



802-862-6880

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SUMMARY

Available Retail Spaces

Ranging from 1,500 - 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 -89, the center enjoys accessibility, visibility, with strong regional drawing capacity to the areas strongest retailing corridor.

Highlight: Potential For Storage Facility

Formerly a Staples, this 25,432 SF retail space could be converted into a 182 indoor climate controlled storage facility. Tremendous opportunity. See plan on page 2.

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

Anchor Tenants :

Hannaford, TJ Maxx, Jo-Ann Fabrics, Maurice's, Olympia Sports, TD Bank, Pizza Hut, Rent-A-Center and more.

In the Area:

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

CONTACT US



Steve Donahue

Steve@donahueassociatesvt.com

(802) 862-6880

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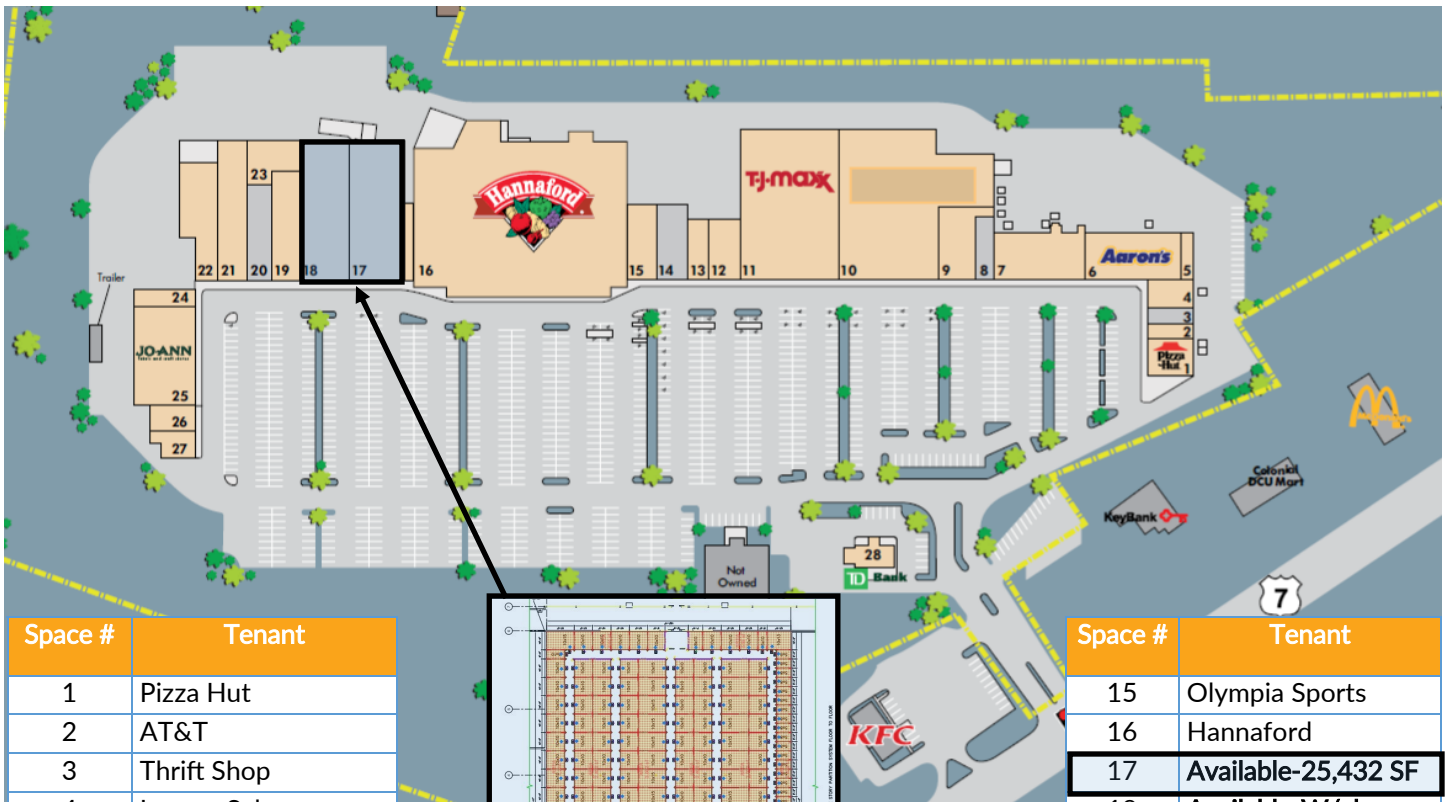


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FOR LEASE/RETAIL SPACE

Highgate Commons Shopping Center St Albans, Vermont

SITE PLAN



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



Potential for a 182 unit indoor storage facility.

Space #	Tenant
15	Olympia Sports
16	Hannaford
17	Available-25,432 SF
18	Available-W/above
19	Rent-A-Center
20	Available-3,852 SF
21	Lenny's
22	Yipes!
23	Storage
24	Available-2,400 SF
25	Jo-Ann Fabrics
26	Available-1,500 SF
27	Available-1,500 SF
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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Highgate Commons Shopping Center St Albans, Vermont

PHOTOS



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INTERSTATE 89—AREA MAP



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