19-105 Morrisville Plaza Morrisville, VT 05661

FULLY LEASED

PROPERTY HIGHLIGHTS

Centrally located value driven shopping center

Services nearby communities including Morristown, Hyde Park, Elmore, Wolcott, Johnson, and Stowe

Shadow anchored by busy Price Chopper supermarket

Area tenants include CVS, Aubuchon Hardware, Hannaford, Ace Hardware, and Tractor Supply



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change in price, rental or other conditions, or withdrawal without notice.

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FU	LLY	LEASED

Rouses-Point Newport Swanton Enosburg Falls Saint Albans Plattsburgh Milton Johnson, Vermont West Burke East Burke Hyde Par Morrisville Keeseville Hardwick Burlington Saint Johnsbury Cabot Danville Worceste Marshfield •White 89 Waterbury Littleton net Montpelier Nonroe Bethlehem Lisbon Franconia Barre Grote Waitsfield Vergennes Wells Rivet, Woodsville Easto Northfield Mountain Lakes Benton Bristol neville Williamstown Rort Henry Lincoln Haverhill Middlebury North Woo adford Woodstoo Piermont East Middlebury Randolph Warren Rochester vorth Orford Wentworth Ticonderoga Bethel Lyme Brandon New Hampshi White River Hanover Pittsford Ashlan Groton Junction Lebanon Canaan Brid water Fair Haven Rutland Bristol Woodstock Alexandria lartland Grafton Danbury Hampton York Windsor Grantham Wallingford Frankl Georges Mills New London Granville Ludlow Proctorsville Cavendi Claremont Blodgett Landing Newport Newbury North Sutton Falls Springfield Bradford son Falls Chester Charlestown Contooco worth Washington Henniker Salem Manchester Center North Walp **Bellows** Falls Manchest Greenwich Arlington Hookset Hillsborough Walpole Deering Cambridge Antrim Mancheste Newfane South Shaftsbury Redfe Keene icville Bennington Brattleboro Peterborough hticoké Milford West Brattleboro Jaffrey Readsboro Greenville Villiamstown North Adams Winchendon --- Brookli orthfield. Colrain skill Tow Warwick Ashby Heath Adams Gill



2024 Demographics	5 Mile	10 Mile	15 Mile	
POPULATION	9,040	19,950	34,354	
DAYTIME POPULATION	4,158	9,925	13,470	
NUMBER OF HH	3,962	8,556	14,825	
AVERAGE HH INCOME	\$82,807	\$91,040	\$86,369	

Tenant SF				
1	TD Bank		8,100	SF
2	House of Davey		3,900	SF
3	Lamoille Family Health		6,000	SF
4	Dollar Tree		8,400	SF
5	Green Mountain Holistic Healing		4,500	SF
6	Marshalls		19,202	SF
7	Big Lots		34,415	SF
8	M&T Bank		2,813	SF
9	Kinney Drugs		11,550	SF
10	McDonalds		5,500	SF

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