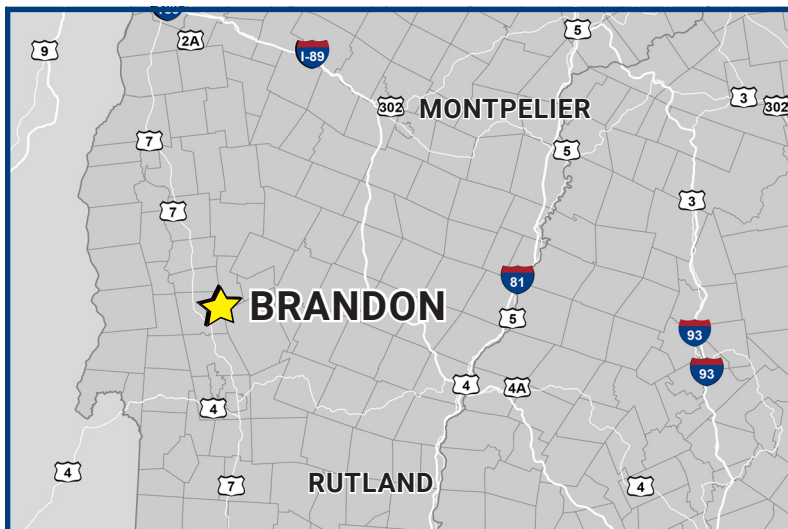


PROFESSIONAL OFFICE BUILDING FOR SALE

1 Franklin Street / Route 7, Brandon, VT 05733



Highlights:

- Distinctive Office Building at Prominent Downtown Commercial District Location
- Close Proximity to Fine Restaurants, Boutiques, Daily Needs Retailers and Government Offices
- Well-suited for Professional and Medical Uses
- Potential Upside With Current Leases and Vacancy

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Property Profile:

Building Type:	2-Level Office Building
Land Area:	9,147 SF
Building GLA:	2,979 SF
Year Built:	1951
Zoning District:	CBD
Services:	Municipal Water & Sewer
Traffic Count:	10,600 ADT
On-Site Parking:	10
Availability:	Immediate

Trade Area:

	1 - Mile	3 - Mile	5 - Mile
Total Population	1,668	3,366	5,006
Total Households	724	1,446	2,101
Med. HH Income	\$51,825	\$54,666	\$56,385
Owner Occ. Housing	502	1,057	1,613
Renter Occ. Housing	222	389	488
Total Businesses	120	195	217
Total Employees	737	1,276	1,420

For More Information, Contact:

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