



ABS Partners Real Estate, as the exclusive agent is pleased to offer the following opportunity for lease:

96 Depot Street

Manchester, Vermont

Terrific Brand and Product exposure for superior sales results. 32 on-site parking spaces with very attractive landscaping and visual prominence. Join 2nd floor co-tenant The Vermont Flannel Co.

Premium location with excellent visibility in a high retail growth rate market. Centered in the high volume national brand district. A terrific retail neighborhood including Theory Outlet, Ann Taylor Factory Store, Kate Spade New York, Boss Factory Store, Michael Kors Outlet, Armani Outletand many more.

Best Retail Location in Manchester, Vermont

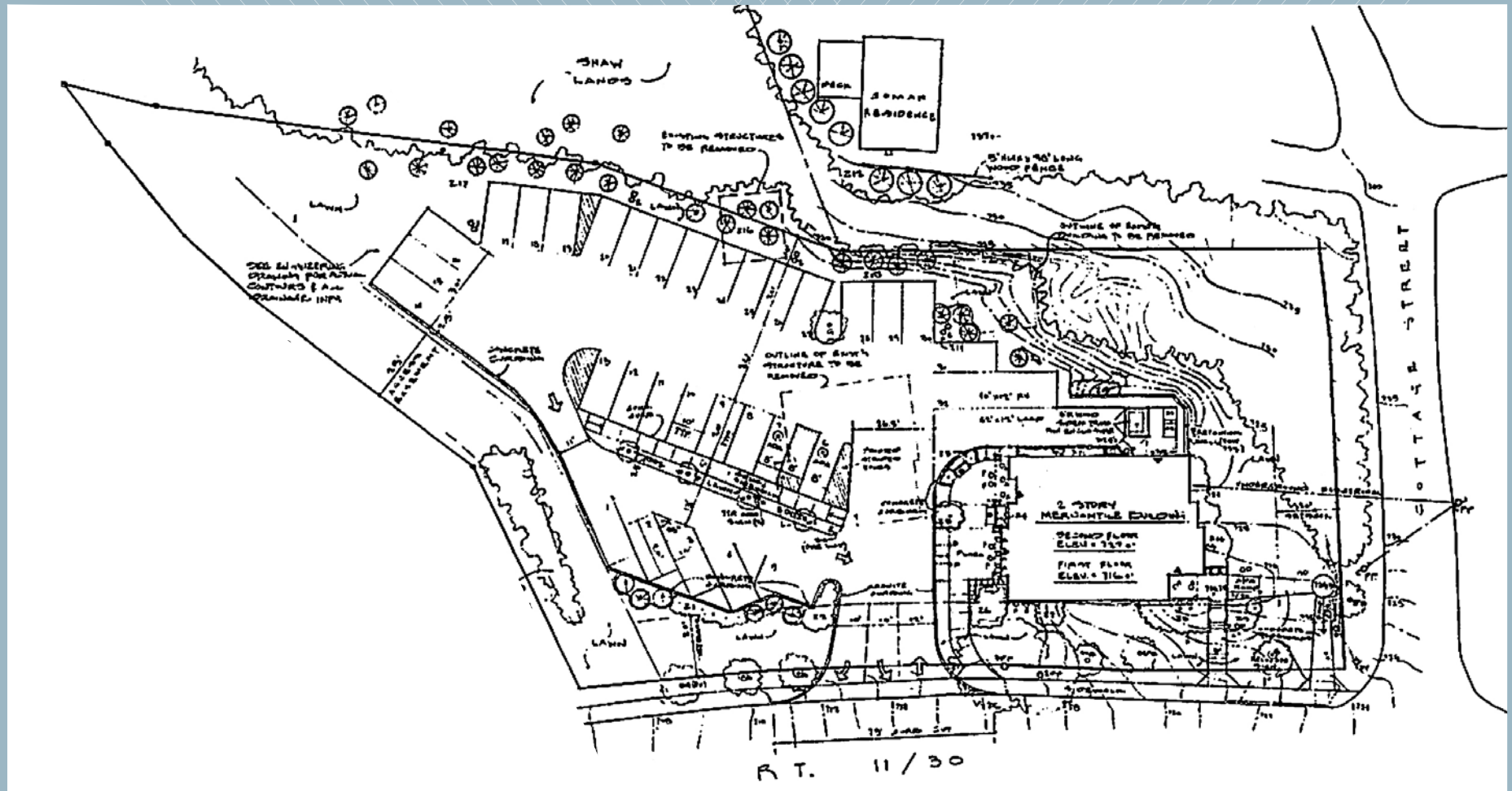
Available Space for Lease

1st Floor:	2,500 sf
Possession:	Immediate
Rent:	Upon Request

Owner will consider percentage rent and short term - Terrific opportunity to test the market for a qualified tenant.

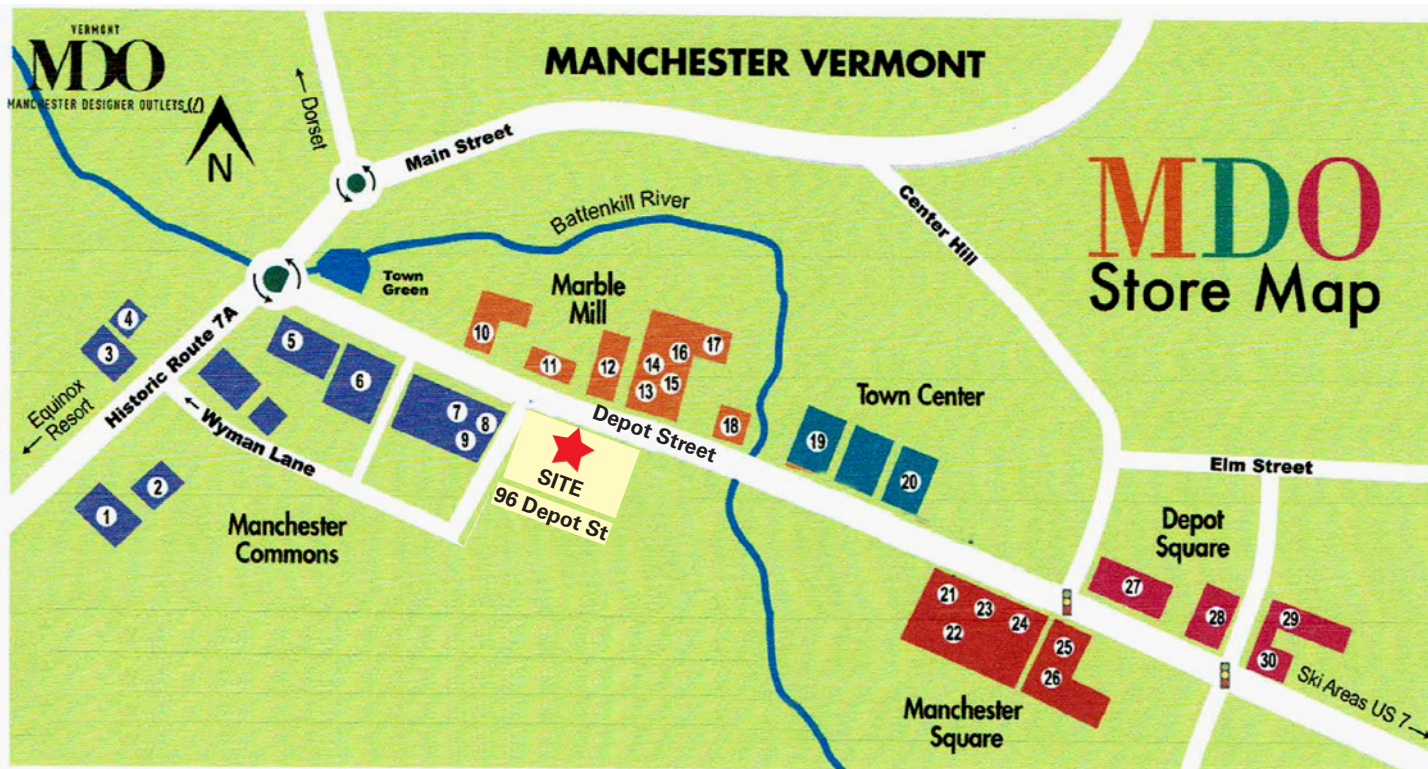
Architectural floor plan of the first floor of a building. The plan shows a large central **RETAIL SPACE** (43'-5 1/2" wide) and a **STORAGE** area (21'-11 1/2" wide) on the left. A **UTILITY** room (13'-11 1/2" wide) is located at the bottom left, containing a **UTILITY SINK** and a toilet. A **HALL** (9'-1 1/2" wide) connects the storage and utility areas to the rest of the floor. An **EMERGENCY EXIT** is marked near the utility room. A **2ND FLR ENTRY PORCH FOUNDATION** is shown at the top left. A **2ND FLR ENTRY B** is located at the bottom right, with a staircase labeled **UP**. A **HVC AND STRUCTURAL CHASE ABOVE** is indicated in the center of the retail space. The plan also shows a **FIRST FLOOR ENTRY** on the right side. Various dimensions are provided for walls, openings, and overall room sizes.

SITE PARKING PLAN



JOIN CO-TENANT THE VERMONT FLANNEL CO.





Manchester Commons

- ① Marimekko Outlet
- ② The Vermont Butcher Shop
- ③ Yves Delorme
- ④ Knit1 Purl1
- ⑤ Fat Face
- ⑥ Polo Ralph Lauren Factory Store
- ⑦ Michael Kors Outlet
- ⑧ the b store
- ⑨ Ann Taylor Factory Store

Marble Mill

- ⑩ Theory Outlet
- ⑪ kate spade new york
- ⑫ Bass Factory Store
- ⑬ New Balance Factory Store
- ⑭ Le Creuset Factory Store
- ⑮ Eileen Fisher Factory Store
- ⑯ Armani Outlet
- ⑰ Eddie Bauer Outlet
- ⑱ Four Season's Sotheby's International Realty

Town Center

- ⑲ Loft Outlet
- ⑳ J. Crew Factory Store

Manchester Square

- ⑳ Clark's Bostonian Outlet
- ㉑ Talbots Outlet
- ㉒ vineyard vines
- ㉓ Helmholtz Fine Art
- ㉔ Depot Street Burgers
- ㉕ Brooks Brothers Factory Store

Depot Square

- ㉖ Tumi Outlet
- ㉗ Johnston & Murphy Factory Store
- ㉘ Depot 62 Bistro & Cafe
- ㉙ Depot 62

For further information and/or inspection,
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