



DONAHUE ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

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**FOR LEASE
RETAIL SPACE**

Highgate Commons Shopping Center St. Albans, Vermont



SUMMARY

SHOPPING CENTER DESCRIPTION

This 28 Unit, 224,058 square foot shopping center is Northern Vermont's largest strip shopping center. Located at the intersection of Route 7, 207 and I89, the center enjoys accessibility, visibility, and exceptional regional drawing capacity to the area's strongest retailing corridor.

AVAILABLE RETAIL SPACES

With units ranging from 2,400 - 31,000 SF, this plaza has multiple options available to accommodate businesses of various sizes.

ANCHOR TENANTS

Hannaford, TJ Maxx, Maurice's, TD Bank, Pizza Hut, Rent-A-Center, Aaron's Furniture, Lenny's Shoe and Apparel, and AT & T.



LEASE PRICE

\$10.00-13.00/SF NNN (\$3.50/SF +/-) plus utilities.

PARKING: Ample on-site.

ZONING: Commercial

TRAFFIC SIGNAL: Traffic light at Route 7 entrance.

CONTACT US



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SITE PLAN



Space #	Tenant
1	Pizza Hut
2	AT&T
3	Thrift Shop
4	89 Nails Salon
5	Maintenance Office
6	Aaron's
7	Available-7,500 SF
8	Available-2,199 SF
9	Maurices
10	Available-31,000 SF
11	TJ Maxx
12	Pie in the Sky
13	Available—2,400
14	Available-4,000 SF

Space #	Tenant
15	Guardians Card & Comics
16	Hannaford
17	Available-25,432 SF
18	Available-W/above
19	Rent-A-Center
20	Available-3,852 SF
21	Lenny's
22	Yipes!
23	Storage
24	Available-2,400 SF
25	Available—10,080 SF
26	NE Cannabis
27	NE Cannabis
28	TD Bank



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INTERSTATE 89—AREA MAP



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