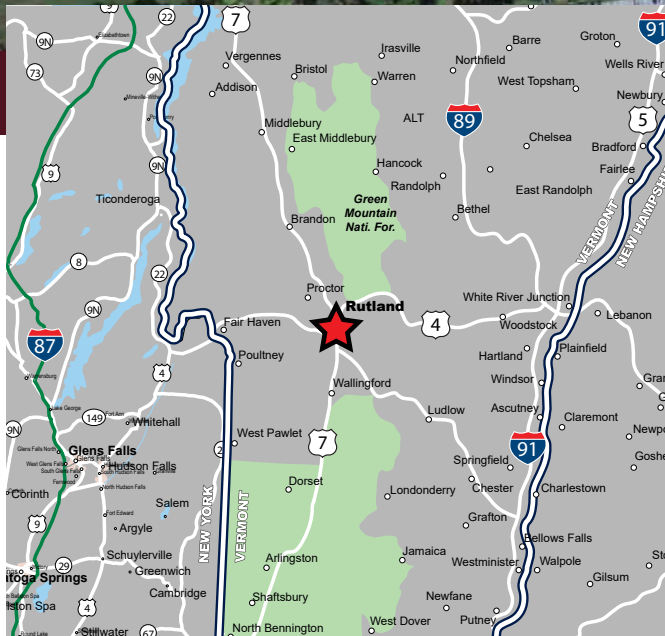


GREEN MOUNTAIN PLAZA

286-324 Route 7, Rutland, Vermont



AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

- » 934 SF - 24,000 SF Available for Lease
- » High Profile Location on Rt. 7
- » Fully Signalized Access
- » Pylon Signage Available
- » Regional Trade Area
- » Large Parking Field
- » Multiple Uses Allowed

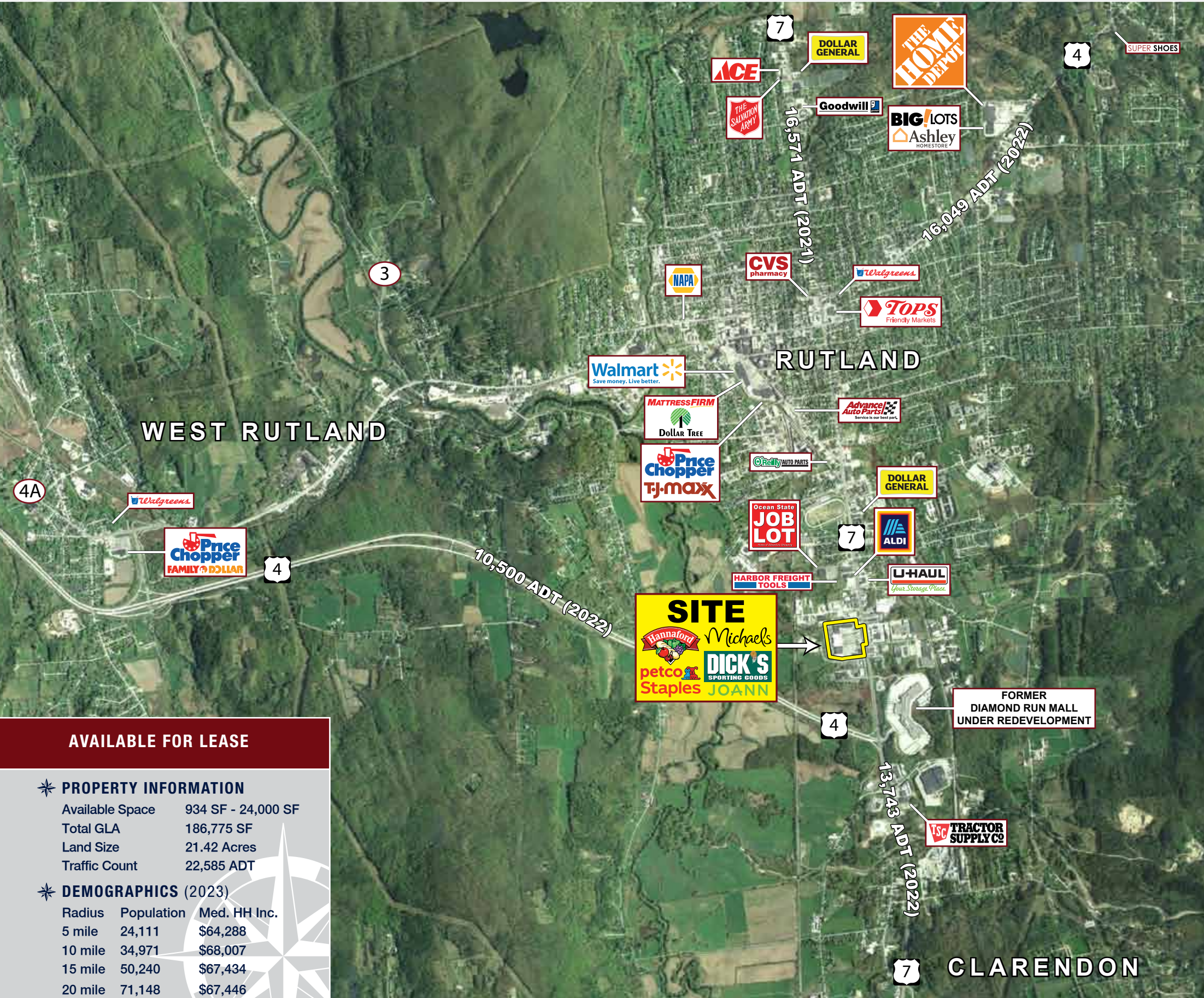


GREEN MOUNTAIN PLAZA

286-324 Route 7, Rutland, Vermont



EASTERN
RETAIL PROPERTIES



AVAILABLE FOR LEASE

PROPERTY INFORMATION

Available Space	934 SF - 24,000 SF
Total GLA	186,775 SF
Land Size	21.42 Acres
Traffic Count	22,585 ADT

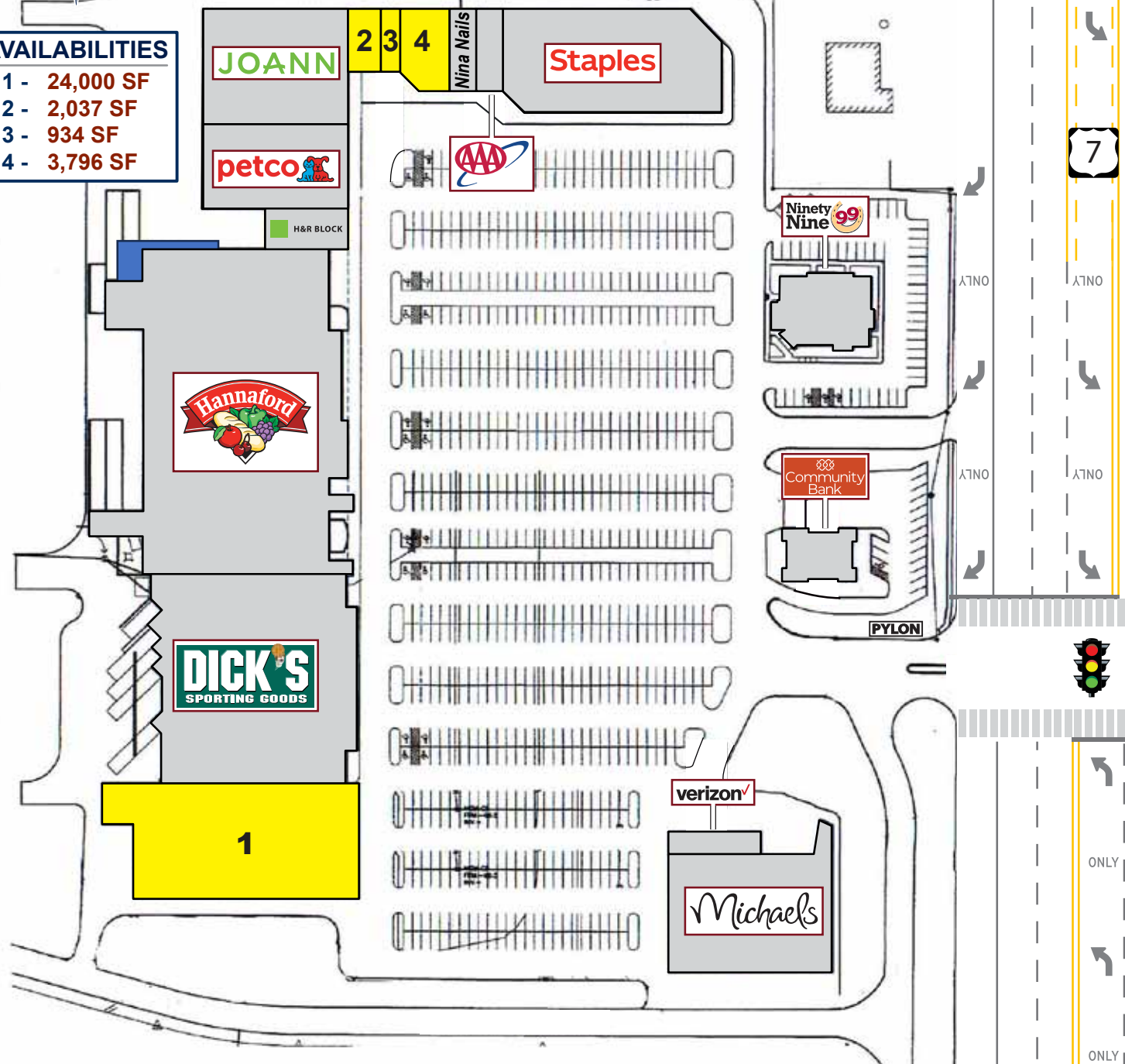
DEMOGRAPHICS (2023)

Radius	Population	Med. HH Inc.
5 mile	24,111	\$64,288
10 mile	34,971	\$68,007
15 mile	50,240	\$67,434
20 mile	71,148	\$67,446



AVAILABILITIES

- 1 - 24,000 SF
- 2 - 2,037 SF
- 3 - 934 SF
- 4 - 3,796 SF



Green Mountain Plaza - 286-324 Route 7, Rutland, Vermont



EASTERN
RETAIL PROPERTIES



FOR MORE INFORMATION CONTACT:

Mike Hotarek
781.849.9017
mhotarek@easternretail.com

Sam Peterson
781.849.9016
speterson@easternretail.com

P 781.849.9010 + F 781.849.9050 + www.easternretail.com + 25 Braintree Hill Office Park, Suite 305 + Braintree, MA 02184

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors, which should be evaluated by your tax and financial advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction, the suitability of the property for your needs.