

FOR LEASE

**Office/Flex Space
On Shelburne Road**

800 +/- SF



**2538 SHELBURNE ROAD
SHELBURNE, VERMONT**



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OVERVIEW**Prime Retail/Office Space on High-Traffic Shelburne Road**

Don't miss the opportunity to position your business in one of Vermont's most visible and heavily traveled commercial corridors. Located directly on Shelburne Road (Route 7)—with an impressive **traffic count of 25,400 vehicles per day**—this first-floor retail/office space offers outstanding exposure and accessibility.

Key Features:

- High-visibility location on busy Shelburne Road
- Ground-level retail/office space – ideal for professional services, boutique retail, or client-facing businesses
- Ample on-site parking for employees and customers
- Easy access to nearby neighborhoods, downtown Burlington, and I-189

Whether you're expanding your brand or launching a new venture, 2538 Shelburne Road offers the location, visibility, and convenience your business needs to thrive.

Inquire today to schedule a tour and secure your space!



2538 SHELBURNE ROAD, SHELBURNE, VERMONT

RATE AND SIZE(S)**SIZE**

800 +/- SF - Can be split into smaller suites

LEASE RATE

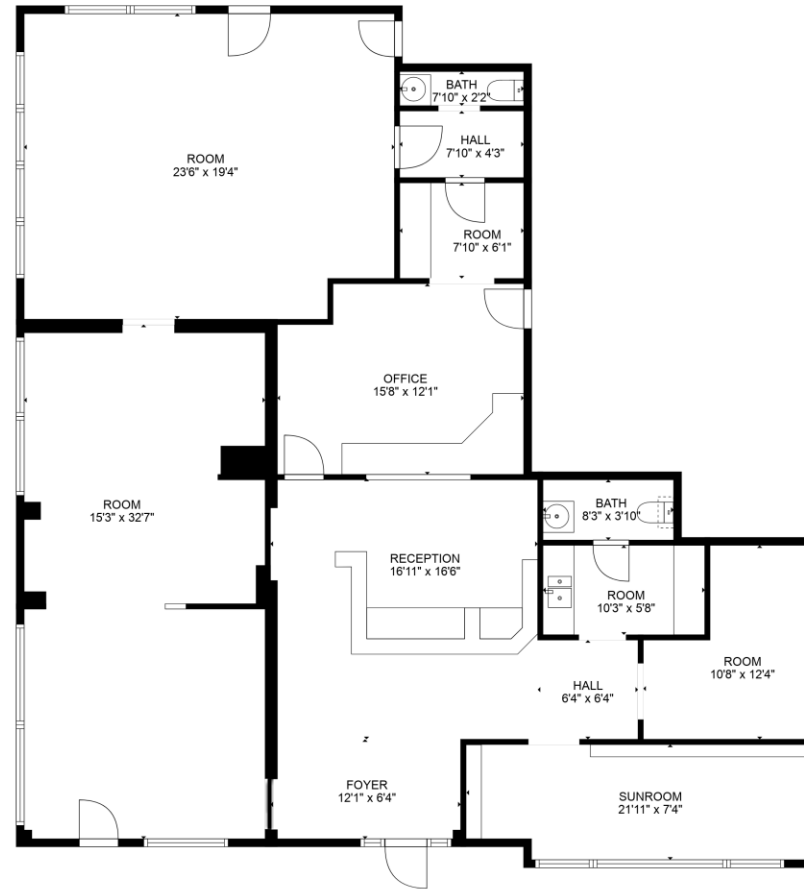
\$2,450 Gross

PHOTOS



2538 SHELBURNE ROAD, SHELBURNE, VERMONT

FLOORPLANS



TOTAL: 1796 sq. ft

FLOOR 1: 1796 sq. ft

EXCLUDED AREAS: ROOM: 50 sq. ft, OFFICE: 186 sq. ft, WALLS: 105 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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NEDDE REAL ESTATE

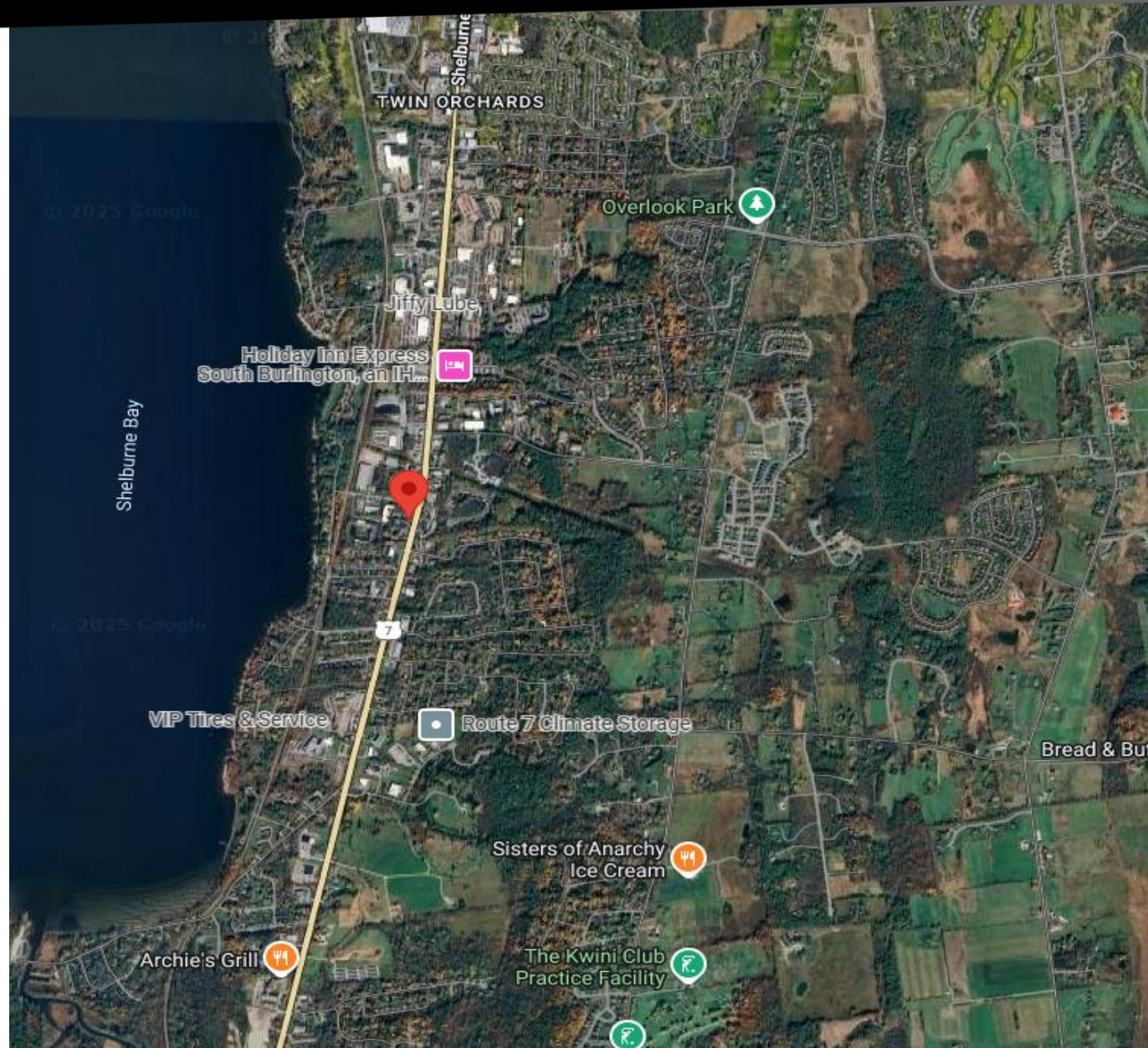
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MAP



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