



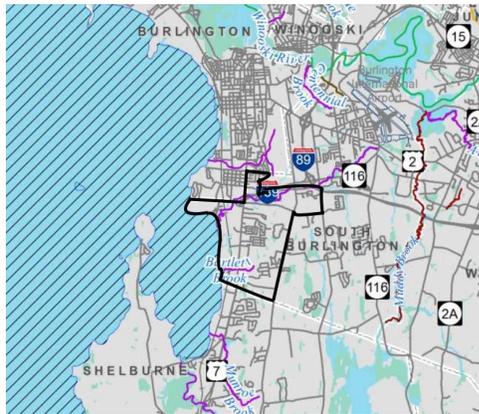
LAKESHORE

DISTRICT



Views of Lake Champlain, high visibility along Shelburne Road (Route 7), and excellent access make the Lakeshore District a favored location for large and small employers alike capturing all travelers between Southwest Vermont and New York State into downtown Burlington and the access road to I-89.

525 Acres Zoned for Mixed Use Infill Development



IMMEDIATE OPPORTUNITIES

Get set up with available move-in or redevelopment opportunities for retail, light manufacturing, and office space.

ACCESS

Walk or bike to work from brand new apartments just off Route 7, surrounding South Burlington neighborhoods and nearby Shelburne, Charlotte, and Burlington.

PROXIMITY TO EMPLOYERS

Whether manufacturing beer, administering the state's largest hospital, engineering tomorrow's roads and bridges or selling high-end clothing, major employers find value in locating along Route 7.

Lakeshore boasts an employment density of up to 3000 jobs per square mile per www.Census.gov's On the Map. Part of the Burlington-South Burlington MSA, Lakeshore offers a large labor pool with a diverse skill set drawn by urban and natural amenities in close proximity and spectacular views.

Within the Lakeshore Census Tract (33.04 - Chittenden County, VT), in 2015, the labor force skewed towards prime professional age with 28.5 % of employees 29 years of age or younger, 49.6% between 30 and 54 years of age, and 21.9% of employees 55 years of age or older.

Chittenden County offers a highly educated workforce, which is reflected in Lakeshore employees: 24% have a bachelor's degree or higher, 22% have some college or associates degree, while 20% have a high school or equivalent degree and 5% have less than a high school degree.

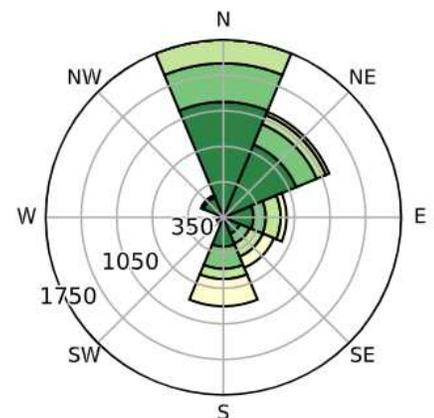
In 2015, wages in this Census Tract for all jobs tilted slightly towards the higher end due to the number of professional, administrative, scientific and technology offices with 42.5% of employees in 2015 earning more than \$3,333 per month, 31% earning \$1,251 to \$3,333 per month, and just over 26% of employees earning \$1,250 per month or less (driven by the retail, food service and hospitality sectors).

2015 Employment Profile for Lakeshore District

Industry	Employees	% Total
Retail Trade	1423	27.1%
Accommodation and Food Services	760	14.5%
Professional, Science, and Tech Services	1073	20.4%
Health Care and Social Assistance	534	10.2%
Wholesale Trade	352	6.7%
Utilities	203	3.9%
Other Services, Excluding Public Admin	177	3.4%
Other, Excluding Services	727	13.9%
Total Jobs	5249	100.1%

56% of workers commute less than 10 miles

Job Counts by Distance/Direction in 2015: All Workers



Total All Jobs	Count	%
Less than 10 miles	2947	56.1%
10 to 24 miles	1061	20.2%
25 to 50 miles	732	13.9%
Greater than 50 miles	509	9.7%

LAKESHORE

DEVELOPMENT ACTIVITY OVERVIEW



Source: Google Maps

- 1 Red Rocks Park
- 2 Champlain Parkway (Future)
- 3 Hannafords Grocery (Future)
- 4 Stantec Engineering
- 5 Lowes
- 6 UVM Medical Center Offices (2015)
- 7 GE Healthcare
- 8 Pepsi Bottling Plant
- 9 Farrell Street Development (2003-2016)
- 10 Larkin Terrace Apartments
- 11 Bartlett Brook Apartments (2017)

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An area in transition, Shelburne Road (Route 7), the spine of Lakeshore, has long been a prime address for large format retailers, high-end goods, large office buildings and manufacturers. Lowes, GE Healthcare, and a Pepsi bottling plant call this area home. Some of the City's most sought after neighborhoods (Queen City Park and the Orchards) are located in Lakeshore along with larger, low-impact industrial uses.

Farrell Properties, Larkin Realty and Pizzagalli Properties have redeveloped or developed all along the corridor – adding hundreds of new condominiums and apartments and thousands of feet of Class A office space. They are building higher density and mixed-use housing for professionals, including Chittenden County's first micro apartments.

As full amenity campus-style companies such as GE Health Care have downsized or consolidated, other companies have grown into and renovated older buildings, welcoming engineering firms Stantec and VHB and UVM's administrative services. Hannafords is fitting up a new full-size flagship grocery on the former Kmart site. The old grocery store's site will become a new redevelopment opportunity across from the South Burlington Lowe's.

The City is pursuing a zoning update to facilitate permitting for walkability and also investing in the crown jewel of the City's park system - Red Rocks. This park is a 100-acre natural area featuring a beach and bathhouse, jogging and hiking/snowshoeing trails, as well as spectacular views.

INFRASTRUCTURE

Major infrastructure is already in place so that extensions to development sites are less costly. I-189 provides excellent **freeway access** from Lakeshore to Canada and Boston. Shelburne Road connects to downtown Burlington, Shelburne, Vergennes, Middlebury and New York State.

The Burlington **International Airport** is directly accessible via I-189 and Kennedy Drive, with multiple daily flights to New York City, Washington DC, Chicago, Canada and points south, by five airlines. Heritage Aviation offers maintenance, support and **Fixed Based Operations** co-located with **U.S. Customs**. Green Mountain **Transit** provides service along Shelburne Road to adjacent communities with 30-minute headways as well as an express commuter link to Montpelier via a bus with wi-fi.

South Burlington's 23 miles of off-road **bicycle facilities** connect to on-road lanes and sidewalks along Route 7 at various points.

Employers have access to a modern, reliable telecommunications infrastructure from a choice of providers with **high-speed data communications**. Carriers include Century Link, FirstLight, Comcast, Consolidated Communications, and Burlington Telecom, as well as all major wireless service providers.

Green Mountain Power provides access to **three-phase electrical power** to all of South Burlington. **Natural gas** is provided by Vermont Gas via lines along public right of ways. The City has **water**, sewer and stormwater utilities: Champlain Water District (shared with region) produces award-winning water in national taste tests and supplies water throughout South Burlington.

Sewer treatment for Lakeshore is supplied by the City's Bartlett Bay facility, while the City's **Stormwater** Utility provides technical assistance to facilitate compliance with the State's Municipal Separate Storm Sewer System requirements.