

FOR LEASE | RETAIL & OFFICE



# 500 Mapleton Road

MONCTON | NEW BRUNSWICK



**CBRE**

# Property HIGHLIGHTS

500 Mapleton Road is a high-profile building located in the center of Moncton’s major retail node. The building offers impressive signage opportunity on busy Mapleton Road traveled by over 38,000 cars daily<sup>1</sup>.

**SIZE:** ±1,170 – ±2,340 SQ. FT.  
**NET RENT:** BY NEGOTIATION  
**2025 CAM & TAXES:** \$12.85\* PSF



**Built in 2009**  
Energy efficient design



**Class A**  
Professional tenancy



**High Exposure**  
Signage and pylon



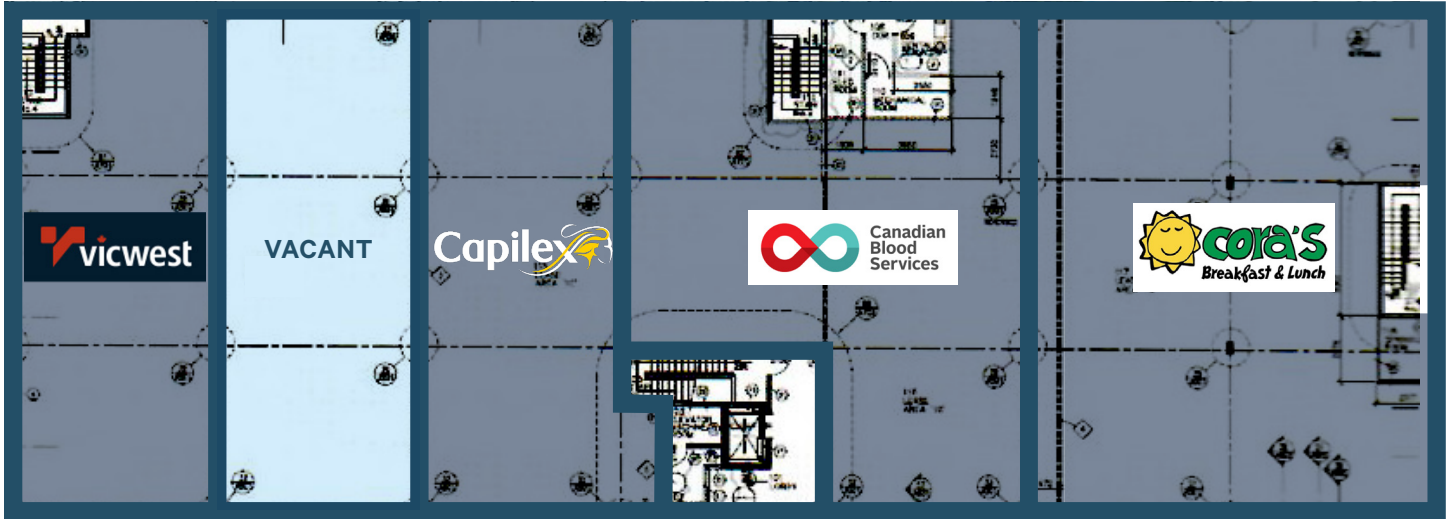
**Abundant Free Parking**  
Over 140 stalls

UNIT	AVAILABILITY	RENTABLE AREA	FRONTAGE	DETAILS
130	Now	±2,340 sq. ft.	±30'	Private entrances off the parking lot. Notable retail front of ±30'. Ceiling height ±8.5' - 10.5'. One wheelchair accessible washroom and one small washroom. Subject to Landlord's approval. Unit can be subdivided.
130A	Please Contact	±1,170 sq. ft.	±15'	Subdivision scenario, subject to Landlord's approval.
130B	Please Contact	±1,170 sq. ft.	±15'	Subdivision scenario, subject to Landlord's approval.

*\*HST, Utilities, Cleaning, Telecommunications & Security charges not included*

*<sup>1</sup>Traffic Counts by City of Moncton (2023), corner of Mapleton Road, Trinity Drive and Wheeler ramps*

# Floor plan BUILDING



First Floor

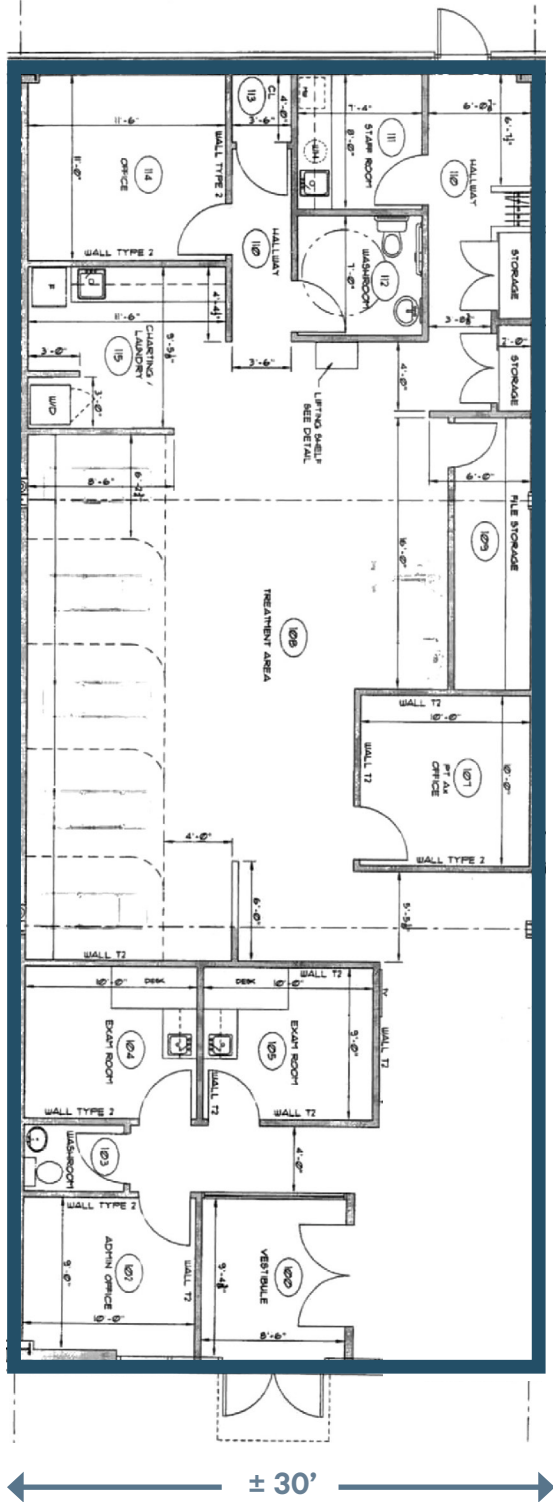


Second Floor

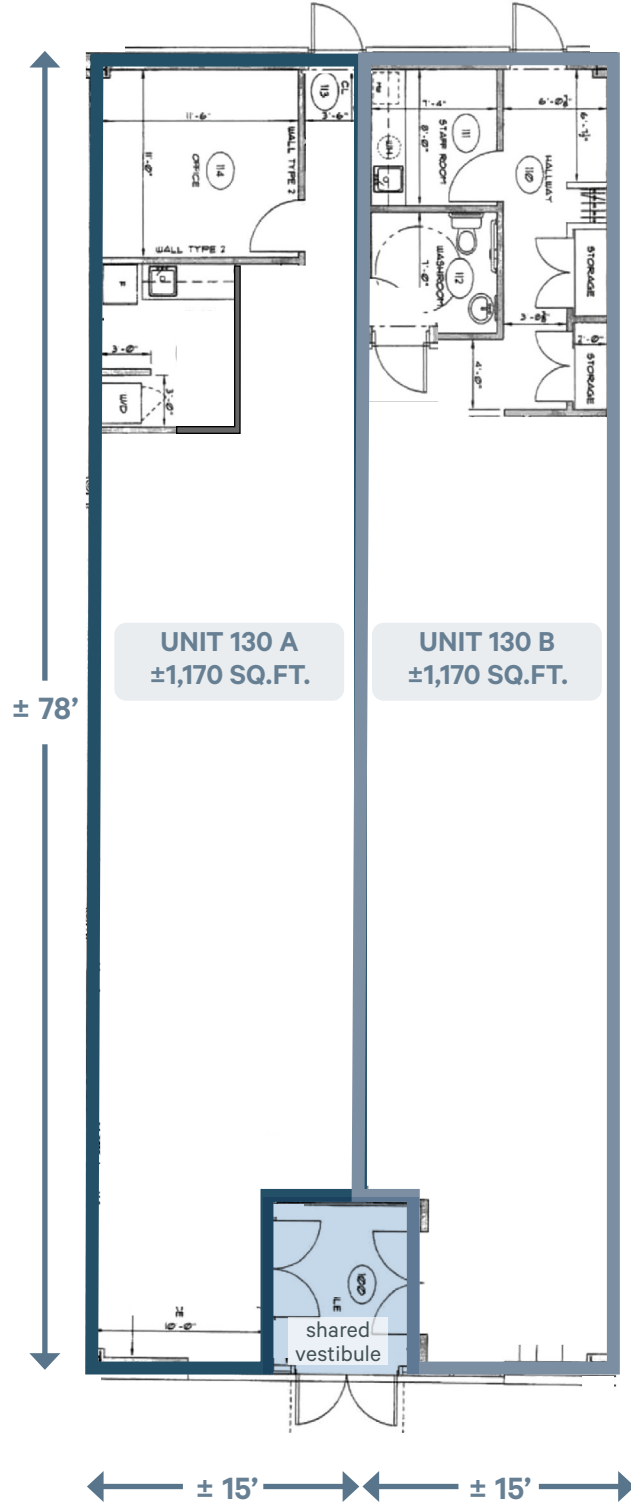
# Floor plan

## UNIT 130

### Existing Improvements



### Subdivision Scenario



The subdivision plan shown is for illustration purposes only

# Location HIGHLIGHTS

The location provides tremendous accessibility, located only minutes away from Trans-Canada Highway and Wheeler Boulevard (Hwy 15). Existing Tenants includes: Harvest Medicine, Canadian Blood Services, Cora's Breakfast and Lunch & Iconic Smiles.

<sup>2,3</sup>Traffic Counts by City of Moncton (2021), (2023)

## Traffic Counts

- 1 27,290  
Corner of Mapleton Road, Frampton Lane, and Wyse Street (2021)<sup>2</sup>
- 2 38,147  
Corner of Mapleton Road, Trinity Drive, and Wheeler ramps (2023)<sup>3</sup>



# Mapleton - The Desirable Neighbourhood

## AVE. DRIVE TIME FROM 500 MAPLETON ROAD

Mapleton Park	2 mins
Mapleton Trinity Center	2 mins
Wheeler Park Power Centre	3 mins
Plaza Blvd Centre	4 mins
Mapleton Shopping Area	5 mins
The Moncton Hospital	8 mins
Costco Wholesale	10 mins



## Renowned Nearby Brands



And many more...

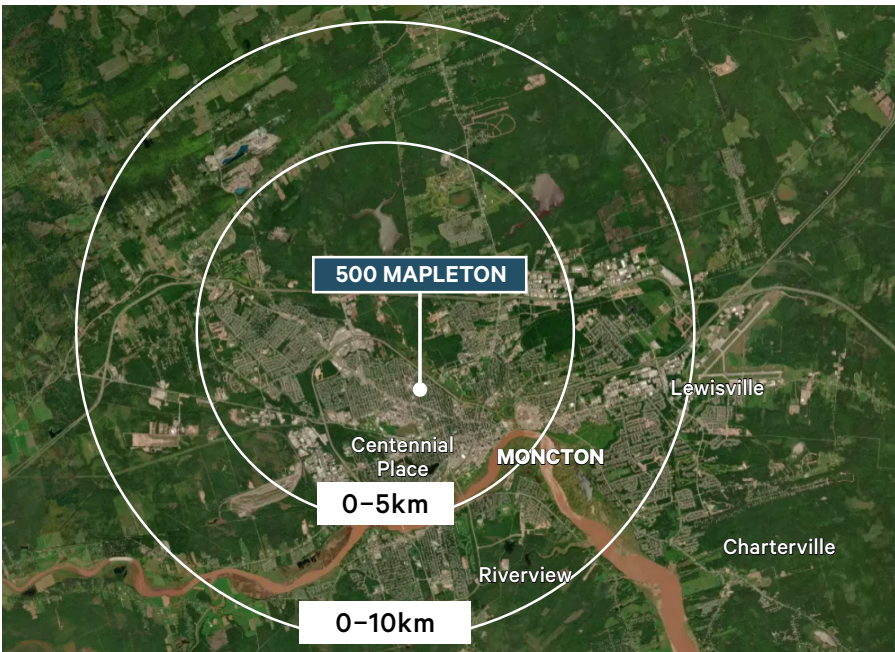
# Market SNAPSHOT

## Moncton - The “Hub City”

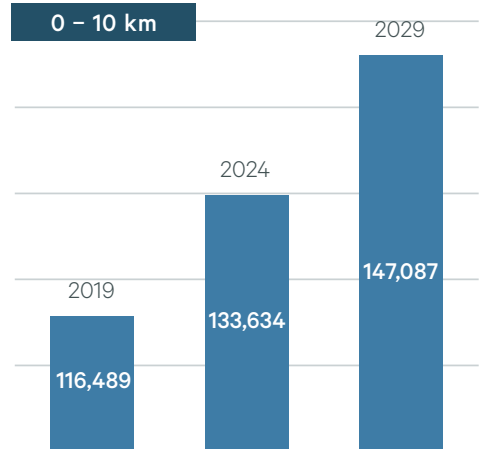
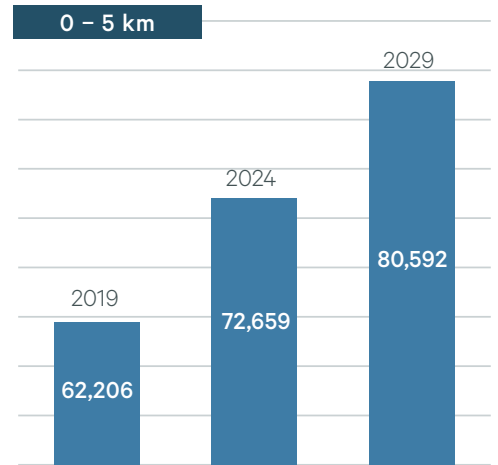
- The **largest metropolitan area** in New Brunswick and the second largest CMA in the Maritime provinces.
- Greater Moncton has leveraged itself into becoming a leading distribution, logistic and retail center for New Brunswick.
- The economy is largely driven by service and manufacturing industries, as well as government and professional offices choosing Moncton as their headquarters.



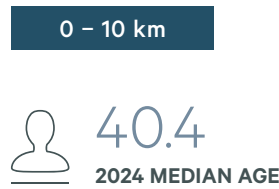
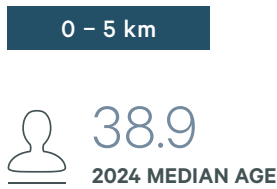
## Mapleton Area



### POPULATION SNAPSHOT

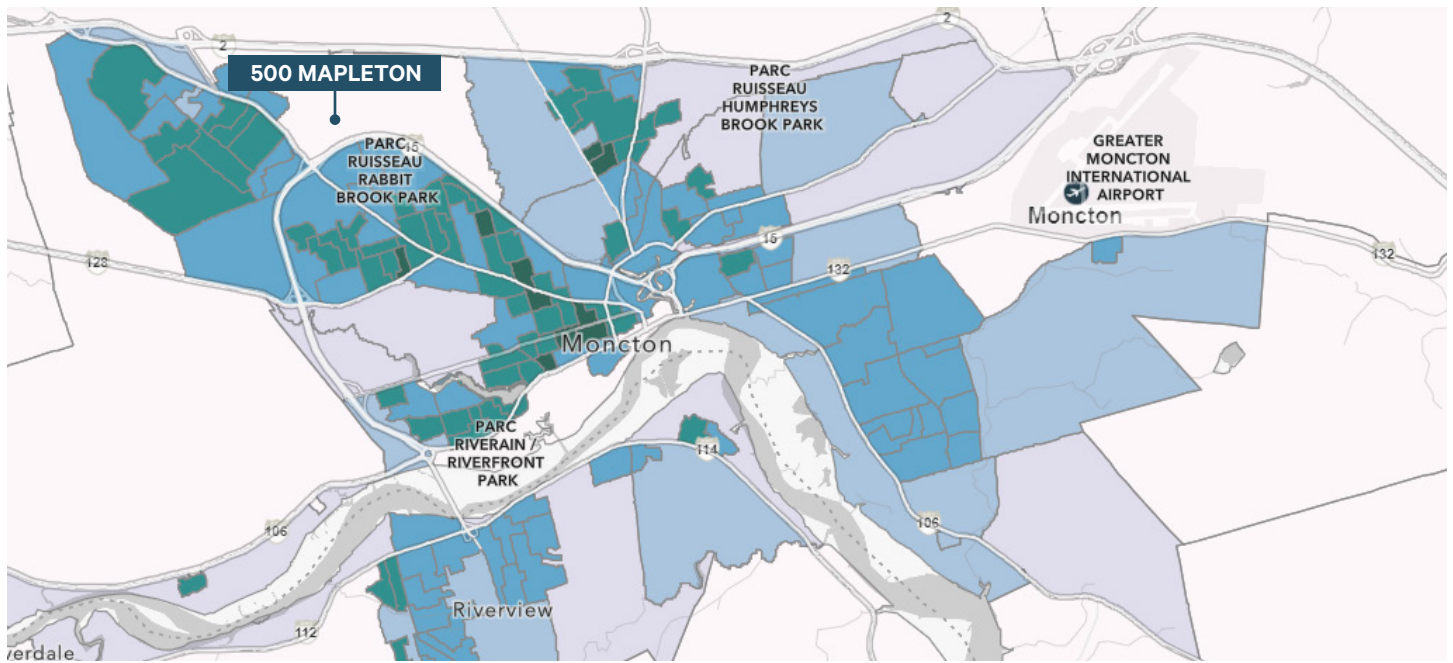


### DEMOGRAPHIC SNAPSHOT

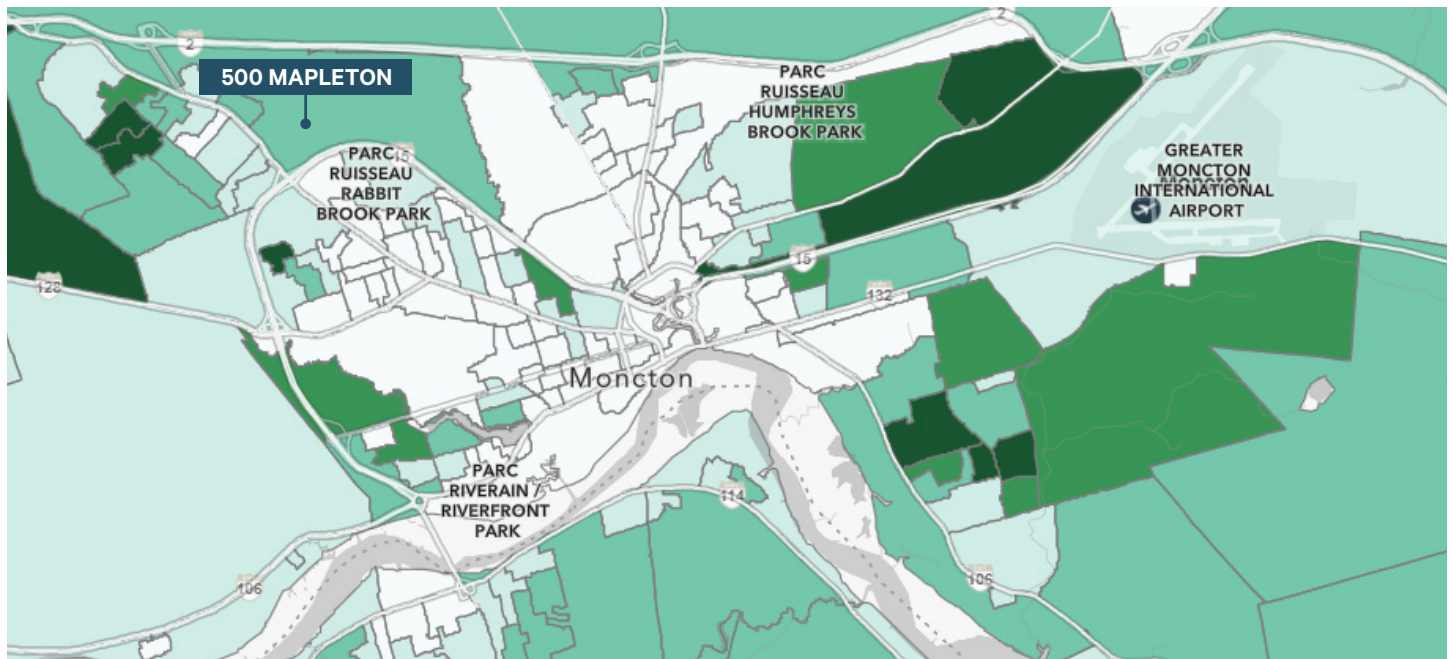
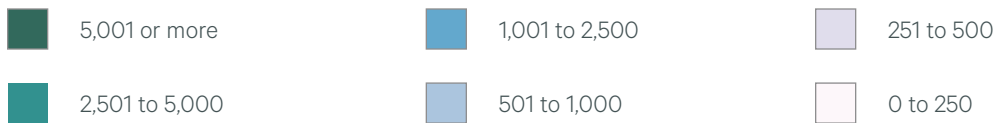


Source: StatCan, SiteWise

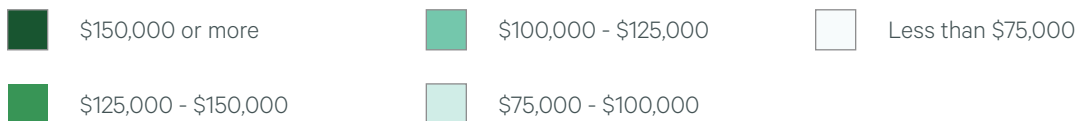
# Moncton Demographic Maps



2023 POPULATION DENSITY (PERSONS PER 1 SQ. KM)



2022 AVERAGE HOUSEHOLD INCOME







# 500 Mapleton Road

MONCTON, NEW BRUNSWICK

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