

**Retail/Flex for
Lease**



NEDDE

real  estate

4066 Shelburne Road
Shelburne VT

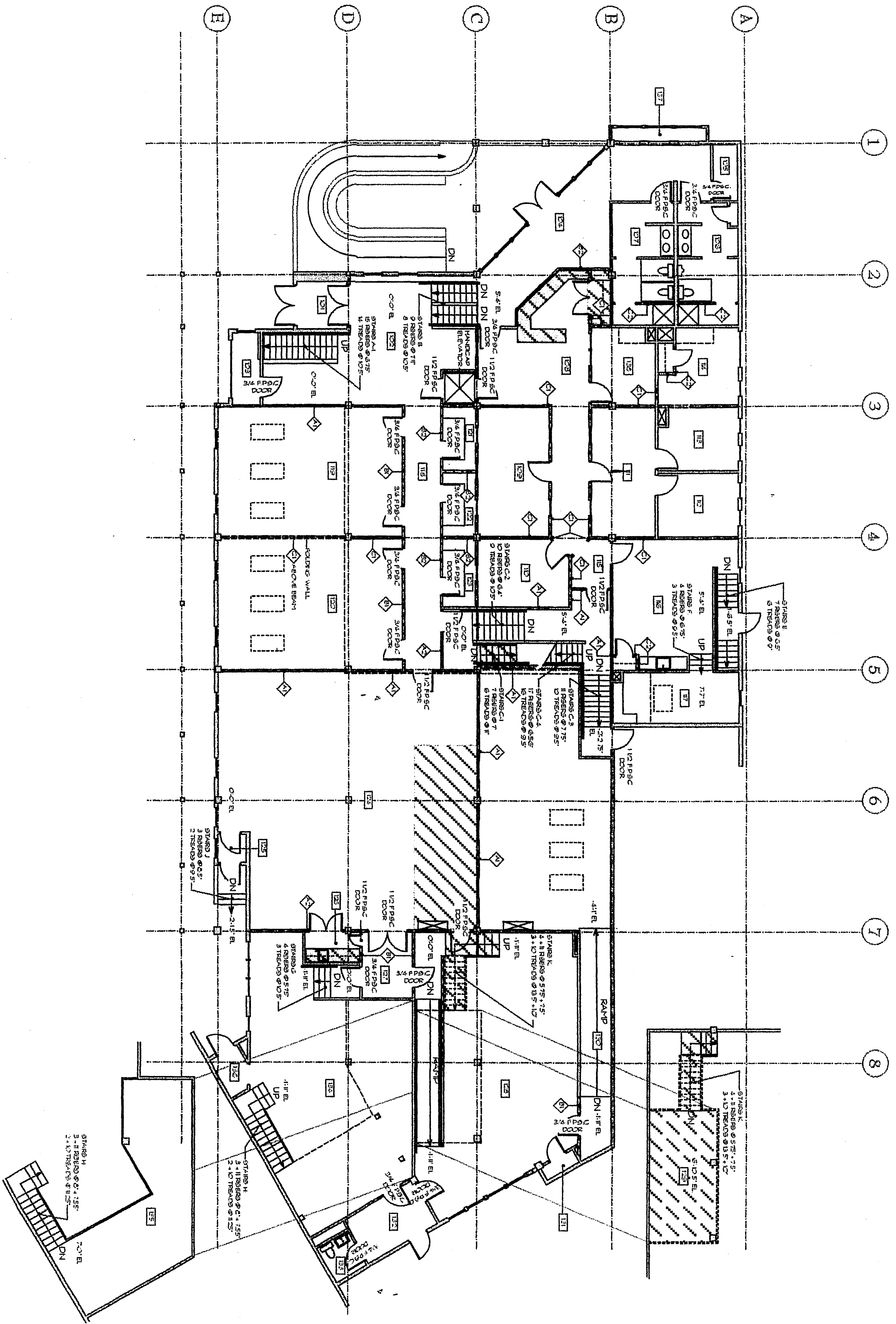
Excellent Location!

Retail/Flex space off Route 7 in Shelburne available for Summer, 2023. Approximately 9,000 SF available with a private bathroom, private entrance, easy access in and out, ample parking and great neighbors in this quaint Shelburne complex. Other tenants in the building include Archie's Grill an The Scoop Shop, a popular food destination, Balance Chiropractic, Heartworks, and Vermont Ballet Theater School.

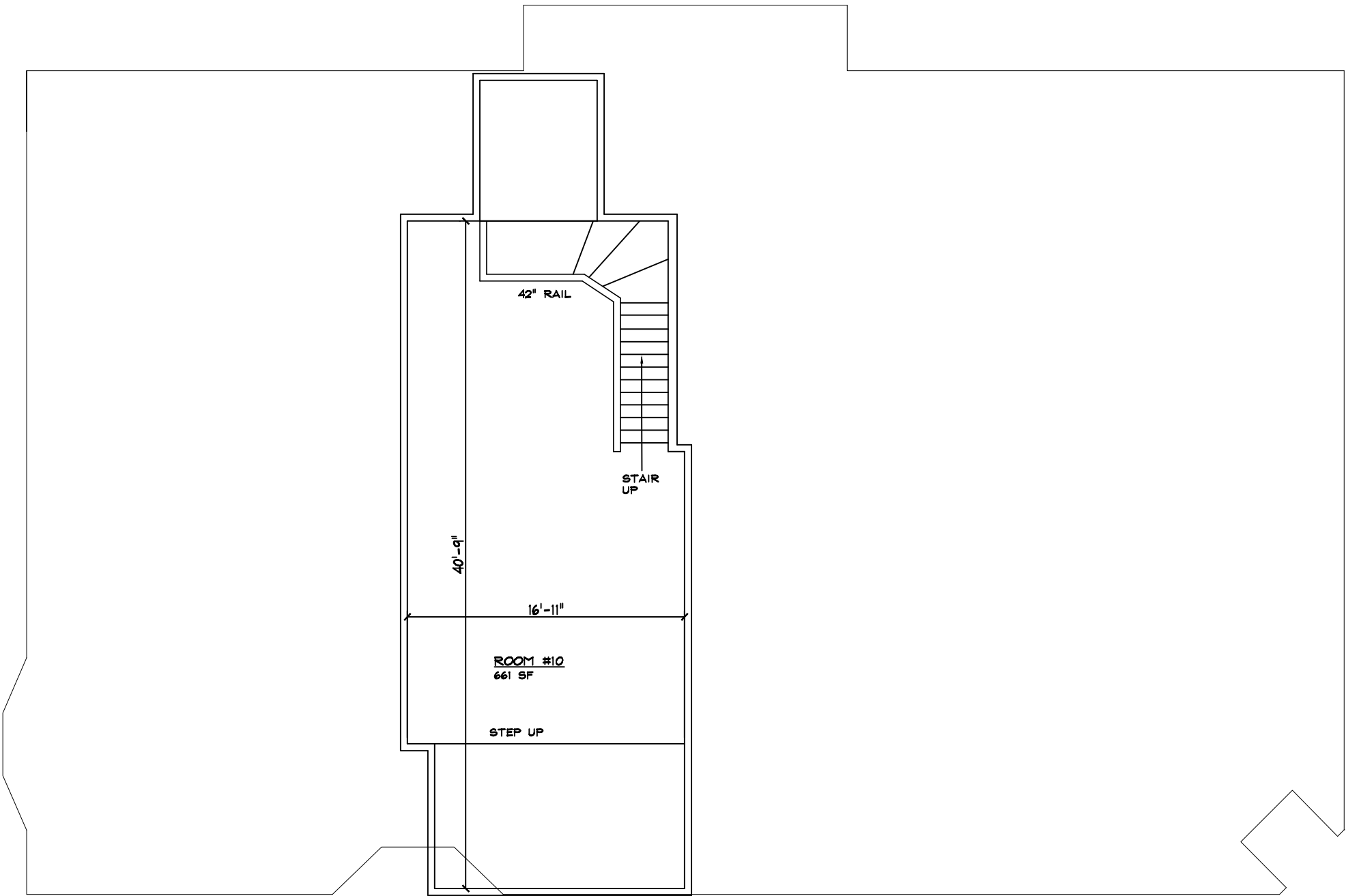
Offering

- Building B 8,470 +/- SF \$14.00/SF NNN (est. \$5.76/SF)
- Building C 3,990 +/- SF \$14.00/SF NNN (est. \$5.76/SF)
- Building D 14,750 +/- SF \$12.00/SF NNN (est. \$5.76/SF)





SCHEMATIC PLAN B - MAIN LEVEL



THE COMMONS, BUILDING 'C' EXISTING 2nd FLOOR PLAN



STEVE GUILD DESIGN, LLC
ONE STEELE STREET, SUITE 108 BURLINGTON, VT 05401
PHONE: 802-363-1482 EMAIL: steve@steveguildesign.com

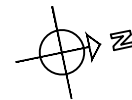
NO.	DATE	REV.

SHELBURNE COMMONS
BUILDING 'C' AS-BUILT'S
SHELBURNE, VERMONT

SCALE:	1/8"=1'-0"
DATE:	11-16-12
DRAWN BY:	SCG
CHECKED BY:	SCG
PROJECT:	-

SHEET TITLE:
EXISTING
SECOND
FLOOR PLAN

DRAWING NO.
A2



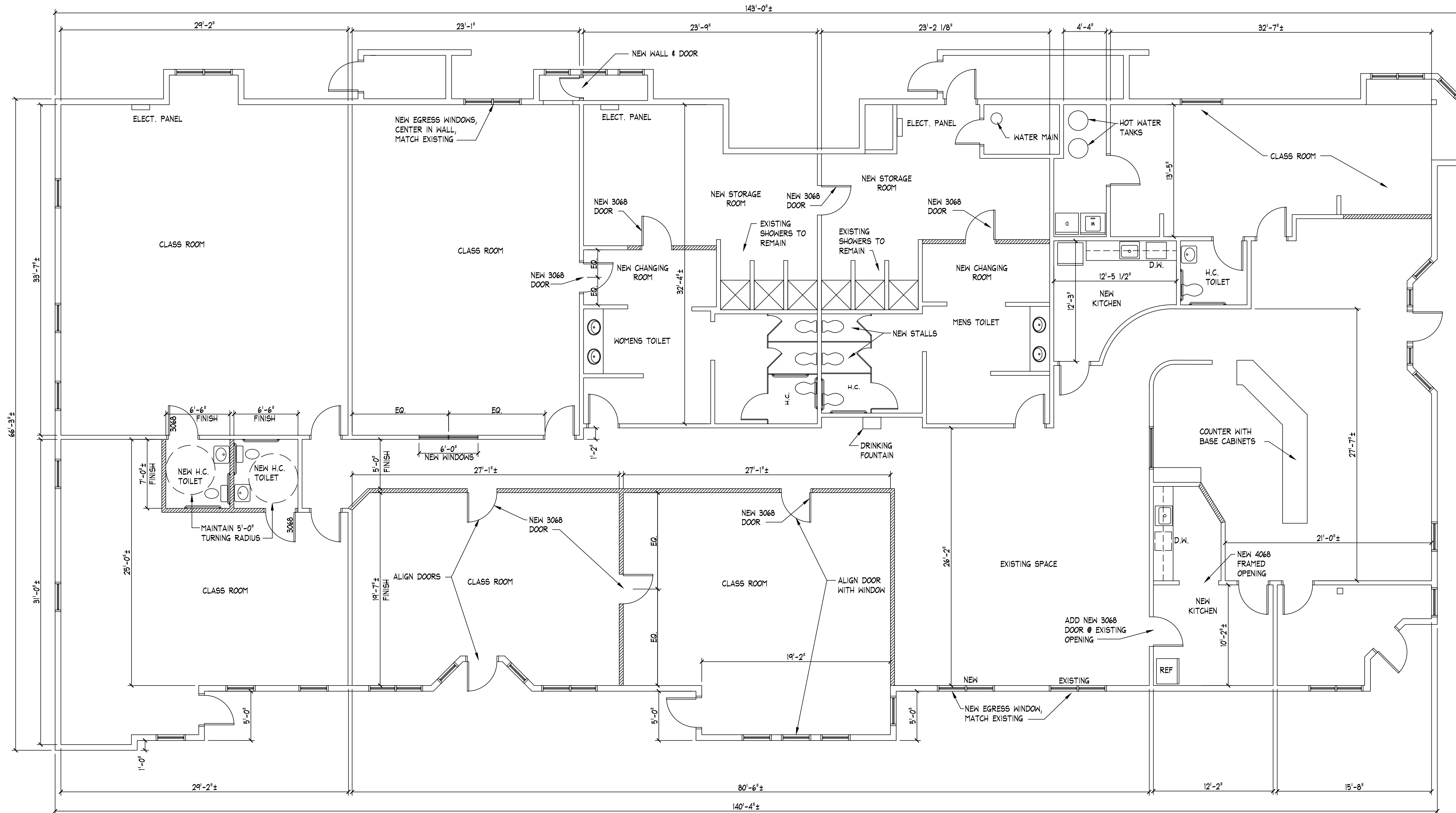
ONE STEELE STREET, SUITE 108 BURLINGTON, VT 05401
PHONE: 802-363-1482 EMAIL: steve@steveguildesign.com

SHELburne COMMONS
BUILDING 'C' AS-BUILT'S
SHELburne, VERMONT

SHEET TITLE:

EXISTING
FIRST FLOOR
PLAN

DRAWING NO.
A1



TOTAL S.F. = 8,725 S.F.

1. NEW WALLS SHOWN HATCHED
2. 3068 INDICATES 3'-0" W X 6'-8" H DOORS

1 NEW FLOOR PLAN
3/16" = 1'-0"

STEVE GUILD DESIGN, LLC

110 MAIN STREET, SUITE 102, BURLINGTON, VT 05401
PHONE: 802-363-1482 PHONE: 802-658-5400 EMAIL: steve@steveguildesign.com

NO.	DATE:	REV.
1	3/4/11	Misc
2	3/15/11	Misc
3	3/21/11	Misc
4	4/27/11	Misc

HeartWorks, Inc.
INTERIOR FIT-UP
SHELBURNE, VERMONT
SHELBURNE COMMONS

SCALE: AS NOTED
DATE: 1/11/11
DRAWN BY: SCG
CHECKED BY: SCG
PROJECT: -

SHEET TITLE:

NEW FLOOR
PLAN

DRAWING NO.

A1