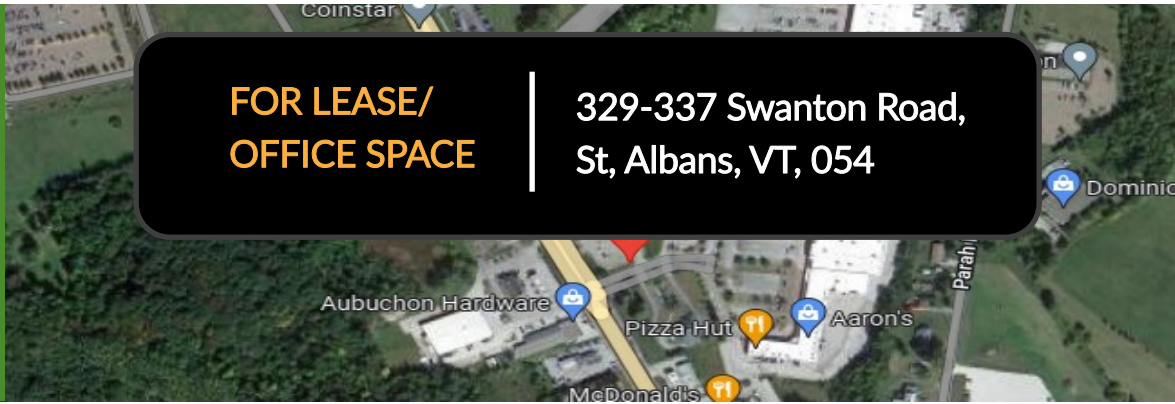




**DONAHUE
ASSOCIATES**
COMMERCIAL REAL ESTATE ADVISORS

**FOR LEASE/
OFFICE SPACE**

**329-337 Swanton Road,
St, Albans, VT, 054**



SUMMARY

AVAILABLE SUITE:

Second Floor

Suite 6—1,833 SF

DESCRIPTION:

This suite is perfect for a quiet office space. Join the numerous retail, food, and service businesses located next to this bustling supermarket-anchored shopping center. This Mini Mall is perfectly located to take advantage of this highly visible location which boasts 15,000 + traffic counts per day. Easy access via lighted intersection to Route 7 and Interstate 89.

NEIGHBORING TENANTS INCLUDE:

Hannaford Supermarket, TJ Maxx, Jo-Ann Fabrics, Maurice's, Pizza Hut, TD Bank, McDonald's, Yipes Stripes, and Lenny's Shoe & Apparel. Additional draws to the area include: Walmart, Price Chopper, Aubachon Hardware, and AT&T.

ZONING: Commercial

STORAGE: Additional on-site storage available for fee.

PARKING: Ample on-site.

TRAFFIC SIGNAL: Traffic light at Route 7 entrance.

TRAFFIC COUNT: 16,300—2012 Route log AADT

CONTACT US

Donahue & Associates

(802) 862-6880

www.donahuessociatesvt.com



Meg McGovern

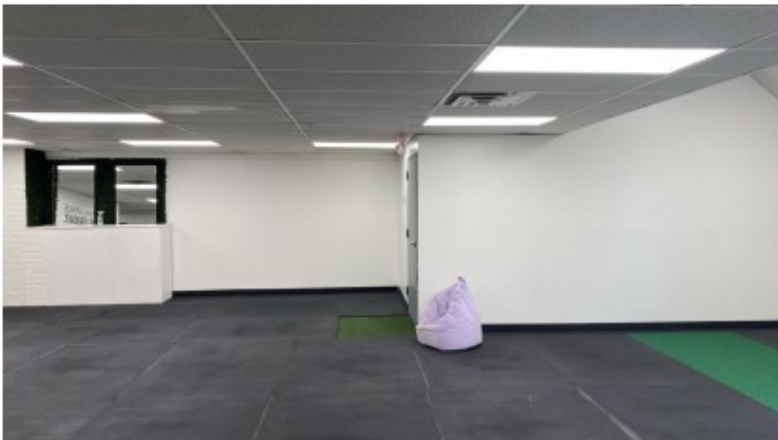
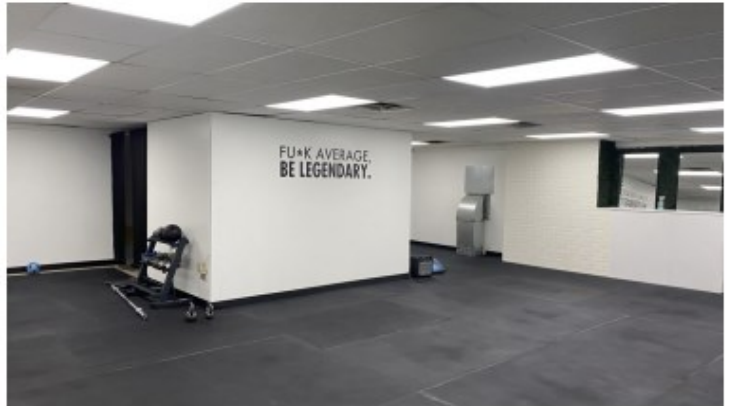
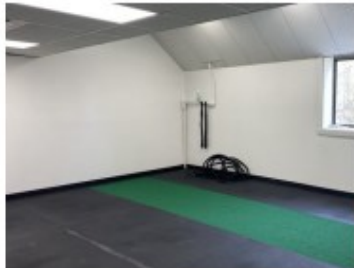
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PHOTOS



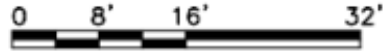


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Floor Plan

SECOND FLOOR PLAN



First Floor Retail Space

