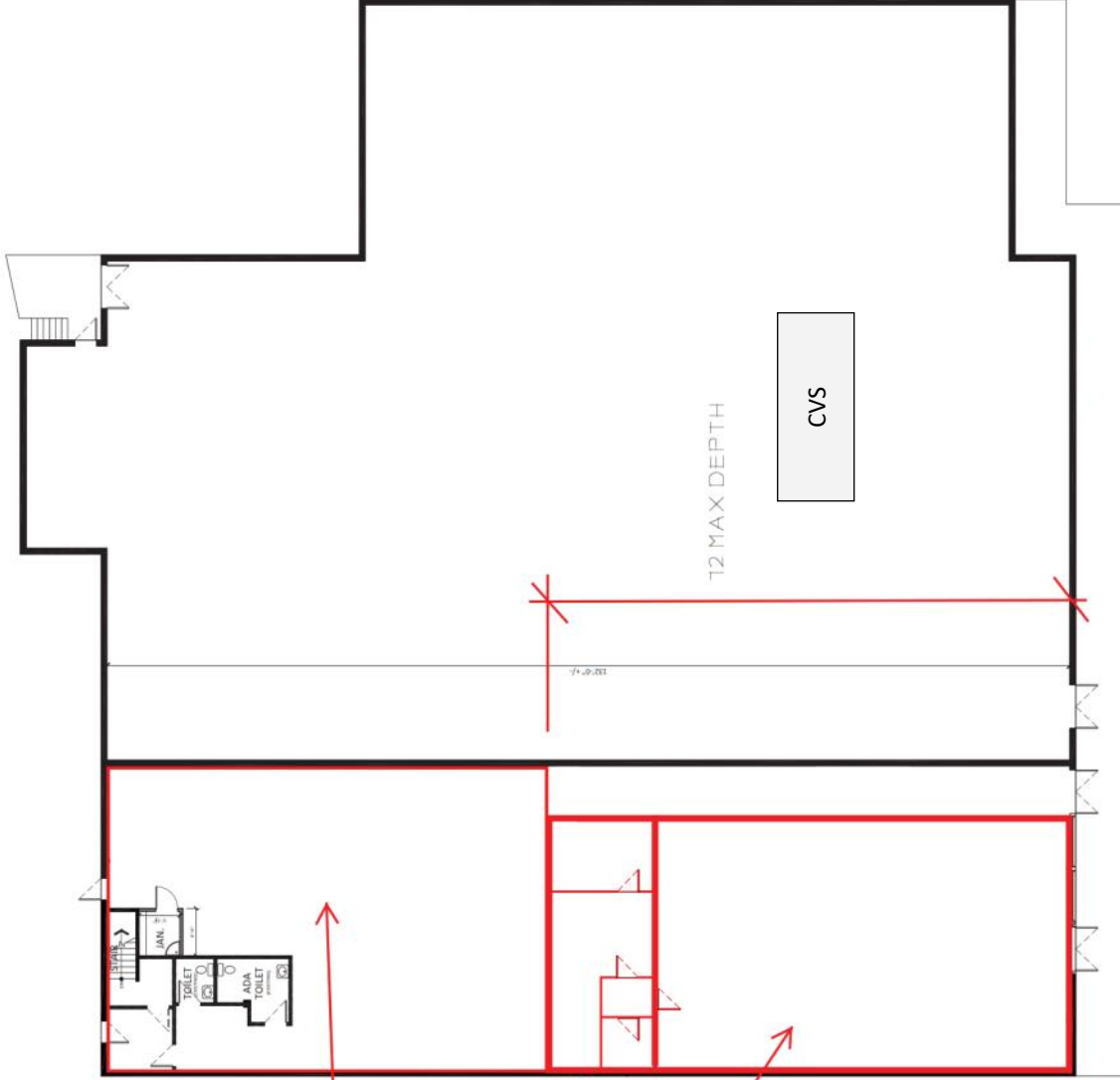
MARK	DATE	DESCRIPTION
1	06.04.19	CONSTRUCTION SET
2	06.04.19	PERMIT SET
3	06.28.19	CONSTRUCTION SET
4	07.10.19	FOUNDATION REVS
5	07.18.19	STOREFRONT REVS



PROJECT NUMBER: #
 DRAWN BY:
 CHECKED BY:
 SHEET TITLE

FLOOR PLAN

A100



Available
 2,400 SF

T-Mobile

1 SCHEMATIC FLOOR PLAN
 VERMONT SPORTS MEDICINE FIT-UP

Route 7 and Route 4, Rutland, VT

