

FOR LEASE

BUSY SHELBURNE ROAD RETAIL SPACE

2800 Shelburne Road, Shelburne, VT



Position your business along one of the region's most traveled commercial corridors. This 5,000 +/- SF retail space offers excellent visibility and access on Shelburne Road (Route 7), the primary north-south route connecting Shelburne to Burlington, just minutes away.

Shelburne Road carries strong daily traffic volumes, serving not only local residents but also a steady flow of commuters traveling between Burlington and communities to the south including Charlotte, Hinesburg, and Vergennes. This consistent drive-by traffic provides outstanding exposure throughout the day.

SIZE:

4,429 +/- SF

USE:

Retail

PRICE:

\$19.70/SF Gross

AVAILABLE:

Immediately

PARKING:

Ample On Site

LOCATION:

2800 Shelburne Road, Shelburne

Information contained herein is believed to be accurate, but is not warranted. This is not a legally binding offer to sell or lease.



For more information, please contact:

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Additional Property Information

The property benefits from a well-established retail corridor with a mix of national brands, local businesses, and service providers that draw customers from across the greater Burlington area. Shelburne itself is a desirable residential community with household incomes above state averages, supporting stable and reliable consumer demand.

In addition to the immediate market, the site captures a broader trade area extending into South Burlington and the greater Burlington MSA, the largest population center in Vermont, located just a short drive north.

Highlights:

- 4,429 +/- SF available
- Prominent frontage on Shelburne Road (Route 7)
- Strong commuter traffic from Burlington and points south
- Established retail corridor with regional draw
- Convenient access to Burlington and surrounding communities
- An excellent opportunity to establish or expand your presence along a high-visibility, high-traffic corridor
- Access to rear loading platform

Please contact us today for a tour!







