

CHITTENDEN COUNTY'S NEWEST DYNAMIC COMMERCIAL CENTER— PHASE III is READY to BEGIN!

FINNEY CROSSING

Located in the heart of one of the state's fastest growing vibrant communities, Finney Crossing's retail and commercial development provides a burgeoning opportunity to serve a diverse and affluent population base. Abutting an existing residential neighborhood of 401 upscale rental units and 186 privately owned condominiums and detached houses, Finney Crossing offers a truly unique opportunity to lease brand new retail space serving a captive customer base.



Sizes: Building A will consist of up to 8,000+ sf with floor plans as small as 1,200 sf. Construction to begin Autumn 2023.

Location: Just past Taft Corners with 2 signalized entrances with approximately 1,000 feet of frontage on US Route 2. Average daily traffic count is 27,800 vehicles!

Zoning: Taft Corners District

Features: Tremendous exposure, huge windows, lots of parking, excellent signage, close to I89 exit 12!

Tenants: Healthy Living Market & Café, Xfinity, LL Bean, Jersey Mikes, Men's Wearhouse, Union Bank, Folino's Wood-fired Pizza, Crumbl Cookies, Railroad & Main Restaurant, H&R Block, Turner Toys, Home 2! Suites. To-be-built includes another multi-family rental building and another long-term stay hotel.

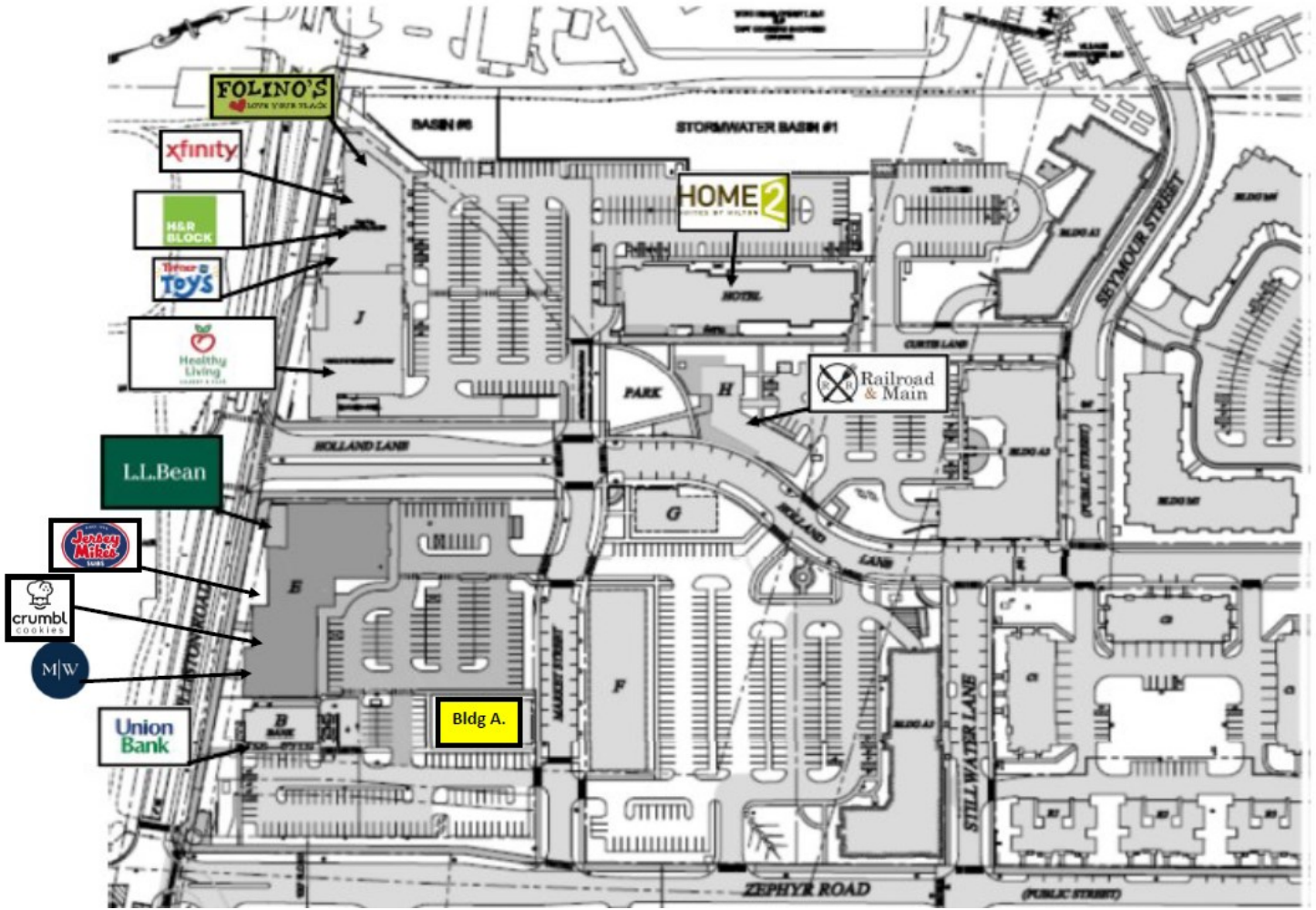
Occupancy: Winter, 2025

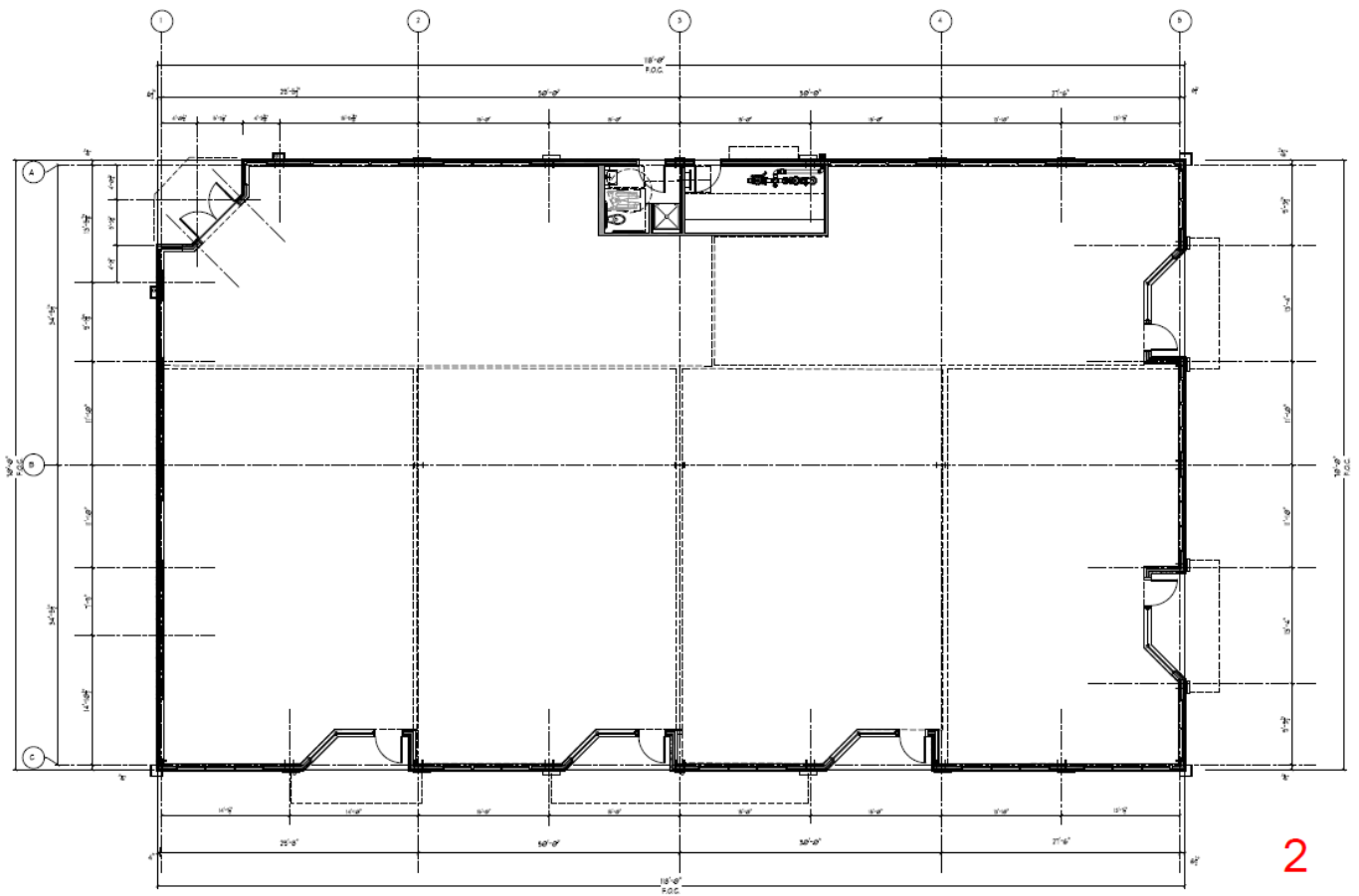
Rates: \$28.00/sf NNN for vanilla shell

Permits: Master permits in-place



Contact: Tony Blake, 802.864.2000 ext.1
tony.blake@vtcommercial.com
208 Flynn Avenue, Studio 2i
Burlington, Vermont 05401



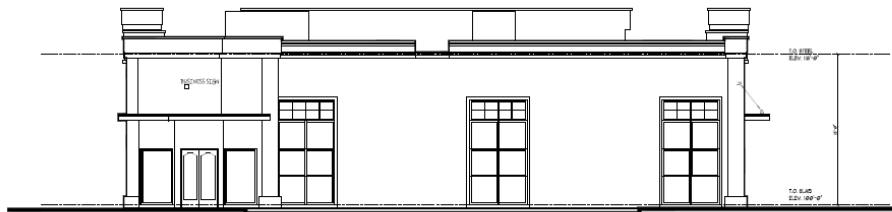


Possible floor plans— spaces can be combined and altered





0' 0" Elevation
SCALE 1/4" = 1'-0"



0' 0" Elevation
SCALE 1/4" = 1'-0"

Site plan showing the location of the building on a street grid. Below the site plan is a disclaimer: "USED FOR GD PROGRESS OR NOT FOR CONSTRUCTION OR PERMITTING PURPOSES".

FINNEY CROSSING PAD A

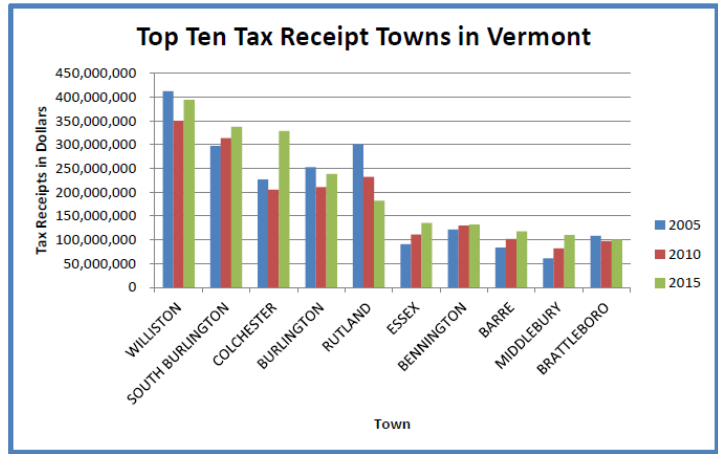
FINNEY CROSSING VILLATION, LP
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EXTERIOR BUILDING ELEVATIONS



Excerpts from Town of Williston Zoning for Taft Corners

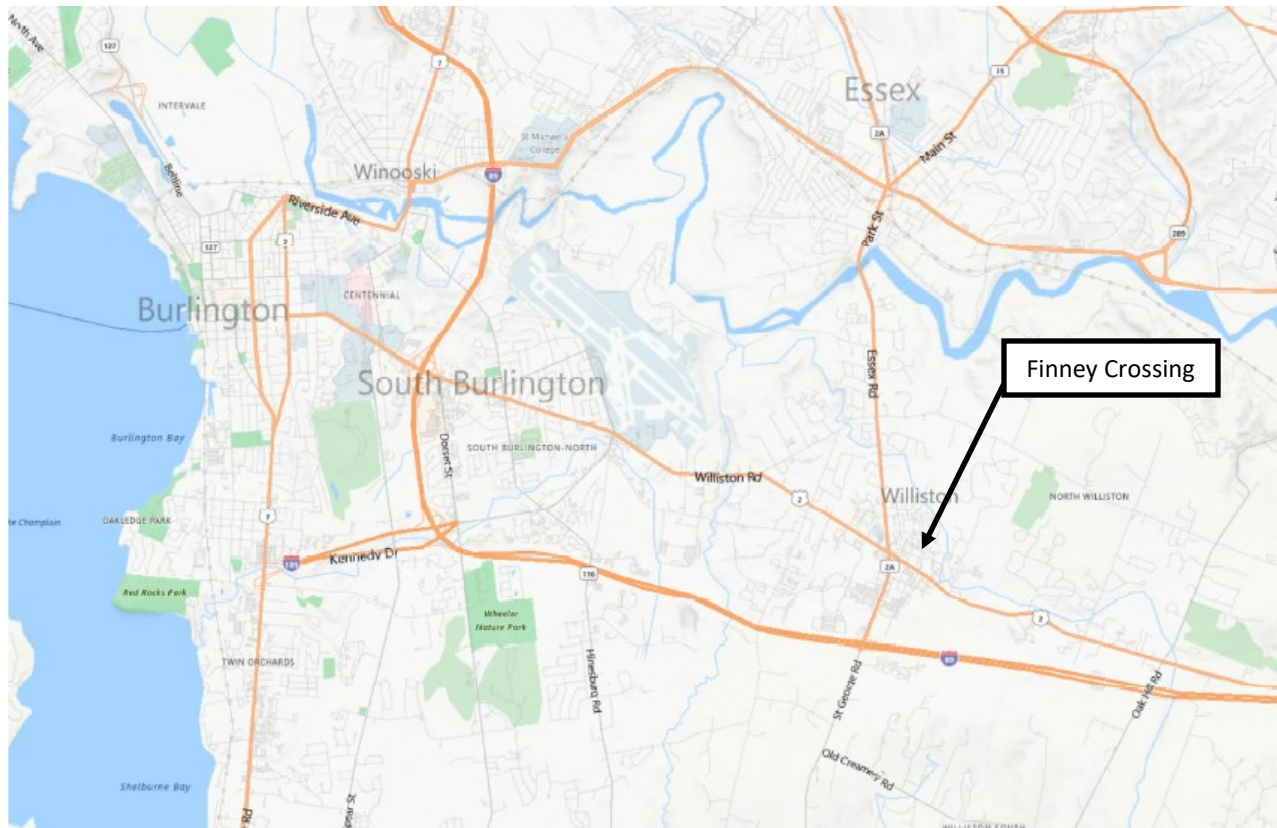
3.1 – Taft Corners and Growth Center – Williston has emerged as a regional center of commerce, business, and employment. The town accounts for more retail sales than any other municipality in Vermont. This objective provides a basis for the town’s continuing efforts to build a design-conscious, bike/pedestrian-friendly, mixed-use town center that provides convenience, leisure and social uses for employees and residents in the context of a thriving center.



Source: Vermont Department of Taxes Sales and Uses Statistics Report

Fast Facts:

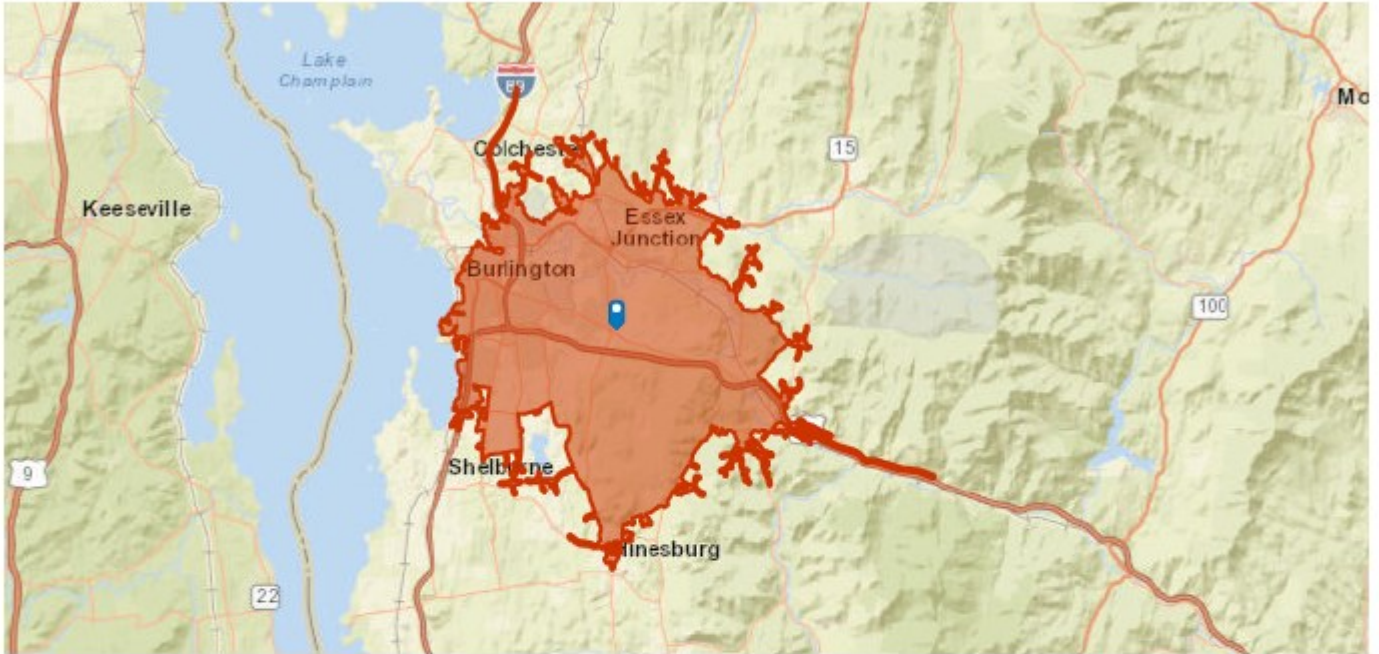
- Date Incorporated: June, 1763
- Total Area: 30.4 Square miles
- County: Chittenden
- Population: 10,629 (2021)
- Population Change since 2010: +16%
- Median Age: 39.6 years
- Marriage Rate: 52.5%
- Chittenden County Population: 169,301 (2022)
- Median Household Income, 2017-2021: \$99,071
- High School or Higher Education: 95%
- Bachelor’s Degree or Higher: 59%
- Median Value Owner Occupied Units: \$366,300
- Major Thoroughfares: I-89, US Route 2, VT Route 2A
- Form of Government: Selectboard/Manager
- Registered Votes: 10,104 (March 2022).
- Zip Code: 05495



2020

Benchmark Demographics

Finney Crossing



Generations	15 minutes	Counties Chittenden County	States Vermont	Entire Country United States
Generation Alpha (Aged 0-2)	3.37%	3.58%	3.62%	4.76%
Generation Z (Aged 3-20)	26.63%	23.89%	20.97%	22.70%
Millennial (Aged 21-37)	27.45%	25.00%	21.37%	24.47%
Generation X (Aged 38-54)	17.14%	19.34%	20.05%	19.77%
Baby Boomer (Aged 55-73)	19.23%	21.98%	26.27%	21.48%
Silent & Greatest (Aged 73 or more)	6.18%	6.21%	7.71%	6.82%



Household Income	15 minutes	Counties Chittenden County	States Vermont	Entire Country United States
<\$15,000	12.2%	9.6%	10.4%	10.3%
\$15,000-\$24,999	7.5%	6.7%	9.0%	8.8%
\$25,000-\$34,999	7.6%	7.0%	9.1%	8.7%
\$35,000-\$49,999	11.1%	10.3%	12.2%	12.2%
\$50,000-\$74,999	16.0%	15.8%	18.8%	17.3%
\$75,000-\$99,999	14.2%	15.5%	14.3%	12.6%
\$100,000-\$149,999	17.6%	19.9%	15.9%	15.3%
\$150,000-\$199,999	7.0%	7.3%	5.1%	6.9%
\$200,000+	6.7%	8.0%	5.0%	7.9%

Key Facts	15 minutes	Counties Chittenden County	States Vermont	Entire Country United States
Population	93,164	168,808	644,876	333,793,107
Daytime Population	110,226	177,900	643,677	331,970,099
Employees	45,188	83,759	302,766	147,328,622
Households	37,319	67,667	266,725	126,083,849
Average HH Size	2.25	2.34	2.32	2.58
Median Age	33.8	38.0	43.6	38.5

Housing Facts

Median Home Value	311,344	300,058	232,768	235,127
Owner Occupied %	54.06%	62.97%	70.06%	63.56%
Renter Occupied %	45.94%	37.03%	29.94%	36.44%
Total Housing Units	39,131	71,838	340,526	142,148,018

Income Facts

Median HH Income	66,166	75,714	59,818	62,203
Per Capita Income	35,312	38,481	33,171	34,136
Median Net Worth	65,342	114,087	107,321	96,701



DEMAND ELEMENTS

RETAIL CHARACTERISTICS		OFFICE CHARACTERISTICS		RESIDENTIAL CHARACTERISTICS	
Median Income <small>Required \$56,100</small>	66,166	Daytime Pop <small>Required 100,000</small>	110,226	Total Population <small>Required 20,000</small>	93,164
Total Population <small>Required 20,000</small>	93,164	Daytime Workers <small>Required 100,000</small>	61,995	Pop Growth Rate <small>Desired 0.8%</small>	0.73
Total Households <small>Desired 7,500</small>	37,319	Daytime Residents <small>Desired 75,000</small>	48,231	Total Households <small>Desired 7,500</small>	37,319
Families	54,283	Real Estate	620	Housing Units	39,131
Housing Units	39,131	Finance	1,748	Housing Unit Ratio	1.05%
Owner Occupied <small>Desired 62.7%</small>	54.06	Information	793	Families	54,283
Housing Unit Ratio	1.05%	Prof Tech Services	3,702	Average HH Size	2.25
Home Value <small>Desired \$207,300</small>	311,344	Real Estate	620	Home Value <small>Desired \$207,300</small>	311,344
Degree or Higher <small>Desired 41%</small>	56	Administration	683	Owner Occupied <small>Desired 62.7%</small>	54.06
Per Capita Income	\$35,312	Total Demand	8,168	Renter Occupied	45.94%

For more information, please contact:

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All information contained herein is believed accurate but is not warranted by V/T Commercial.

