

**For Lease - 2700 Sf Retail Space In Hannaford Center 240 Hannaford Sq Bennington, Vt - \$3,600.00/Month or \$1.33/SF/Month  
240 Hannaford Square, Bennington, Vermont 05201**



#### **Listing Contact - 1**



**Todd Drowlette**

24 Aviation Road, Suite 202, Albany,  
New York 12205  
Work: 518-400-0668 x 702

**TITAN Commercial Realty Group  
LLC**



#### **Description**

BENNINGTON IS THE MOST POPULATED TOWN IN SOUTHERN VERMONT, THE THIRD LARGEST TOWN IN VERMONT, AND THE 6TH LARGEST MUNICIPALITY IN VERMONT INCLUDING BURLINGTON, SOUTH BURLINGTON, AND RUTLAND. OTHER RETAILERS IN BENNINGTON INCLUDE: WALMART, DOLLAR TREE, CHILI'S, OCEAN STATE JOB LOT, LABEL SHOPPER, ALDI SUPERMARKET, STARBUCKS, MCDONALD'S, ETC. AVAILABLE SPACE: 2,700 SQUARE FEET, 3,000 SQUARE FEET 3,120 SQUARE FEET, 8,152 SQUARE FEET. PARKING: SHOPPING CENTER HAS APPROXIMATELY 379 PARKING SPACES NOT COUNTING THE HAMPTON INN HAS AN ADDITIONAL 115 SPACES. ASKING: \$16.00 PSF NNN. NNN'S: \$3.00 PSF (CAM: \$1.58 PSF, TAX: \$1.11 PSF, INS: \$0.31 PSF). PAD SITE AVAILABLE.

| Basic Information |                          | Details           |            |                   |             |
|-------------------|--------------------------|-------------------|------------|-------------------|-------------|
| Lease Price:      | \$1.33                   | Listing Details   |            | Structure Details |             |
| Property Type:    | Retail                   | Lot Size:         | 7.0 Acres  | Stories:          | 1           |
| Property Subtype: | Anchored Shopping Center | Street Frontage:  | 200.0      | Units:            | 5           |
| Available Space:  | 2700.0 SF                | Ceiling Height:   | 12 Feet    | Loading Docks:    | 0           |
| Total Building:   | 70,000 SF                | Year Built:       |            | Overhead Doors:   | 1           |
| Lot Size:         | 7.0 Acres                | Parking Spaces:   | 379        | Elevators:        | 0           |
| REB Listing ID:   | COM67                    | Zoning:           | COMMERCIAL | HVAC:             | Natural Gas |
|                   |                          | Sign on Property: | Yes        | Power Amps:       | 200         |
|                   |                          |                   |            | Power Phase:      | 3           |
|                   |                          |                   |            | Heat:             | Gas         |
|                   |                          |                   |            | Sprinkler:        | None        |
|                   |                          |                   |            | Roof:             | Rubber      |
|                   |                          |                   |            | Sanitary System:  | Sewer       |
|                   |                          |                   |            | Water:            | Public      |
|                   |                          |                   |            | Condition:        | Very Good   |

\*No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.