



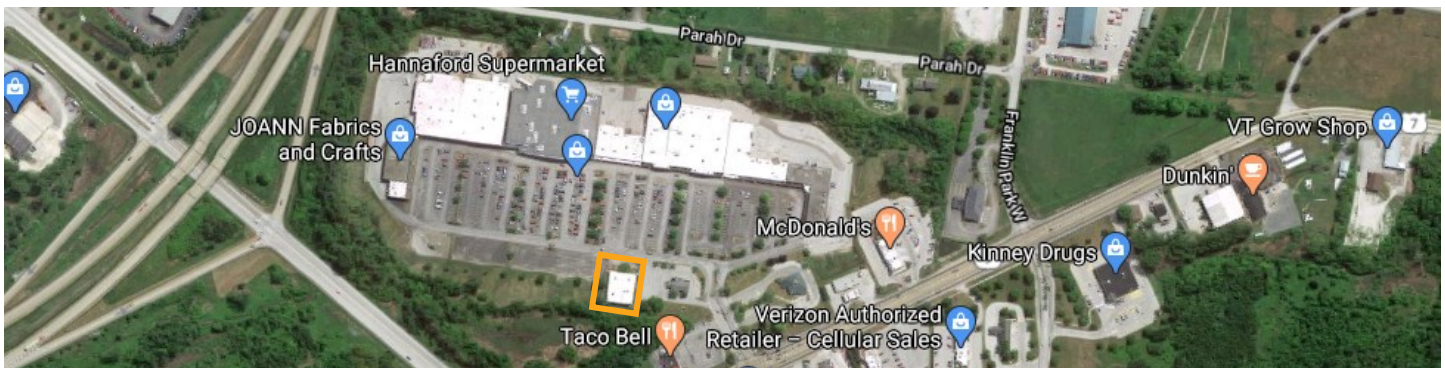
DONAHUE
ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

802-862-6880

www.donahueassociatesvt.com

FOR LEASE:
**RETAIL/OFFICE/
STORAGE SPACE**

**329-337 Swanton Road,
Mini Mall, St. Albans, VT**



SUMMARY

Available Spaces:

First Floor: 964 SF located at the front of building with great visibility. Very bright space with a combination of open and private offices.

Second Floor: 1,833 SF open space with affordable lease rate and a storage space of up to 1,368 SF

Center Description: Come join many other retail, food, and service businesses located next to bustling supermarket anchored shopping center. The Mini Mall benefits from many consumers shopping and travelling to the area. 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.

Neighboring Tenants: Hannaford Supermarket, TJ Maxx, Jo-Ann Fabrics, Maurice's, Pizza Hut, TD Bank, McDonald's, Yipes Stripes, Lenny's Shoe & Apparel, and many 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

Other Draws to the Area: Walmart, Price Chopper, Aubuchon Hardware, and AT&T.

CONTACT US

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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.



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FLOOR PLAN

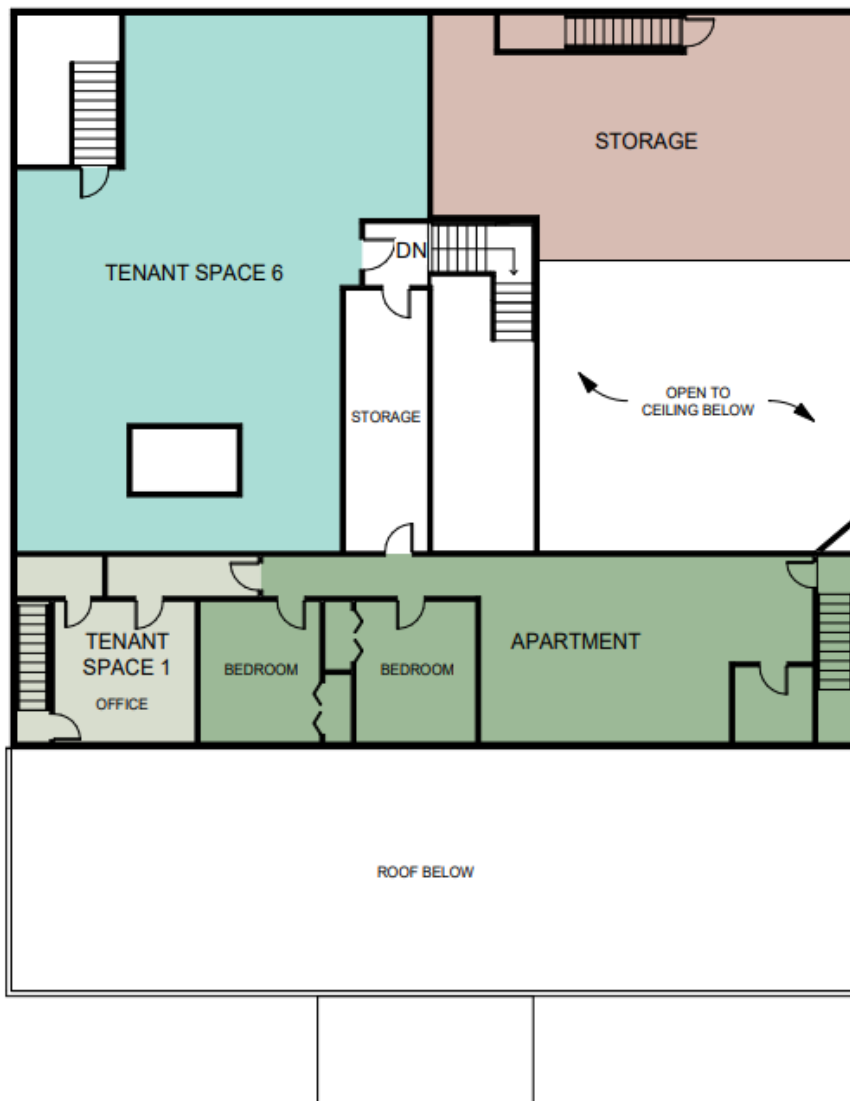


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FLOOR PLAN



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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