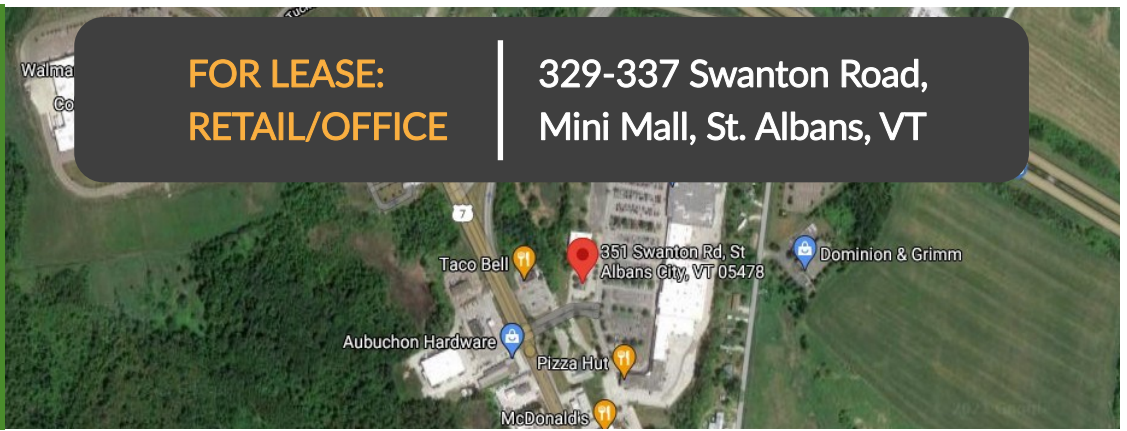




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 COMMERCIAL REAL ESTATE ADVISORS

FOR LEASE:
RETAIL/OFFICE

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



SUMMARY

Available Spaces:

Second floor Suite 6 is 1,833 SF
 (additional on-site storage available \$)

Center Description: Formerly a gym, this space could be perfect for your business whether you are looking for office or retail space. 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: Suite 6 - \$1,000 gross 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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 (802) 862-6880
 www.donahuessociatesvt.com



Steve Donahue
 Steve@donahueassociatesvt.com



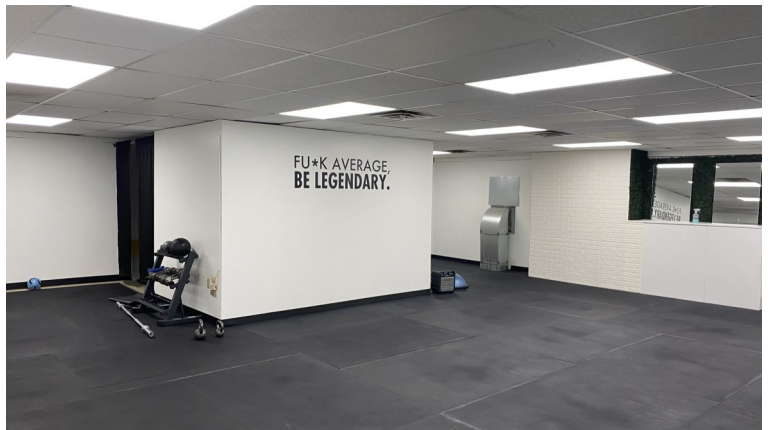
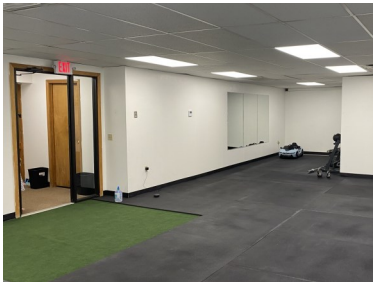
Meg McGovern
 Meg@donahueassociatesvt.com



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

PHOTOS





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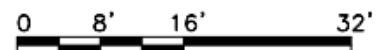
FOR LEASE/ RETAIL/OFFICE SPACE

Mini Mall, St. Albans, VT

FLOOR PLAN



FIRST FLOOR PLAN



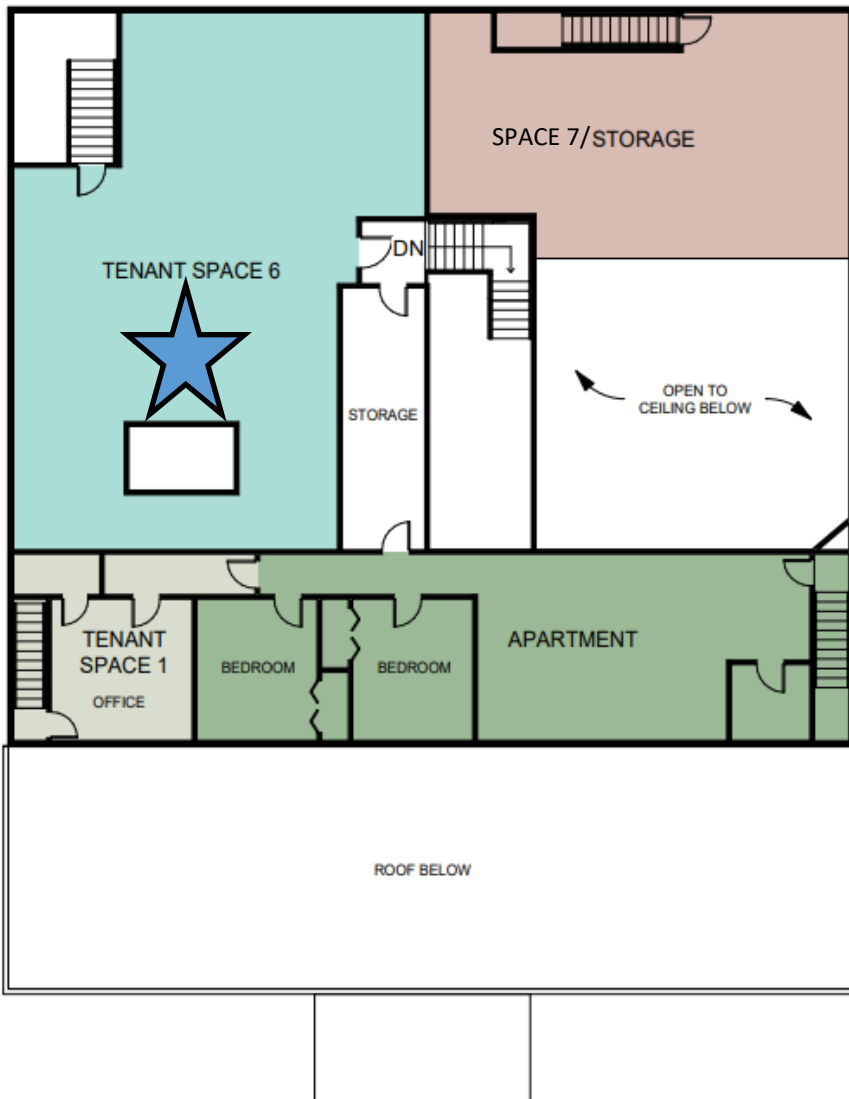


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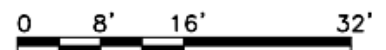
FOR LEASE/ RETAIL/OFFICE SPACE

Mini Mall, St. Albans, VT

FLOOR PLAN



SECOND FLOOR PLAN





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FOR LEASE/ RETAIL/OFFICE SPACE

Mini Mall, St. Albans, VT

MAPS



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