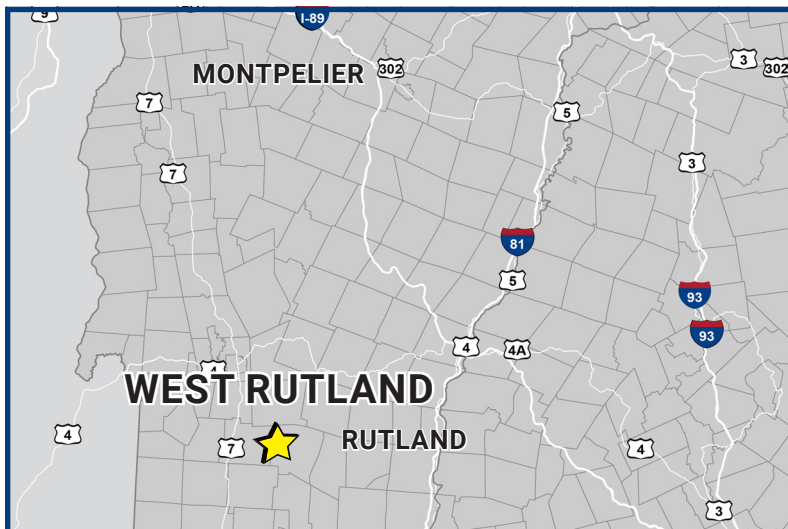


FORMER RETAIL BANK BRANCH FOR SALE

484 Main Street/Route 4A, West Rutland, VT 05777



Highlights:

- Attractive Former Retail Bank Branch with Drive-Thru and Convenient On-Site Parking
- Well-positioned Central Business District Location
- Good Streetscape Visibility
- Prime Opportunity for Restaurant, Retail, Medical, and Professional Uses

FORMER RETAIL BANK BRANCH FOR SALE

484 Main Street/Route 4A, West Rutland, VT 05777



Property Profile:

Building Type:	Former Retail Bank Branch
Land Area:	22,651 SF
Building GLA:	2,144 SF
Year Built:	2003
Zoning District:	VC1
Services:	Municipal Water & Sewer
Traffic Count:	9,800 ADT
On-Site Parking:	16
Availability:	Immediate

Trade Area:

	1 - Mile	3 - Mile	5 - Mile
Total Population	1,505	4,472	21,861
Total Households	663	1,892	9,668
Med. HH Income	\$52,982	\$55,128	\$49,899
Owner Occ. Housing	491	1,415	5,871
Renter Occ. Housing	172	477	3,797
Total Businesses	66	171	1,572
Total Employees	855	2,274	19,261

For More Information, Contact:

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