



**DONAHUE  
ASSOCIATES**  
COMMERCIAL REAL ESTATE ADVISORS

**FOR LEASE/  
OFFICE SPACE**

**544 Highgate Commons  
Road,  
St, Albans, VT, 05478**



## SUMMARY

### AVAILABLE SUITE:

Second Floor

Suite 206—1,833 SF; \$1,000/month

### 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**

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[www.donahuessociatesvt.com](http://www.donahuessociatesvt.com)



**Meg McGovern**

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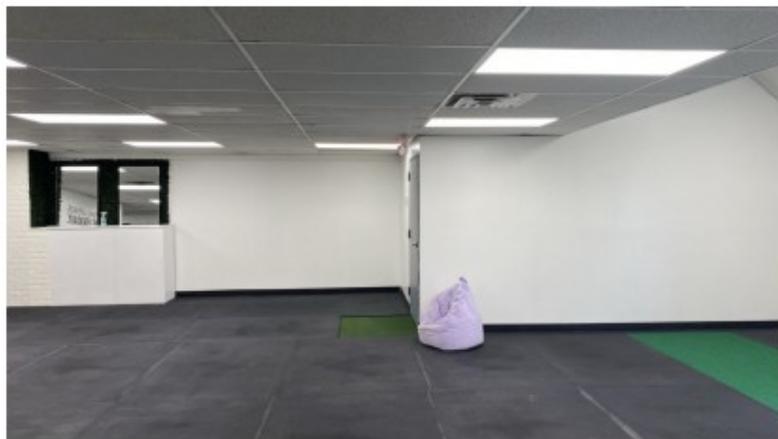
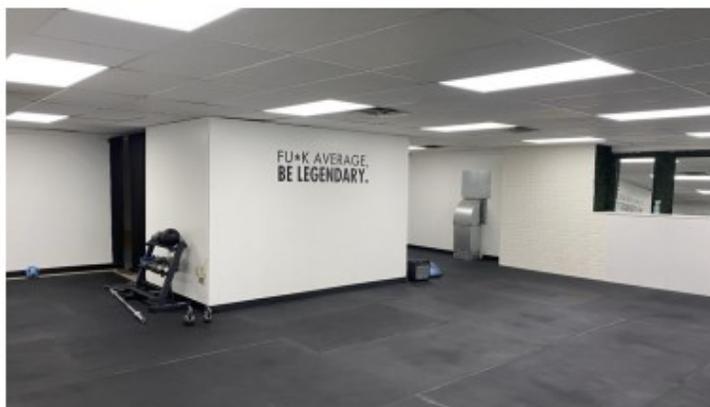
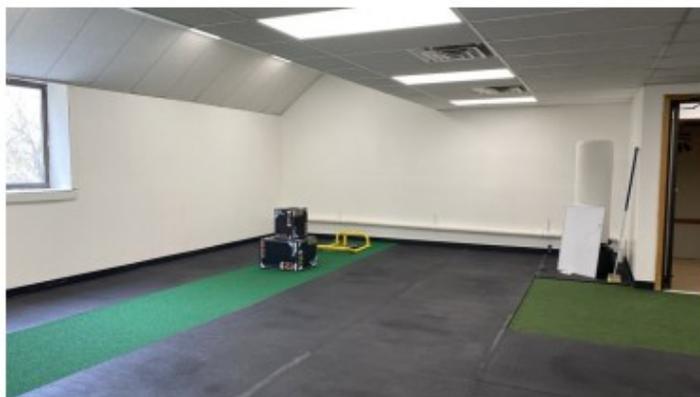


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**PHOTOS**





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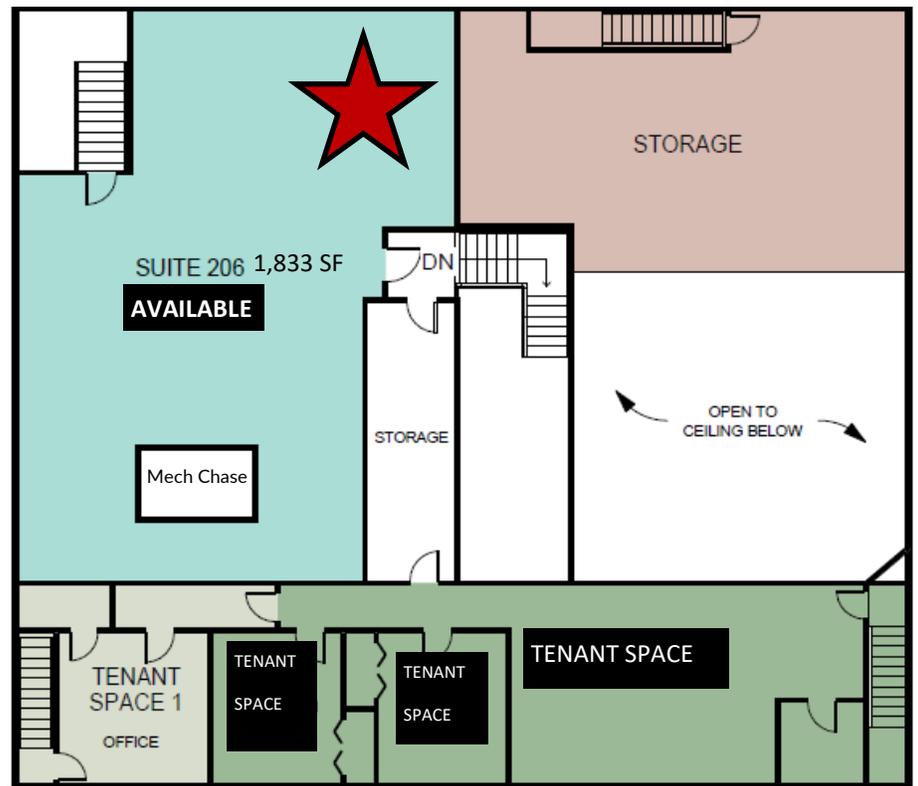
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**Floor Plan**

**SECOND FLOOR PLAN**



**First Floor Retail Space**



- SUITE 102: 964 SF, \$1,300/mo + utilities
- SUITE: 104: 1,567 SF, \$1522/mo + utilities
- SUITE: 206: 1,833 SF, 1,000/mo + utilities

ROOF BELOW