

BURLINGTON CITY CENTER

BURLINGTON, VERMONT

~260,000 SQ FT OF EXISTING AND APPROVED RETAIL SPACE

**BURLINGTON
CITY CENTER**
851,000 SF DOWNTOWN
MIXED USE DEVELOPMENT



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BURLINGTON

VERMONT

- Unique opportunity to capture 3.5 million annual visitors to Church St., along with Vermont's primary retail market which serves 344,000 person trade area without significant competition or trade area overlap.
- Approved 851,000 SF development includes 274 Residential Units, 212,000 SF of office space, and 197,000 SF of retail.
- Future Opportunities include: Anchor, Jr. Anchor, Grocery, Cinema & Entertainment, Restaurant, and Small Shop opportunities.
- Signature Cinema / Entertainment Opportunity
- New Construction: Thoughtful consideration to national retailers needs (i.e. Parking, Signage, Loading, and Ceiling Heights)
- Church St. retail space to remain, up to 20,000 SF available on Level 1 and Level 2 of existing mall.

EXISTING CHURCH ST. ENTRANCE



IMMEDIATE AVAILABILITY
FLEXIBLE LAYOUT

ABOUT
TOURISM
 AROUND BURLINGTON



Visitors to VT spent \$420 million on restaurants, locals spend another \$560 million. \$1.5 billion spent per annum on grocery and convenience items in VT. High quality, fresh, and local items are emphasized throughout many VT markets.



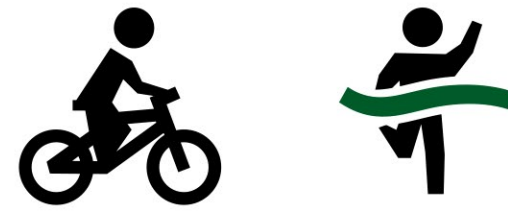
Tourism represents 8% VT GDP. Approximately 3.5 million yearly visitors to Church St., 1.6 million annual hotel visitors. Overnight visitors using 2nd homes – 1.7 million annual visitors 13 million annual visitors overall per year.



Average of 4.5 million skier days, with average annual revenues in excess of \$180 million per annum. Total visitor spending is well over \$300 million per annum.



Tourists (especially Canadian) list shopping as a primary reason for visiting VT.



Participant Sports include The VT Marathon, Spartan Race (11,000 participants), Bike Touring.



Fall- Leaf Peeping, Hiking
Winter- Skiing, Snow Shoeing
Spring- Mud Season
Summer- Lake activities, hiking, camping, biking, golf

ABOUT
UNIVERSITIES
AROUND BURLINGTON



12,856 students
1,300 employees



- Teaching hospital affiliated with University of Vermont
 - Largest state hospital
- 7,000 employees, Medical Center Campus - 560 beds
- UVM Medical Center has 4 major campuses



CHAMPLAIN
COLLEGE

2,100 students
375 employees



SAINT MICHAEL'S
COLLEGE
FOUNDED 1904

2,000 students
320 employees



700 students
120 employees



Albany College of Pharmacy
AND HEALTH SCIENCES

Colchester, Vermont
1,641 students

TOTAL

17,916 Post Secondary Students (not included in trade area demographics)
2,190 employees

ABOUT THE
LOCAL ECONOMY
OF BURLINGTON



7,000 employees



3,750 employees



3,500 employees



1,200 employees



~1,000 employees

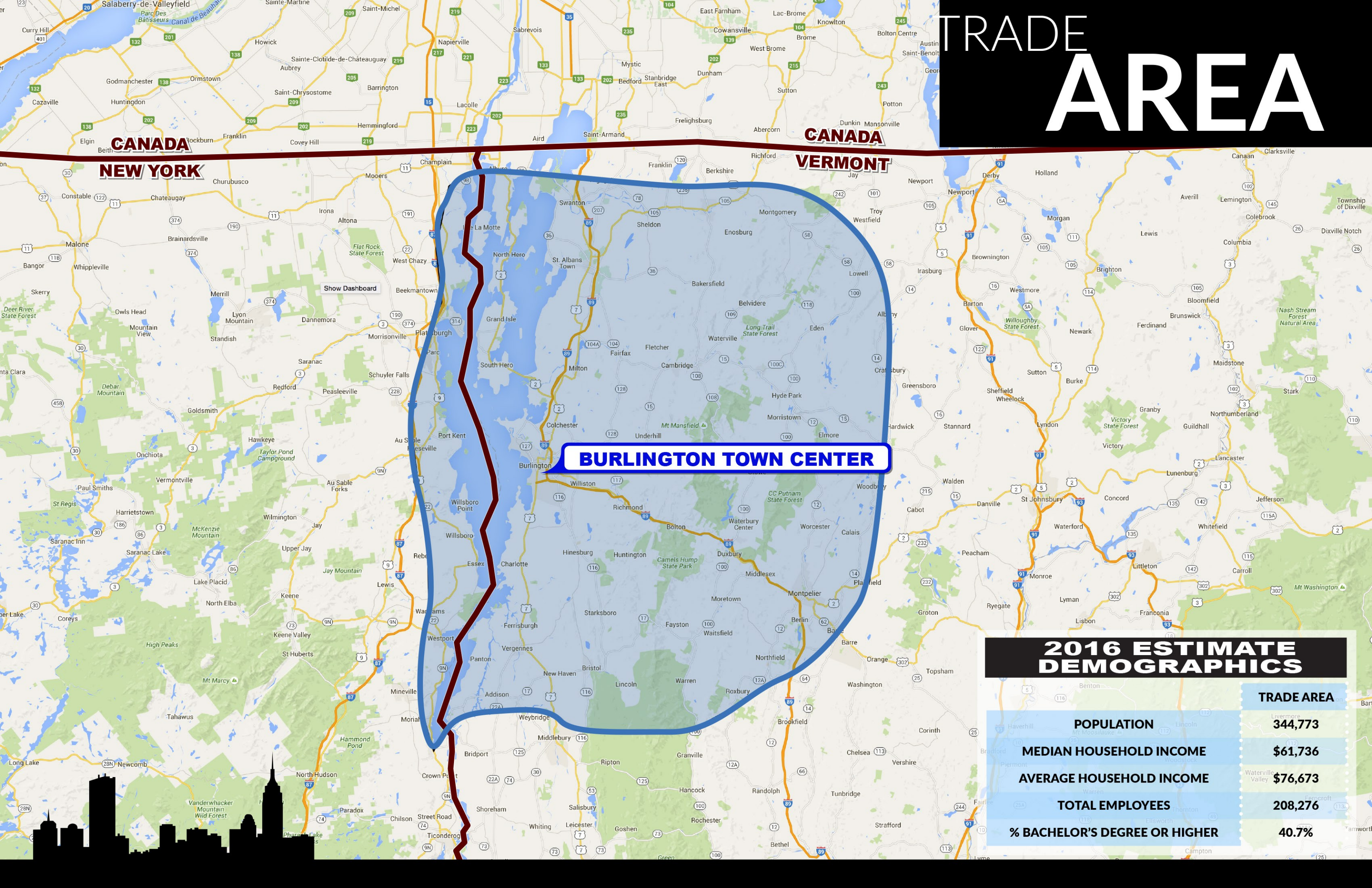


~700 employees

OTHER MAJOR EMPLOYERS



TRADE AREA



BURLINGTON TOWN CENTER

2016 ESTIMATE DEMOGRAPHICS

	TRADE AREA
POPULATION	344,773
MEDIAN HOUSEHOLD INCOME	\$61,736
AVERAGE HOUSEHOLD INCOME	\$76,673
TOTAL EMPLOYEES	208,276
% BACHELOR'S DEGREE OR HIGHER	40.7%

DOWNTOWN AERIAL



PARK STREET

PEARL STREET

10,300 ADT '12

URBAN OUTFITTERS

VERMONT STATE DEPT. OF HEALTH OFFICE BUILDING

RITEAID

7

BURLINGTON TOWN CENTER
APPROVED 851,000 SQ FT SQ FT MIXED-USE REDEVELOPMENT WITH 60,000 SQ FT OF EXISTING RETAIL

lululemon

CHURCH STREET (PEDESTRIAN STREET - 35 MILLION ANNUAL VISITORS)

400 SPACES

HOTEL VERMONT

macy's

CHERRY STREET

OUTDOOR GEAR EXCHANGE

COURTYARD Marriott

678 SPACES USED BY HOTEL VT GUESTS, DOWNTOWN BUSINESSES (MACY'S TOWN CENTER)

BTC PARKING GARAGE TO BE RAZED AND REBUILT

L.L.Bean

Panera

P

PEDESTRIAN MALL ENTRANCE

P

STARBUCKS COFFEE

BANANA REPUBLIC

CITY MARKET

Hilton

macy's

charles SCHWAB

NBT BANK

SOUTH WINOSKI AVENUE

BANK STREET

KEY BANK

325 SPACES

460 SPACES

People's United Bank

VERMONT FEDERAL CREDIT UNION

PARK STREET

OFFICE BUILDING 43,540 SF

NEW ST PAUL STREET

P

MARKET HOUSING APPROX. 78 UNITS

COLLEGE STREET

CITY HALL PARK

BURLINGTON TOWN CENTER
851,000 SF DOWNTOWN
MIXED USE DEVELOPMENT

COURTYARD
127 ROOMS

Hilton Garden Inn
258 ROOMS

2 BURLINGTON SQ.
HQ - 95,599 SF

HOTEL VERMONT
125 ROOMS

macys

PARKING GARAGE

L.L.Bean

8 STORY
OFFICE BUILDING
68,994 SF

STARBUCKS COFFEE

URBAN OUTFITTERS

lululemon

RITE AID

PARKING GARAGE

Panera
OUTDOOR GEAR
EXCHANGE

BANANA REPUBLIC

CHURCH STREET
(PEDESTRIANS ONLY)

FERRY TO NY
LAKE CHAMPLAIN

FLYNN THEATER

CHITTENDEN COUNTY COURTHOUSE

CHAMPLAIN COLLEGE
1,882 UNDERGRADS

UNIVERSITY OF VERMONT MEDICAL CENTER
600 BEDS
10,000 EMPLOYEES (STATEWIDE)

UNIVERSITY OF VERMONT
12,856 STUDENTS
1,300 EMPLOYEES

Sheraton
309 ROOMS

STAPLES PETCO
Michaels

EXIT 14W

EXIT 14E

89



OVERVIEW AERIAL



**DOWNTOWN
RETAILERS**

J. CREW

lululemon

URBAN OUTFITTERS

★ macy's

patagonia

BANANA
REPUBLIC

STARBUCKS

macy's

**BURLINGTON
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851,000 SF DOWNTOWN
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PEARL STREET

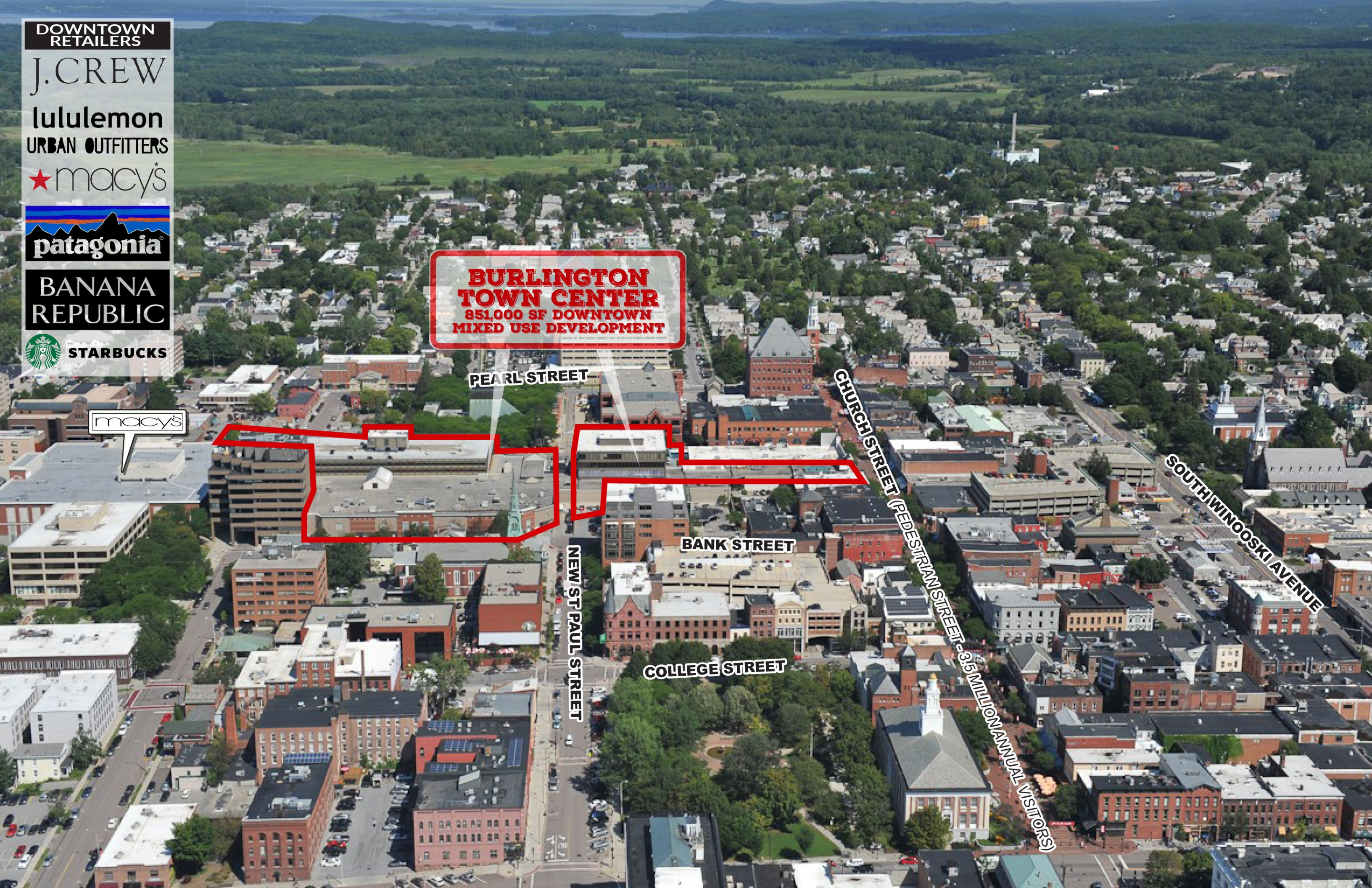
CHURCH STREET
(PEDESTRIAN STREET - 3.5 MILLION ANNUAL VISITORS)

SOUTH WINDOSKI AVENUE

BANK STREET

NEW ST PAUL STREET

COLLEGE STREET





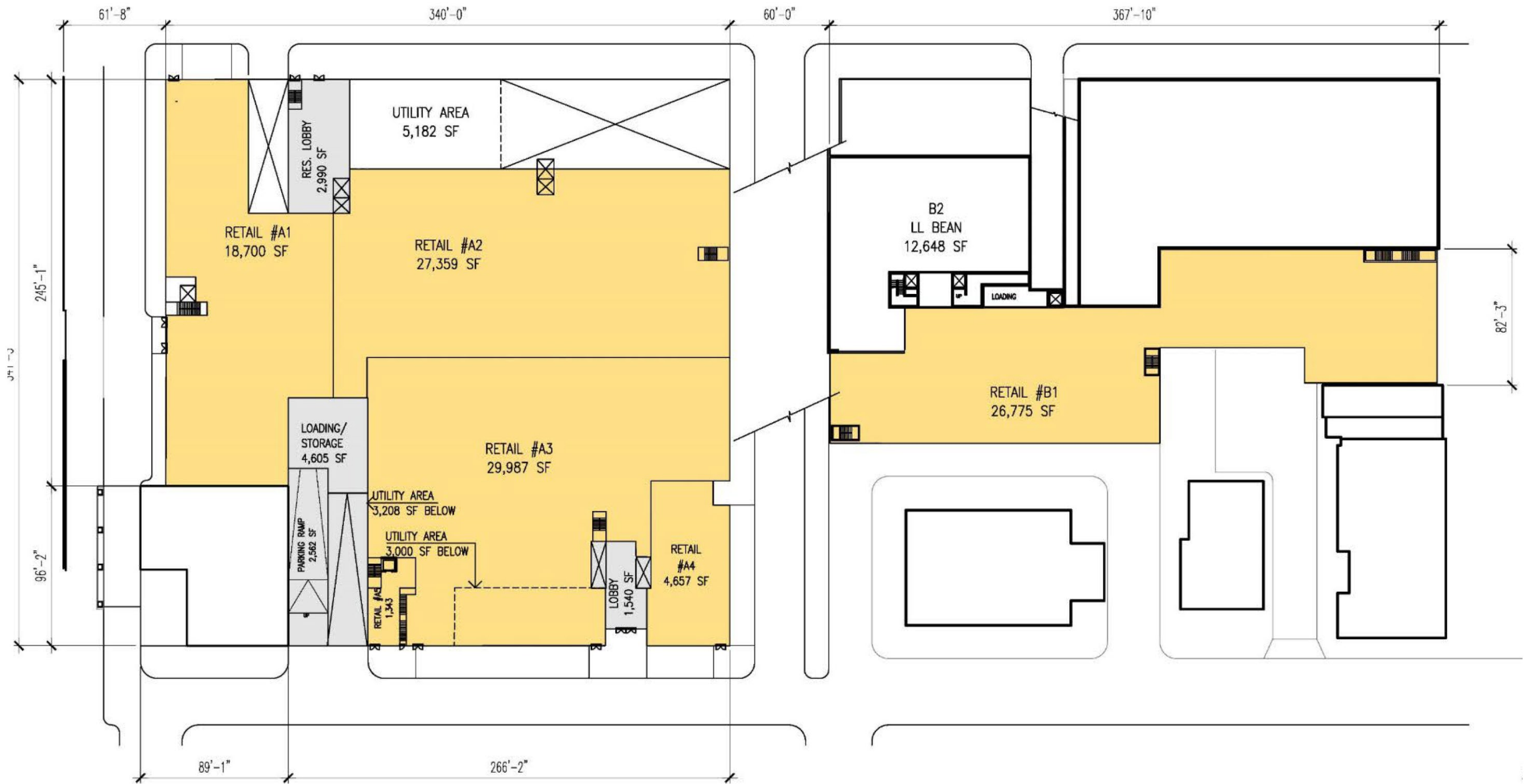
Unique mixed-use environment in stable downtown market



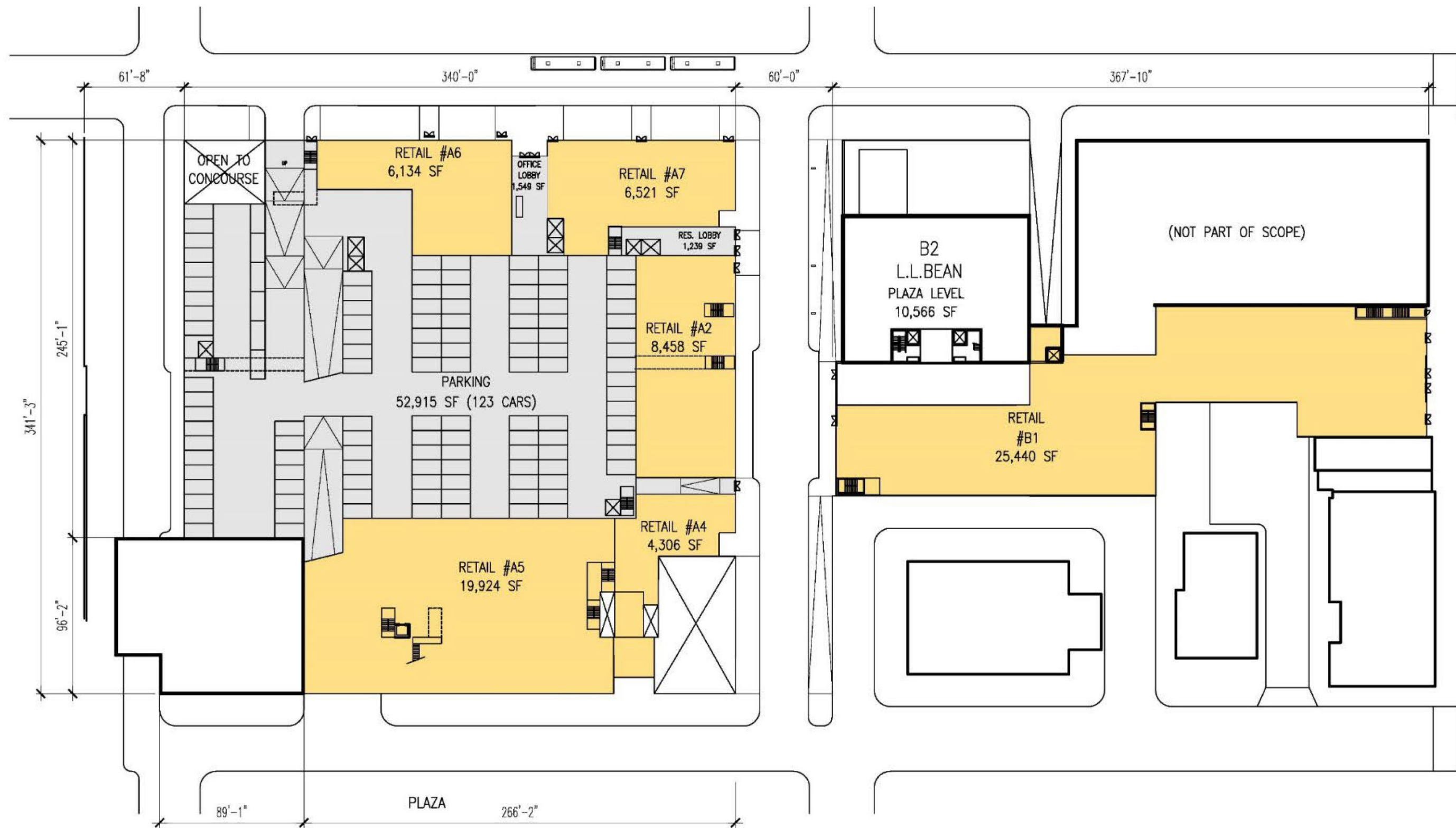


Mixed-Use development in the epicenter of active downtown market.

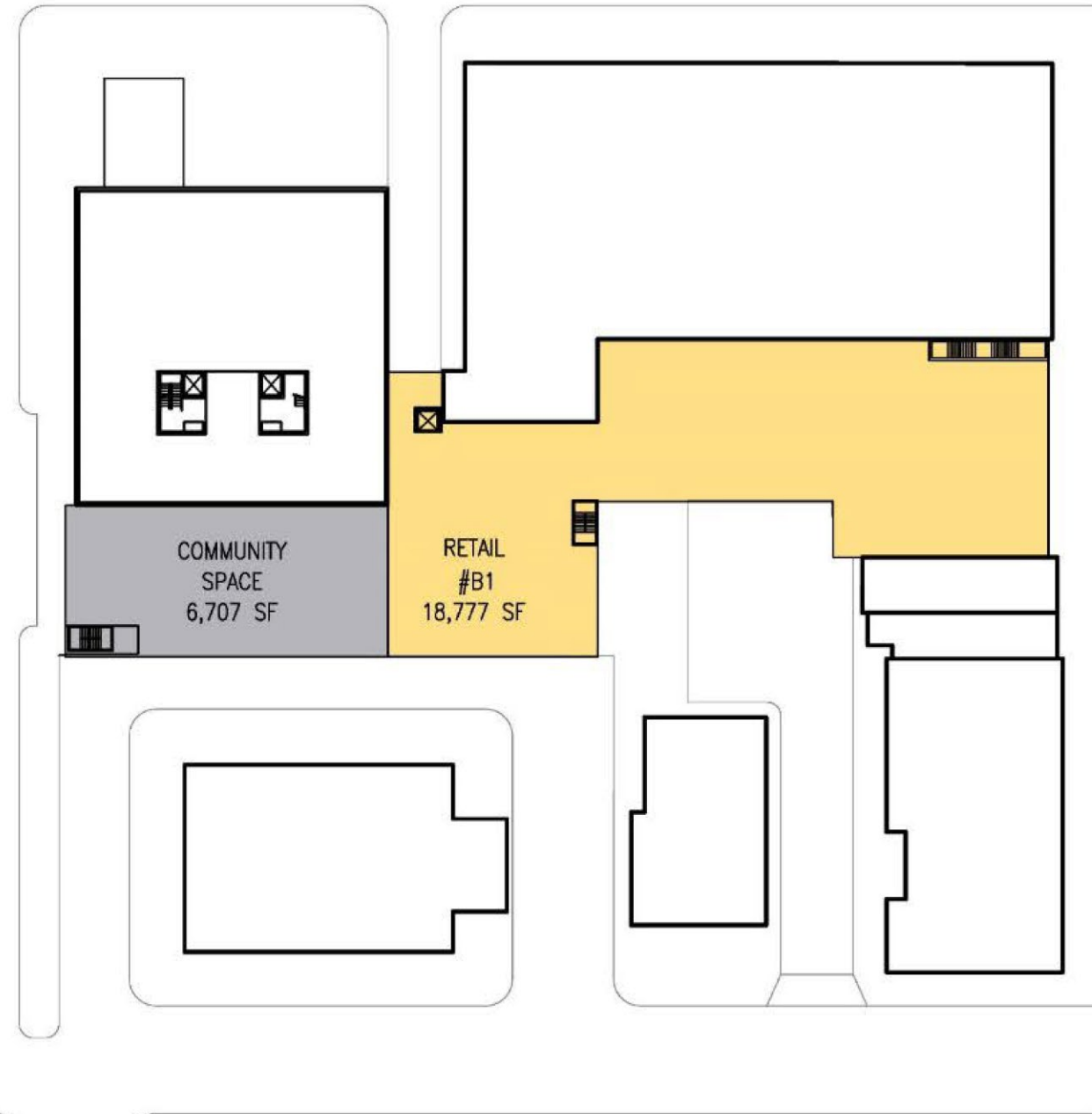
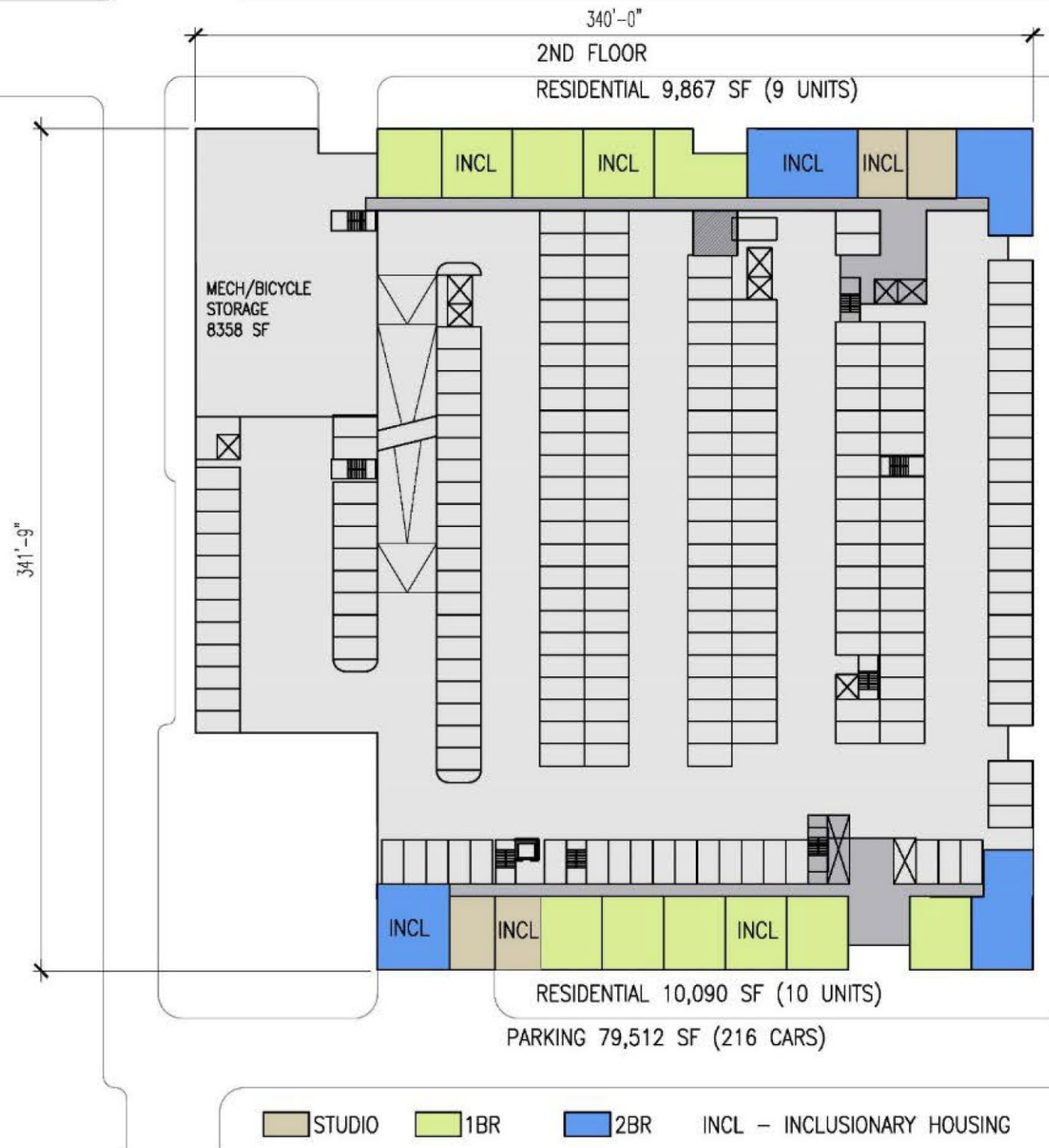




CONCOURSE LEVEL



PLAZA LEVEL



SECOND FLOOR

COMPREHENSIVE RENDERING





SHOPPING MALL

ANNY PANCAKE

Benara
ENTRANCE

Muzo's
Turkish Food & Drinks
From the Streets of Istanbul



 **Kingsland**
Company

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