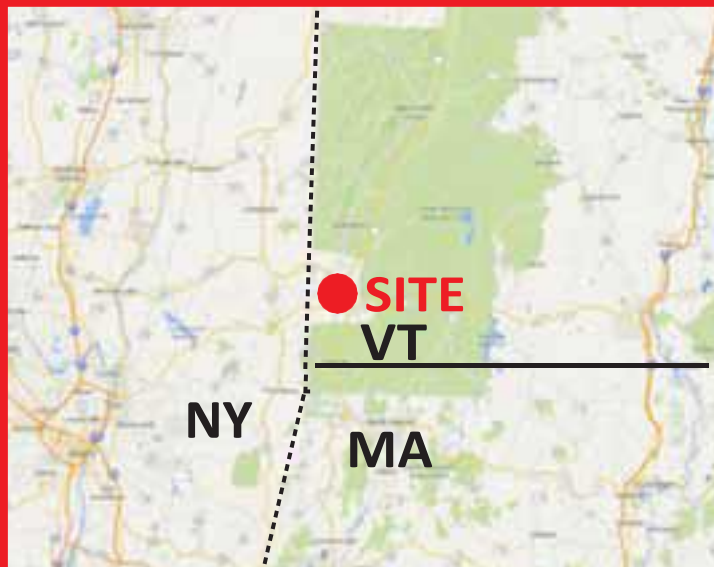


FOR SALE Developable 5.35 Acre Parcel

Routes 67A and 7A, Bennington VT 05201



PROPERTY FOR SALE

5.35 ACRE ASSEMBLAGE

Zoning: Planned Commercial (PC)

Traffic Count : 12,000 ADT

TRADE AREA DEMOGRAPHICS

	Population	Median HH Income
5 miles	18,348	\$42,520
10 miles	30,419	\$47,368
20 miles	95,168	\$49,099

For additional information contact:

Commercial Real Estate Broker Mark Sobel
 508-280-4563
 msobel@1stUSRealty.com



Office: 427 Columbia Road
 Hanover, MA 02339
 Mailing: PO Box 1261
 Plymouth, MA 02362

www.1stUSRealty.com

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1st US Realty, as exclusive agent, is pleased to present a unique 5.35 acre assemblage of developable land in Bennington VT available for purchase. Comprised of 5 contiguous parcels of land with improvements including a former car dealership and former self-storage facility, this site benefits from frontage on three roads: N. Bennington Rd. (Route 67 A), Phyllis Lane, and Harwood Hill Rd. (Route 7A).

Located in the premier retail district of southwestern Vermont, this location enjoys a broad trade area encompassing nearby New York, Massachusetts, and New Hampshire. Bennington is a renowned destination for year round outdoor activities plus excellent shopping opportunities, both along Route 7A and within its attractive center district.



All information furnished is from sources deemed reliable but no warranty of representation is made as to the accuracy thereof and information is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale or lease, or withdrawal without notice. Inquiring parties should make judgments and decisions based solely on their own due diligence.

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