

AREA'S NEWEST COMMERCIAL CENTER

Finney Crossing, Taft Corners, Williston, Vermont

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 397 upscale rental units and 140 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: 2,935 square feet remaining in the Healthy Living building. Construction on the new 24,500+/- sf building is expected to break ground summer 2021 and will be anchored by a brand new LLB Bean store.

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 20,000 vehicles!

Zoning: Taft Corners District (see last page)

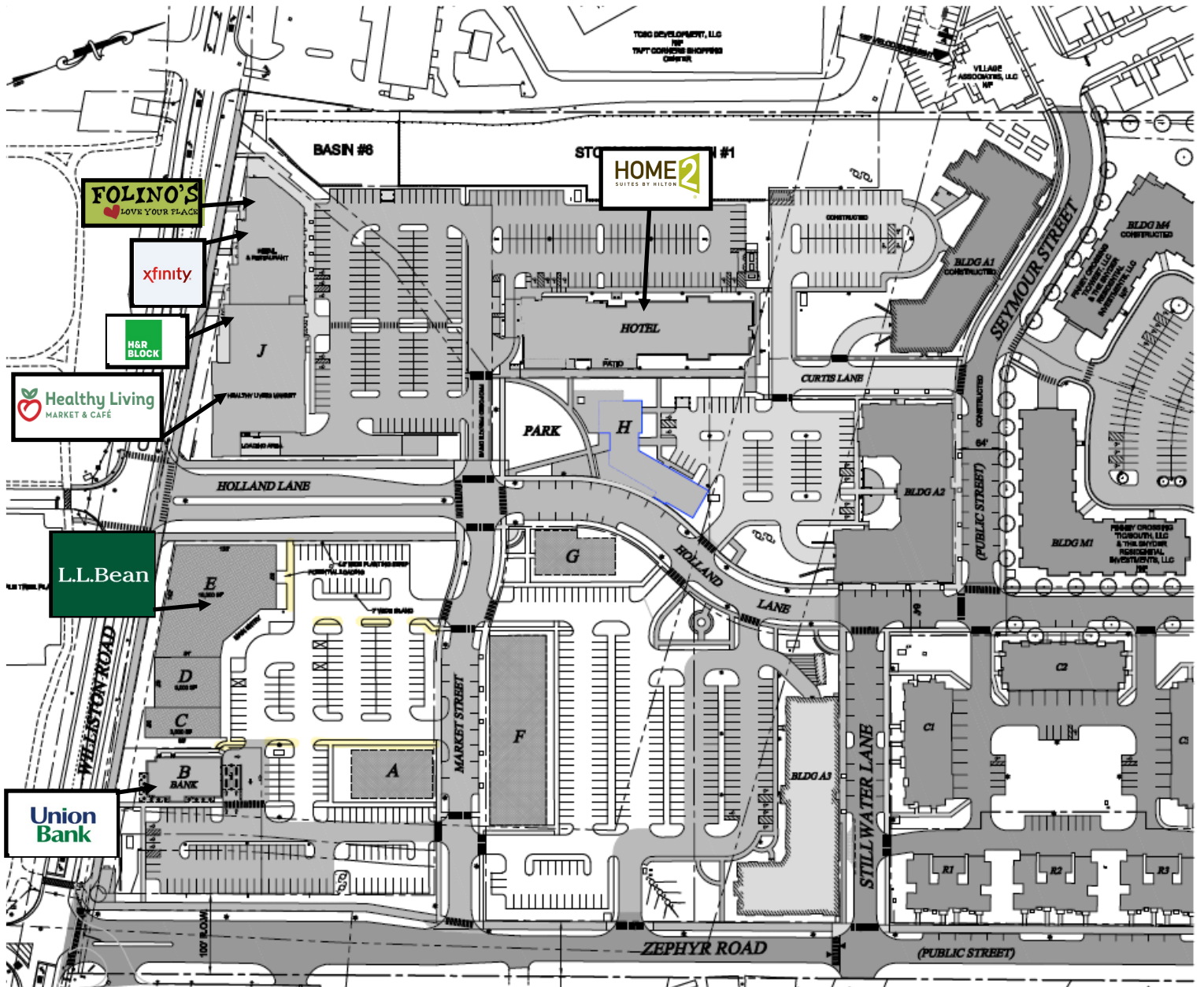
Permits: State permits in place; Local site plan approvals in place— drastically reducing time

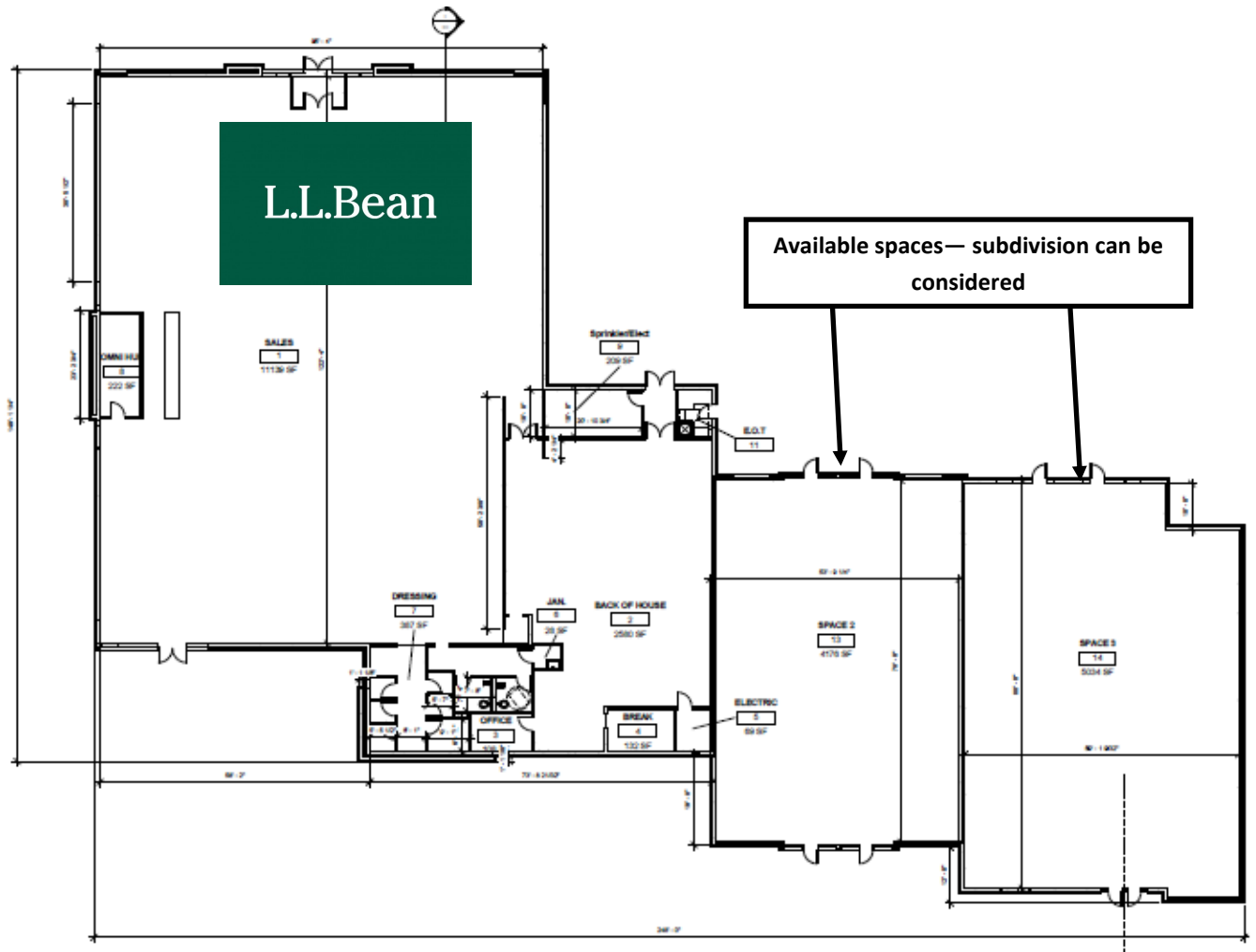
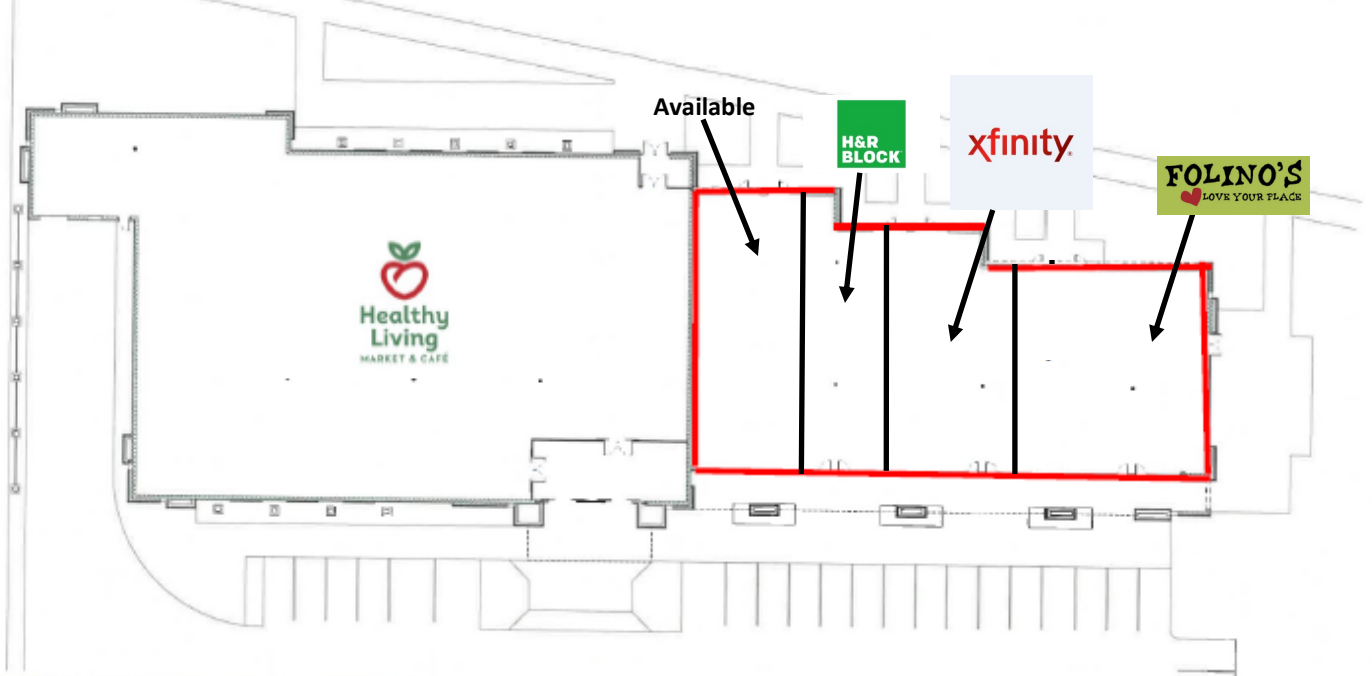
Amenities: 100 room Hilton Home 2 Suites hotel now open!
Free-standing full-service Union Bank now open!
18,000 square foot Healthy Living Market now open!
H&R Block now open! Folino's Wood Fired Pizza under construction. Xfinity store under construction. Huge windows, tremendous exposure, lots of parking, central location close to I89, Burlington International Airport, UVM Medical Center, and more! Tremendous anchor tenants!!

Pricing: Call for details. Build-to-suit. Pad sites available.



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Excerpts from Town of Williston Zoning for Taft Corners

Town Plan Excerpts that Provide the Policy Basis for this Chapter

The Town of Williston will encourage design-conscious, pedestrian-friendly, mixed-use development and redevelopment in the Taft Corners area. It will do this by working with landowners to improve access and by revising its bylaws to provide the flexibility and intensity needed to let this area evolve in a way that is consistent with the town's vision.

from 3.3. Taft Corners – The Taft Corners Zoning District is the core of Williston's commercial area – the place where the town's goal of creating a pedestrian-friendly, design conscious, mixed use commercial center can best be realized. ... the TCZD will be expanded to encourage and facilitate a higher intensity of development and redevelopment between Harvest Lane and Route 2A, while preserving views of the Adirondacks. This (couple with the construction of the grid roads) will allow diverse, smaller-scale retail, office, and residential uses to be intermingled with the large retail stores and extensive parking areas that now dominate the area.

See also 4.2.4, 4.2.5, 4.2.6, 4.2.7, and 4.3.

Demographic Summary:

Williston Median Age = 44.1 years	Chittenden County Population 2016 = 161,531
	Vermont State Population 2016 = 624,594
Williston Median Household Income 2015 = \$87,672	
Vermont Median Household Income 2015 = \$56,990	High School Education or Higher = 93.8%
Williston Median Residential Value 2015 = \$329,830	Chittenden County Unemployment
Vermont Median Residential Value 2015 = \$223,700	April 2017 = 2.1%

Fast Facts:

- Date Incorporated: June, 1763
- Total Area: 30.4 Square miles
- County: Chittenden
- Population: 8,698 (2010 census)
- Population Change since 2000: +13.7%
- Population estimates, July 2017: 9637.
- Population change since 2010: +11%
- Form of Government: Selectboard/ Manager
- Registered Votes: 9,485 (March 2019).

