PRIME RETAIL FOR LEASE

125 Main Street

MONCTON, NEW BRUNSWICK





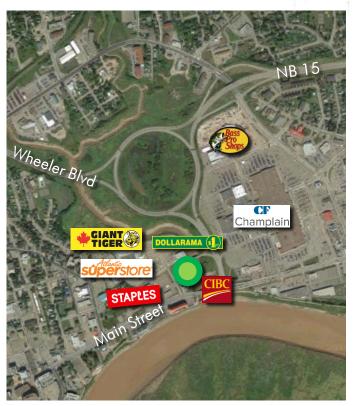
PROPERTY INFO

360° VISIBILITY

Centrally located within the dense retail area of the City of Moncton/ City of Dieppe border near CF Champlain and a multitude of retail, service and hospitality tenants.

Co-tenants include PetValu and Sally Beauty Supply.

- + 1,950 SF available immediately
- + Additional rent est. \$10.00 PSF
- + New, energy efficient construction
- + Parking ratio of 5:1
- + Elevated site for added visibility
- + Ease of access from Main Street and Wheeler Boulevard
- + 14' clear ceilings





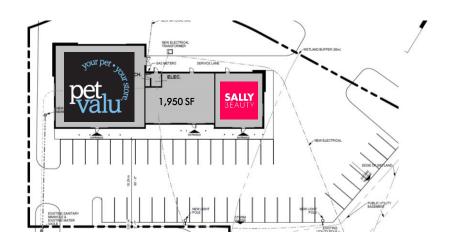




PRIME RETAIL FOR LEASE

25 Main Street





Greater Moncton Area - Market Snapshot

- 2018 population estimate: 156,000
- Greater Moncton is the 5th fastest growing community in Canada
- Average commute time is 12 minutes
- 15,000 full-time post-secondary students in the area
- Number of households: 64,000

AADT

N	Nain Street	33,000
٧	Vheeler Blvd	17,000

Current Population Estimates (2014) 147,968 **Economic Region Population** 220,000 Population within 2.5 Hour Drive 1,400,000

Median Population Age (in years)

Income

Median Family Income	\$71,290
Average Family Income	\$82,451

Knowledge of Official Languages



Major Tenants Nearby Atlantic Superstore

- **Giant Tiger**
- Fit4Less by GoodLife
- CBC/ Radio-Canada
- **CIBC**
- **Dollarama**
- **Staples**

CONTACT US

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