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**SUMMARY**

**Available Retail Spaces**

Ranging from 1,200 - 31,000 SF Several spaces to accommodate a business of any size.

**Shopping 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, Maurice's, Olympia Sports, TD Bank, Pizza Hut, Rent-A-Center, 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, Tractor Supply, Kentucky Fried Chicken, Aubuchon Hardware, and AT&T.

**CONTACT US**



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 COMMERCIAL REAL ESTATE ADVISORS

# FOR LEASE/RETAIL SPACE

## Highgate Commons Shopping Center St Albans, Vermont

### SITE PLAN



Space #	Tenant
1	Pizza Hut
2	AT&T
3	<b>Available—1,200 SF</b>
4	Luxury Salon
5	Maintenance Office
6	Aaron's
7	<b>Available-7,500 SF</b>
8	<b>Available-2,199 SF</b>
9	Maurices
10	<b>Available-31,000 SF</b>
11	TJ Maxx
12	Pie in the Sky
13	<b>Available-2,400 SF</b>
14	<b>Available-4,000 SF</b>

Space #	Tenant
15	Olympia Sports
16	Hannaford
17	<b>Available-25,432 SF</b>
18	<b>Available-W/above</b>
19	Rent-A-Center
20	<b>Available-3,852 SF</b>
21	Lenny's
22	Yipes!
23	Storage
24	<b>Available-2,400 SF</b>
25	Jo-Ann Fabrics
26	<b>Available-1,500 SF</b>
27	<b>Available-1,500 SF</b>
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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### INTERSTATE 89—AREA MAP



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