



**DONAHUE**  
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**FOR LEASE/  
RETAIL SPACE**

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



## SUMMARY

### Available Retail Spaces

Ranging from 2,400 - 31,000 S, this plaza has multiple units available to accommodate businesses of various sizes.

### Shopping Center Description

This 28 Unit, 224,058 square foot shopping center is Northern Vermont's largest strip shopping center. Located at the intersection of Route 7, 207 and I-89, the center enjoys accessibility, visibility, and exceptional regional drawing capacity to the area's strongest retailing corridor.

### Anchor Tenants and Others

Hannaford, TJ Maxx, Maurice's, TD Bank, Pizza Hut, Rent-A-Center, Aaron's Furniture, Lenny's Shoe and Apparel, AT & T, and many more.

**Lease Price:** \$10.00-13.00/SF NNN (\$3.50/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/Taco Bell, O'Reilly Auto Parts, Dunkin Donuts, Burger King, Kinney Drug, Verizon Cellular, Handy Toyota and Cheverlot, Haddad Subaru, Nucar Ford Dodge Jeep, Community Bank, and many more.

## CONTACT US



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### 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
14	Available-4,000 SF

Space #	Tenant
15	Available—4,000
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	Available—10,080 SF
26	NE Cannabis
27	NE Cannabis
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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