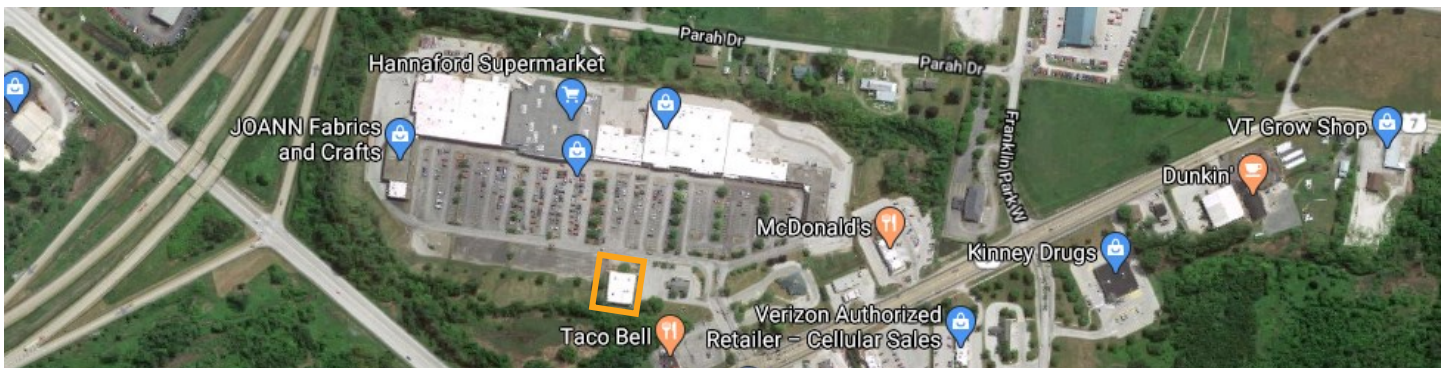




DONAHUE
ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

802-862-6880

www.donahueassociatesvt.com



SUMMARY

Available Suites: First Floor: 730 SF, 837 SF, 964 SF
Second Floor: 1,833 SF
Storage: Up to 1,368 SF

Center Description:

Mixed use retail, office and residential property located in the heart of supermarket anchored shopping plaza. The Mini Mall benefits from high traffic to the neighboring properties service and retail businesses. Opportunity to take advantage of the 15,000 + traffic counts and highly visible location. Easy access via lighted intersection to Route 7 and Interstate 89.

Surrounding Tenants:

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

Lease Price: First Floor: \$8.00-13.00/SF plus utilities.
Second Floor: \$6.00/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

Donahue & Associates

(802) 862-6880

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Steve Donahue

Steve@donahueassociatesvt.com



FOR LEASE/ RETAIL/OFFICE/STORAGE SPACE Mini Mall, St. Albans, VT

PHOTOS

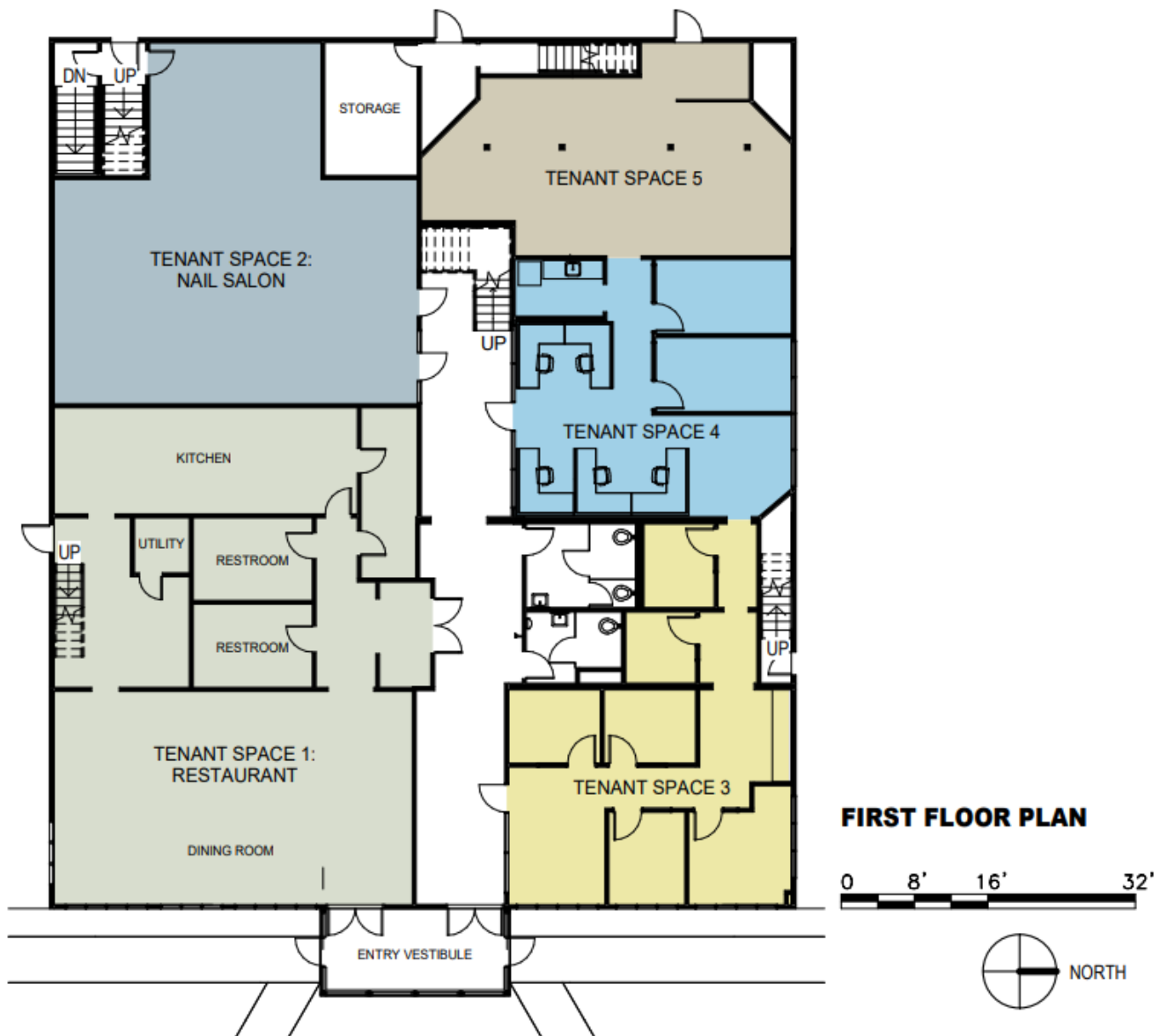


The data contained herein is for informational purposes only and is not represented to be error free. We have made every effort to obtain information regarding listings from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, 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.



FOR LEASE/ RETAIL/OFFICE/STORAGE SPACE Mini Mall, St. Albans, VT

FLOOR PLAN

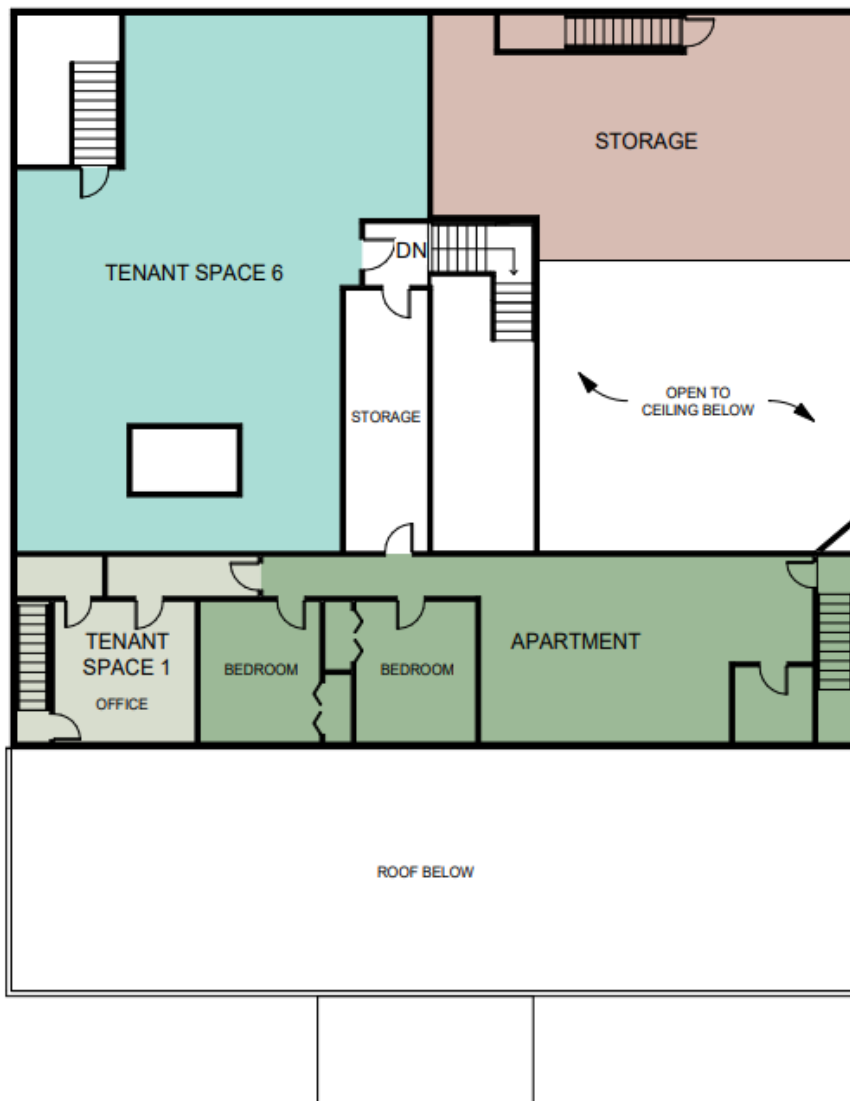


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FOR LEASE/ RETAIL/OFFICE/STORAGE SPACE Mini Mall, St. Albans, VT

FLOOR PLAN



SECOND FLOOR PLAN

0 8' 16' 32'



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FOR LEASE/ RETAIL/OFFICE/STORAGE SPACE Mini Mall, St. Albans, VT

MAPS



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