

EXCLUSIVELY LISTED FOR LEASE

Highgate Commons Shopping Center



Interstate 89/Exit 20/Route 7 Regional Shopping Center

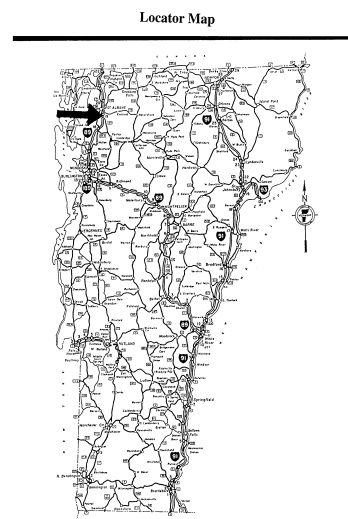
Space Available: 2,200 SF
Zoning: Commercial
Traffic Signal: Center is serviced by a traffic light

Anchor Tenants: Hannaford
 Staples
 T. J. Maxx

Other Tenants: Hallmark
 Radio Shack
 Pizza Hut
 Yankee One Dollar
 Peebles
 Fabric Center of America (Jo-Ann's)
 Rent-A-Center
 Olympia Sports

Traffic Count: 16,300 - 2008 (Route Log) AADT's

Center Description: At 218,200 SF of gross leasable area, Highgate Commons is the largest strip shopping center in northern Vermont



Highgate Commons is perfectly situated at the intersection of Routes 7, 207 and I-89. Visibility and ingress/egress are excellent. This regional strip center is the biggest shopping plaza in northern Vermont. Walmart located across Route 7.



white + burke
 REAL ESTATE INVESTMENT ADVISORS

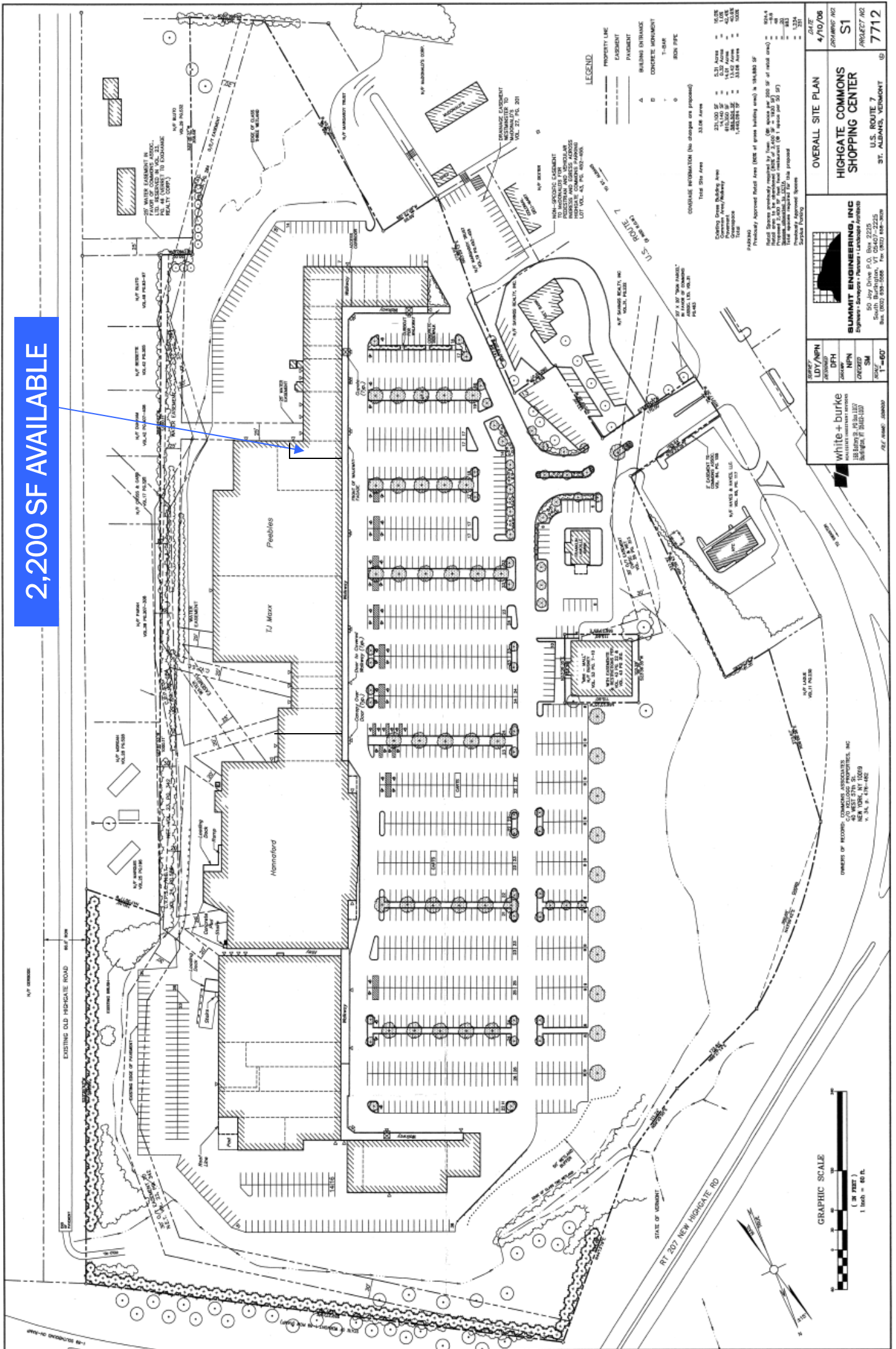
www.whiteandburke.com

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For more information call **TIM BURKE** at (802) 862-1225 x 14

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2,200 SF AVAILABLE



<p>white + burke CONSULTING ENGINEERS 18 Bldg 2, 475th St Burlington, VT 05405</p>	<p>Summit Engineering, Inc Engineers - Surveyors - Planners - Landscape Architects 50 Joy Drive P.O. Box 2225 South Burlington, VT 05403-2225 TEL: (802) 735-2555 FAX: (802) 735-2558</p>	<p>OVERALL SITE PLAN HIGHGATE COMMONS SHOPPING CENTER U.S. ROUTE 7 ST. ALBANS, VERMONT</p>	<p>DATE: 4/10/06 DRAWING NO: S1 PROJECT NO: 7712</p>
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<p>OWNER: white + burke ARCHITECT: white + burke CONTRACTOR: SM SCALE: 1"=60'</p>	<p>PROPERTY LINE EASEMENT PAVED DRIVE BUILDING ENTRANCE CONCRETE WALKWAY T-RAIL SIGN POLE</p>	<p>COMPARISON INFORMATION (No charges are proposed) Total Site Area: 33.08 Acres Existing Paved Area: 21,000 SF Existing Concrete: 11,000 SF Existing Asphalt: 1,400,000 SF Total: 1,432,000 SF</p>	<p>COMPARISON INFORMATION (No charges are proposed) Total Site Area: 33.08 Acres Existing Paved Area: 21,000 SF Existing Concrete: 11,000 SF Existing Asphalt: 1,400,000 SF Total: 1,432,000 SF</p>
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GRAPHIC SCALE
 1" = 60'
 0 10 20 30 40 50 60 70 80 90 100
 (in feet)