



DONAHUE
ASSOCIATES
 COMMERCIAL REAL ESTATE ADVISORS

802-862-6880

www.donahueassociatesvt.com



**FOR LEASE/
 RETAIL SPACE**

**Highgate Commons Shopping
 Center, St. Albans, VT**



SUMMARY

Available Suites:

Ranging from 1,200 - 25,432 SF Several spaces to accommodate a business of any size.

Center Description:

224,058 square foot shopping center making Highgate Commons the largest strip shopping center in Northern Vermont. Located at the intersection of Route 7, 207 and I-89, the center enjoys accessibility, visibility, with strong regional drawing capacity to the areas strongest retailing corridor.

Anchor Tenants:

Hannaford, TJ Maxx, Jo-Ann Fabrics, Peebles, Maurice's and more.

Lease Price: \$10.00-13.00/SF NNN (\$3.25/SF +/-) plus utilities.

Parking: Ample on-site

Zoning: Commercial

Traffic Signal : Traffic light at Route 7 entrance.

Traffic Count: 16,300 - 2012 (Route Log) AADT's

In the Area:

Walmart, Price Chopper, McDonalds, Kentucky Fried Chicken, Aubuchon Hardware, and AT&T.

CONTACT US

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SITE PLAN



Space #	Tenant
1	Pizza Hut
2	AT&T
3	Available
4	Luxury Salon
5	Maintenance Office
6	Aaron's
7	Available
8	Available
9	Maurices
10	Available
11	TJ Maxx
12	Pie in the Sky
13	Available
14	Available

Space #	Tenant
15	Olympia Spots
16	Hannaford
17	Available
18	Available
19	Rent-A-Center
20	Available
21	Lenny's
22	Yipes!
23	Storage
24	Available
25	Jo-Ann Fabrics
26	Available
27	Available
28	TD Bank

The data contained herein is for informational purposes only and is not represented to be error free. We have made every effort to obtain information regarding listings from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Notwithstanding, any attachments of scanned and signed documents to the contrary, nothing contained herein constitutes nor is intended to constitute an offer, inducement, promise, or contract of any kind. Only signed documents are adequate to enter into a contract, or to modify, amend, change or provide any required notice to a previously signed contract.



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MAPS



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