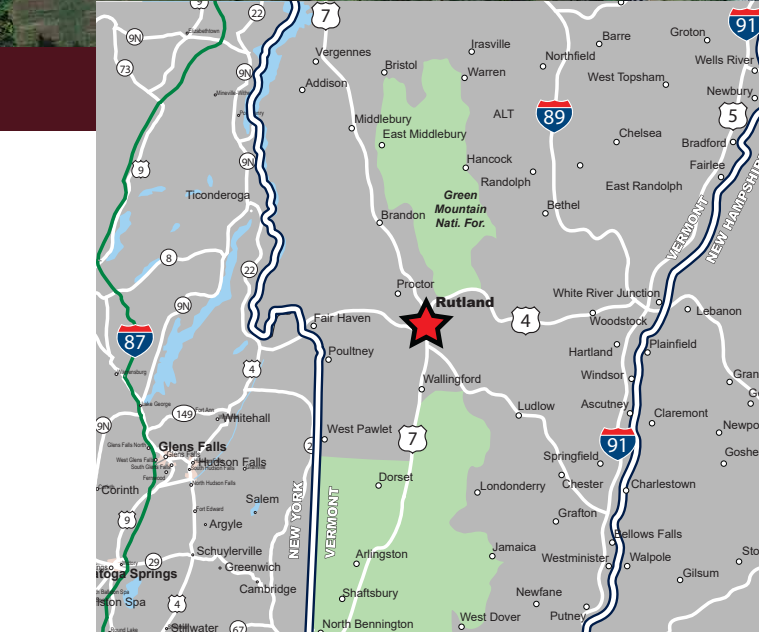


JOIN RECENTLY SIGNED BURLINGTON COAT



PROPERTY HIGHLIGHTS

- » **15,715 SF Available for Lease**
- » **High Profile Location on Rt. 7**
- » **Fully Signalized Access**
- » **Pylon Signage Available**
- » **Regional Trade Area**
- » **Large Parking Field**
- » **Multiple Uses Allowed**



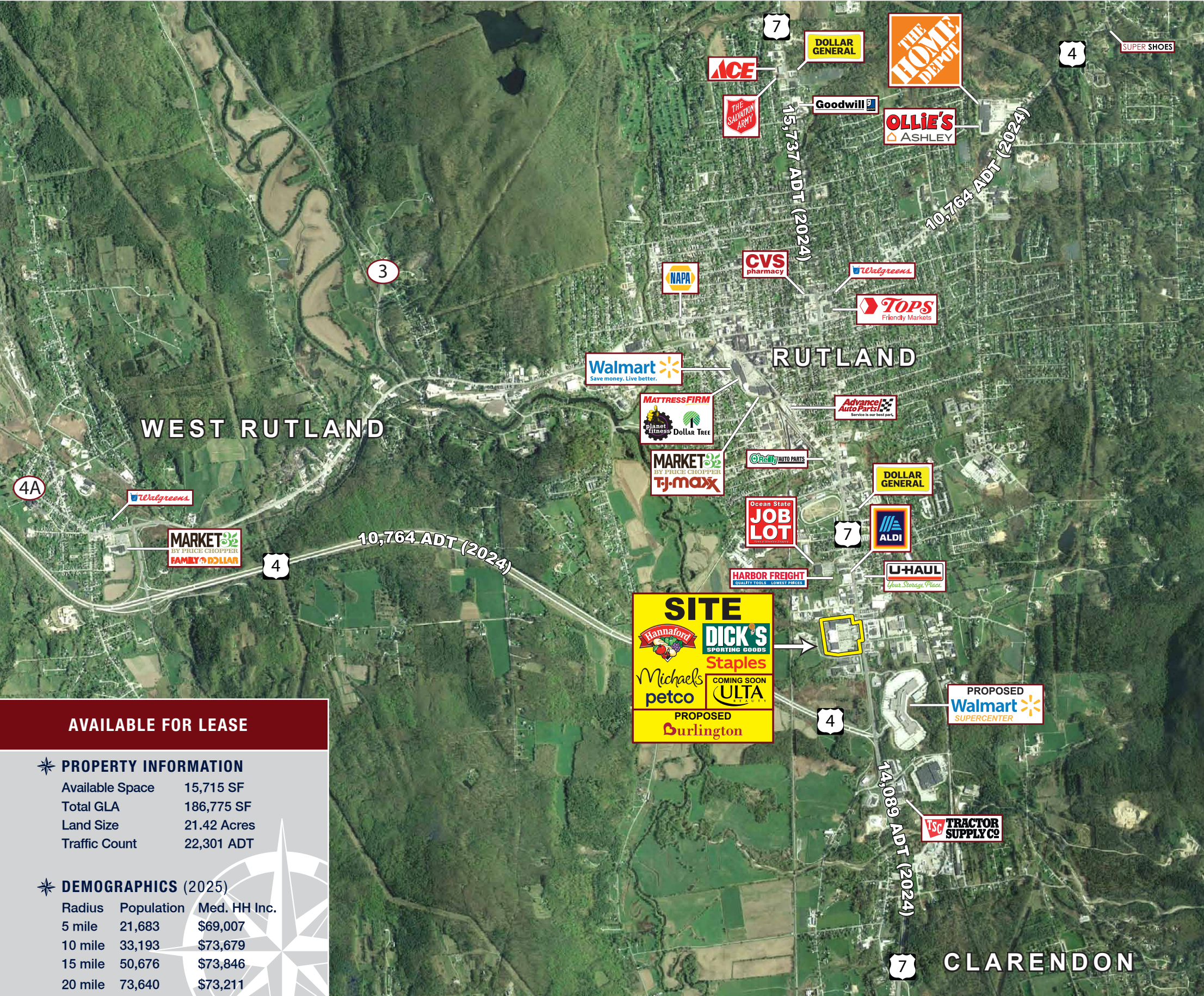
EASTERN
RETAIL PROPERTIES

GREEN MOUNTAIN PLAZA

286-324 Route 7, Rutland, Vermont



EASTERN
RETAIL PROPERTIES



AVAILABLE FOR LEASE

PROPERTY INFORMATION

Available Space	15,715 SF
Total GLA	186,775 SF
Land Size	21.42 Acres
Traffic Count	22,301 ADT

DEMOGRAPHICS (2025)

Radius	Population	Med. HH Inc.
5 mile	21,683	\$69,007
10 mile	33,193	\$73,679
15 mile	50,676	\$73,846
20 mile	73,640	\$73,211



Green Mountain Plaza - 286-324 Route 7, Rutland, Vermont



FOR MORE INFORMATION CONTACT:

Mike Hotarek

781.849.9017

mhotarek@easternretail.com

Sam Peterson

781.849.9016

speterson@easternretail.com

P 781.849.9010 + F 781.849.9050 + www.easternretail.com + 25 Braintree Hill Office Park, Suite 404 + Braintree, MA 02184

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors, which should be evaluated by your tax and financial advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction, the suitability of the property for your needs.