# FOR LEASE

## HIGH TRAFFIC AREA WITH GREAT VISIBILITY

178 Swanton Rd., St. Albans, VT



Position your business for success at St. Albans Commons, a well-established retail center located at 178 Swanton Road in St. Albans, Vermont. Unit 10 offers 5,040 SF of available retail space with excellent potential for a variety of retail, medical offices and restaurants. The center features 68 parking spaces and a convenient location serving the greater St. Albans area. Join an established mix of tenants in a highly accessible shopping destination with a strong regional customer base. An excellent opportunity to establish or expand your business in Franklin County. Potential to divide the space if needed.

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**SIZE:**
5,040 +/- SF

**USE:**
Office / Retail

**PRICE:**
$12/SF NNN (Est. $5)

**AVAILABLE:**
Immediately

**PARKING:**
In Front / Ample

**LOCATION:**
178 Swanton Rd., St. Albans, VT

Information contained herein is believed to be accurate, but is not warranted. This is not a legally binding offer to sell or lease.

VT COMMERCIAL

For more information, please contact:

SETH DAVIS

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BURLINGTON, VT 05401

www.vtcommercial.com

# HIGH TRAFFIC AREA WITH GREAT VISIBILITY

## Additional Property Information

Current Tenant Mix:

- Oriental Kitchen
- The UPS Store
- Nail Salon
- H&R Block
- Community Bank
- Verizon

Drive-up Parking

High Visibility

Open Floor Plan

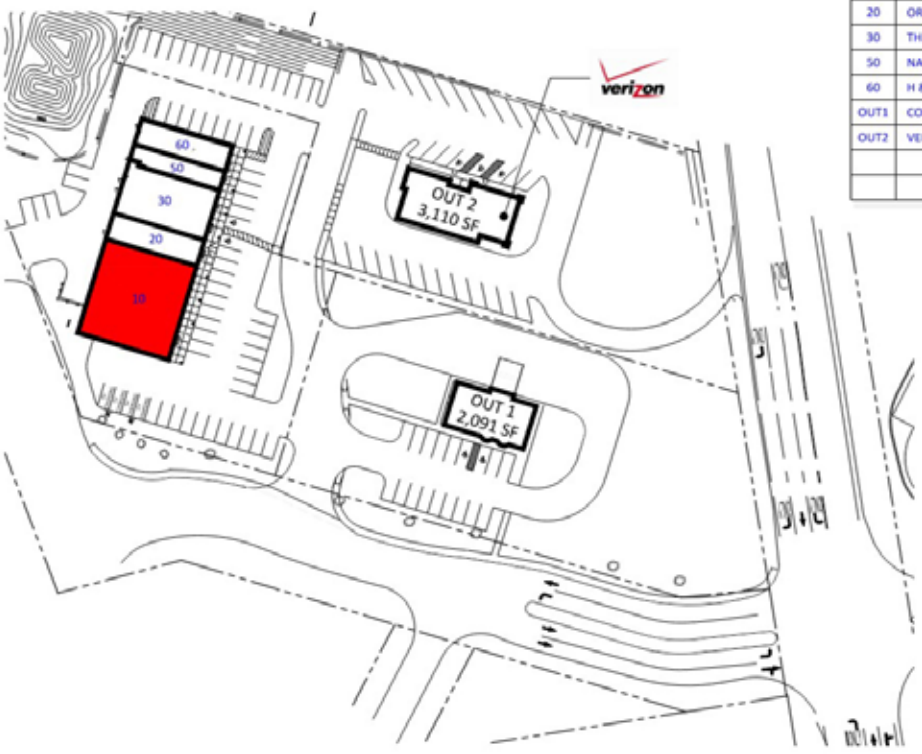








| UNIT | TENANT | SIZE |
|---|---|---|
| 10 | AVAILABLE | 5,040 SF |
| 20 | ORIENTAL KITCHEN | 1,400 SF |
| 30 | THE UPS STORE | 2,640 SF |
| 50 | NAIL SALON | 1,050 SF |
| 60 | H & R BLOCK | 1,350 SF |
| OUT1 | COMMUNITY BANK | |
| OUT2 | VERIZON | |
| | | |
| | TOTAL | 11,480 SF |




ST. ALBANS COMMONS - ST. AL VERMONT

SCALE: NTS

REDSTONE

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YOUNGSTOWN, OHIO. 44505
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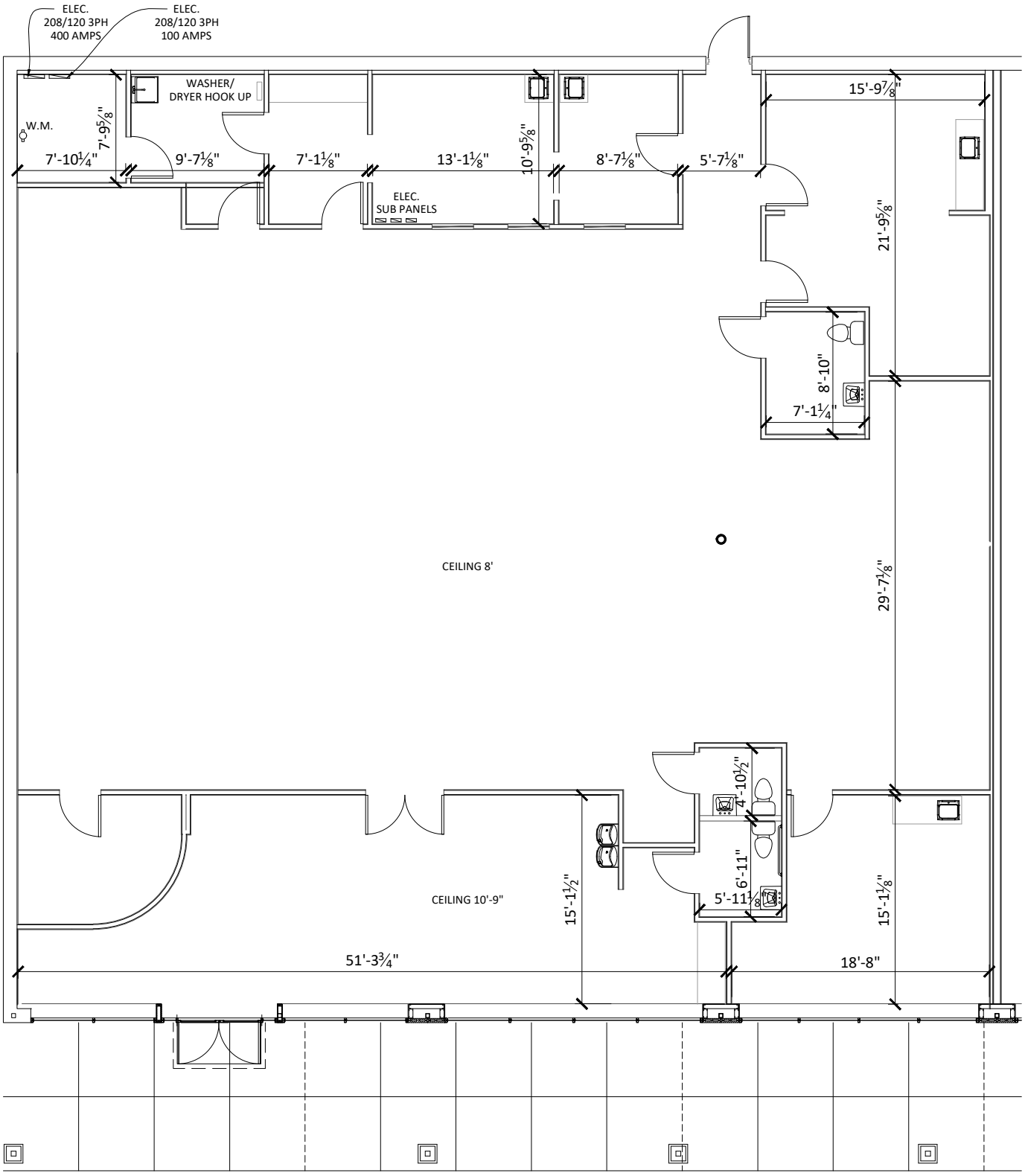


# ST. ALBANS COMMONS - UNIT #10

SCALE: 1/8" = 1' - 0"

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