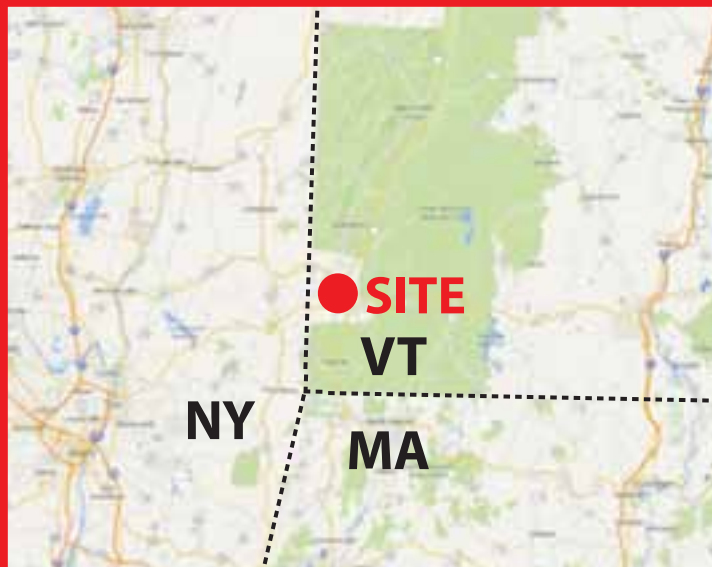


# FOR SALE Developable 5.35 Acre Parcel

Routes 67A and 7A, Bennington VT 05201



## AVAILABLE SPACE OVERVIEW

**Listing Price:** \$2,900,000  
**Parcel for Sale:** 5.35 Acre Assemblage  
**Zoning:** Planned Commercial (PC)  
**ADT Count :** 12,000

## 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  
 msobel@1stUSRealty.com



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

www.1stUSRealty.com



# FOR SALE Developable 5.35 Acre Parcel

Routes 67A and 7A, Bennington VT 05201



1st U S Realty, as exclusive agent, is pleased to present a unique 5.35 acre assemblage of developable land in Bennington Vt. which has become 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.

## 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](http://www.1stUSRealty.com)