



**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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### St. Albans, Vermont

#### SITE PLAN



Space #	Tenant
1	Pizza Hut
2	AT&T
3	Available—1,200 SF
4	89 Nails Salon
5	Maintenance Office
6	Aaron's
10	Available-8,030 SF
11	Available—2,000 SF
12	Maurice's
13	Ocean State Job Lots
14	TJ Maxx
15	Pie in the Sky

Space #	Tenant
17	Available—2,400 SF
18	Available-4,000 SF
19	Guardian Cards
20	Hannaford
21	Available—25,432 SF
22	Rent-A-Center
23	Available—3,768 SF
24	Lenny's Shoe and Apparel
25	Yipes North
27	Handy Toyota
28	Worth Repeating
29	Available—10,080 SF
30/31	NECANN Cannabis
32	TD Bank



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## Highgate Commons Shopping Center St Albans, Vermont

### INTERSTATE 89—AREA MAP



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