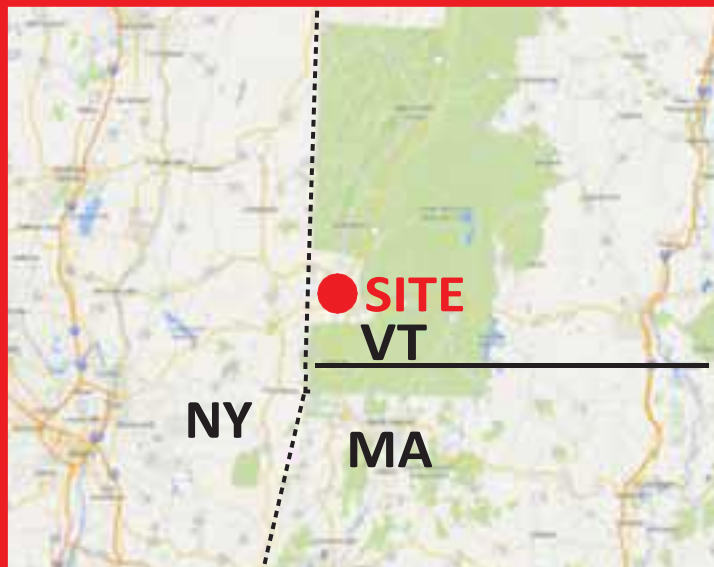


# FOR SALE Developable 4.8 Acre Parcel

Routes 67A and 7A, Bennington VT 05201



## PROPERTY FOR SALE

**4.8 ACRE ASSEMBLAGE (4 Parcels)**

Zoning: Planned Commercial (PC)  
 Traffic Count: 12,000 ADT

## TRADE AREA DEMOGRAPHICS

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

### For additional information contact:

Commercial Real Estate Broker Mark Sobel  
 508-280-4563  
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Office: 427 Columbia Road  
 Hanover, MA 02339  
 Mailing: PO Box 1261  
 Plymouth, MA 02362

www.1stUSRealty.com

# FOR SALE Developable 4.8 Acre Parcel

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1st US Realty, as exclusive agent, is pleased to present a unique 4.8 acre assemblage in Bennington VT available for purchase. Comprised of 4 contiguous parcels 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).

Parcel address:	Lot size (in acres)	
183 Phyllis Lane	1.08	Former car dealership
261 Phyllis Lane	2.09	Former self-storage facility
108 Harwood Hill Rd.	1.06	Corner lot with existing building
167 North Bennington Rd.	.58	Vacant lot

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



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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