



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, Md Donalds's Yipes Stripes, Lenny's Shoe & Apparel, and many more.

Lease Price: First Floor: \$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

Donahue & Associates

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Steve Donahue

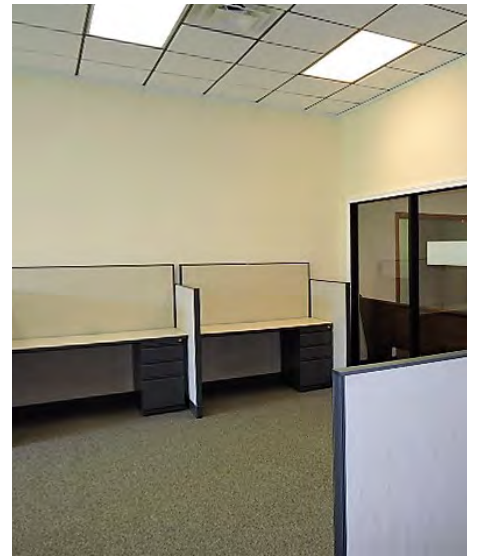
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PHOTOS





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FLOOR PLAN





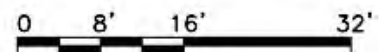
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FLOOR PLAN



SECOND FLOOR PLAN





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MAPS



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