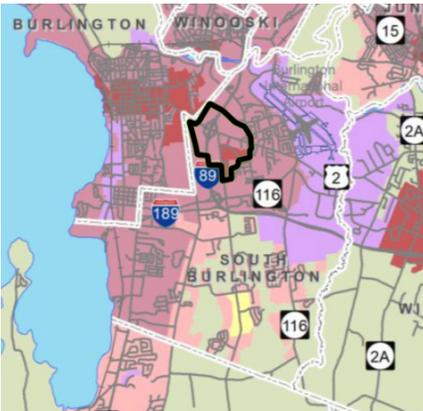




South Burlington's City Center offers excellent visibility, a mix of restaurants, retail, and access to a variety of housing types in a growing downtown adjacent to UVM and the UVM Medical Center.

300 acres zoned for mixed-use development



Visibility: Williston Rd & Dorset St traffic support hundreds of retailers and many medical offices.

Gateway to New England: the busy I-89 interchange, Burlington International Airport (BTV), transit service, and access to Vermont allow over a thousand hotel rooms to thrive.

Streamlined permitting: break ground within months.

Vitality: Base of educated professional, administrative and service workers add an average of 136 households annually to South Burlington.

City Center boasts a high employment density of jobs per square mile. The Burlington-South Burlington MSA's labor pool and diverse skill sets are drawn by urban and natural amenities in close proximity, relatively modest congestion and spectacular views.

City Center has a younger workforce, with 33.8% of employees are 29 years of age or younger, 46% are between 30 and 54 years of age, and 20% are 55 years of age or older.

Chittenden County offers a highly educated workforce, which is reflected in City Center employees: 24% have a bachelor's degree or higher, 22% have some college or associates degree, while 16% have a high school or equivalent degree and 4% have less than a high school degree.

In 2015, wages in this Census Tract were generally split in thirds between \$1,250 per month or less (driven by the large retail and hospitality sectors), \$1,251 to \$3,333 per month, to more than \$3,333 per month (driven by medical, scientific, and FIRE, management and administration sectors).

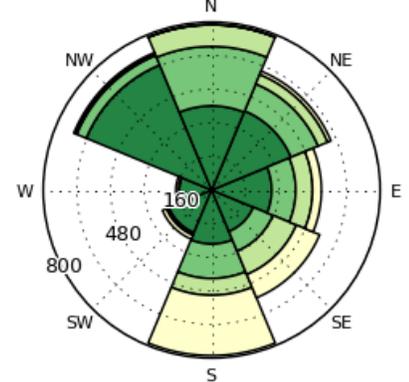
2015 Employment Profile (City Center – Census Tract 36)

Industry	Employees	% Total
Retail Trade	1,650	32.8%
Information	325	6.5%
FIRE	207	4.1%
Prof., Scien., & Tech. Serv.	252	5.0%
Educational Services	604	12.0%
Health Care & Soc. Assis.	628	12.5%
Arts, Ent., & Recreation	119	2.4%
Accom. & Food Serv.	610	12.1%
Other Services (excluding Public Admin)	143	2.8%
Other, Excluding Service	288	4.8%
Public Administration	201	4.0%
Total:	5,027	100.0%

Source: www.Census.gov - On the Map

58% of workers commute less than 10 miles

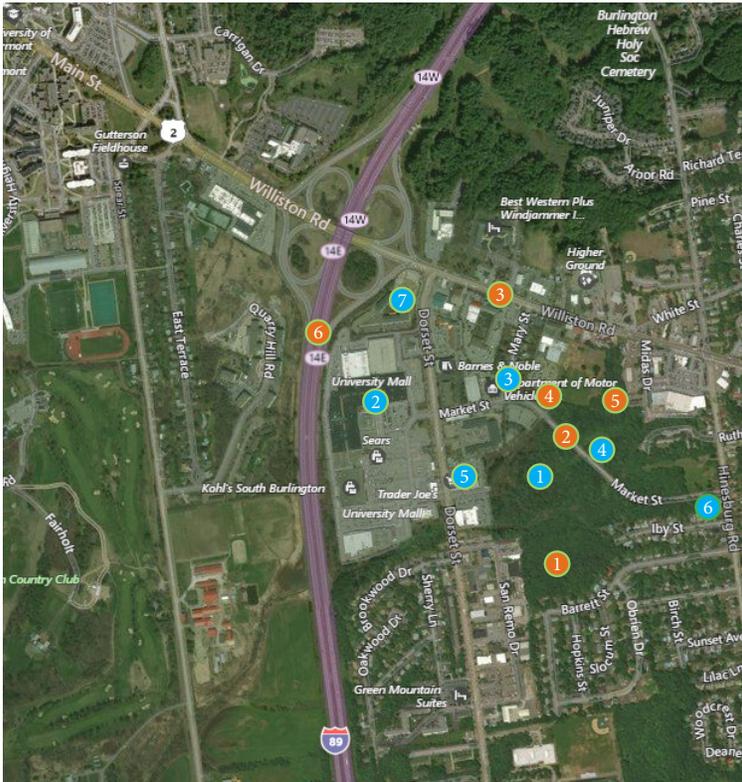
Job Counts by Distance/Direction in 2015
All Workers



Jobs by distance - Work Census Block to Home Census Block
2015

	Count	Share
Total Primary Jobs	4,396	100.0%
Less than 10 miles	2,584	58.8%
10 to 24 miles	858	19.5%
25 to 50 miles	449	10.2%
Greater than 50 miles	505	11.5%

South Burlington's City Center Development Activity



Private

- 1 Snyder-Braverman Development (underway)
- 2 Target & H&M (2018)
- 3 Cathedral Square (2018)
- 4 CHT housing (2019)
- 5 Trader Joes (2014)
- 6 Black Bay housing (2015)
- 7 Homewood Suites and CVS (2016)

Public

- 1 City Center Park (2018)
- 2 Market Street (2019)
- 3 Williston Road Streetscape (2021)
- 4 Public Library, Senior Center & City Hall (2021)
- 5 Garden Street (2021)
- 6 Pedestrian/Bicycle Bridge over I-89 (2022)

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The City Center District benefits from the busiest interchange in Vermont. The State's largest mall is located here. Target and H&M are scheduled to open their first Vermont locations (October 2018); Trader Joe's and Barnes & Noble are among the national stores that reinforce City Center as a shopping destination.

Home to the City's TIF District, streets, parks, bicycle paths, and a library are under construction or in design to support a compact walkable downtown. The TIF District is projected to be developed and redeveloped with over 1,000 new housing units, and approximately 400,000 and 280,000 square square feet of office and retail respectively. Administrative review of building permits fast tracks approval of new development. Incentives includes potential rebates for some impact fees, a waiver or reduction in fees and exemption from Act 250 reviews for qualified projects.

Snyder-Braverman Development Company is currently permitting 14 acres of 34 acres for mixed use development – preserving wetlands and creating amenities out of the remainder of the site.

Infrastructure

Major infrastructure is already in place so that extensions to development sites are less costly.

I-89 and I-189 provide excellent **freeway access** to Canada and Boston. US Route 2 (Williston Road) connects City Center to UVM/UVM Medical Center, downtown Burlington and Williston/Essex.

The Burlington **International Airport** is located just over a mile to the east, with multiple daily flights offered by five airlines to New York City, Washington DC, Chicago, Canada and points south. Heritage Aviation offers maintenance, support and **Fixed Based Operations** co-located with **U.S. Customs**. Green Mountain **Transit** provides service along Williston Road to adjacent communities with 15-minute headways during peak hours.

Employers have access to a choice of telecommunications providers of **high-speed data services**. Carriers include Level 3 Communications, First Light, Comcast, Sovernet, Fairpoint, Burlington Telecom, as well as XXXG and XXG wireless service.

Green Mountain Power three phase **electrical power**. **Natural gas** is provided by Vermont Gas via lines along public right of ways. **Water** is provided by a City utility, while the **sewer** is served by a state of the art treatment plant with substantial capacity. The City's **stormwater** utility facilitates compliance with State requirements.