

**Heidi Daigle**

(506) 851-5400

[Heidi@granitecentremoncton.com](mailto:Heidi@granitecentremoncton.com)

[www.GraniteCentreMoncton.com](http://www.GraniteCentreMoncton.com)

**Retail Leasing  
Opportunity**  
Moncton, New Brunswick

# Prime Commercial Retail Space

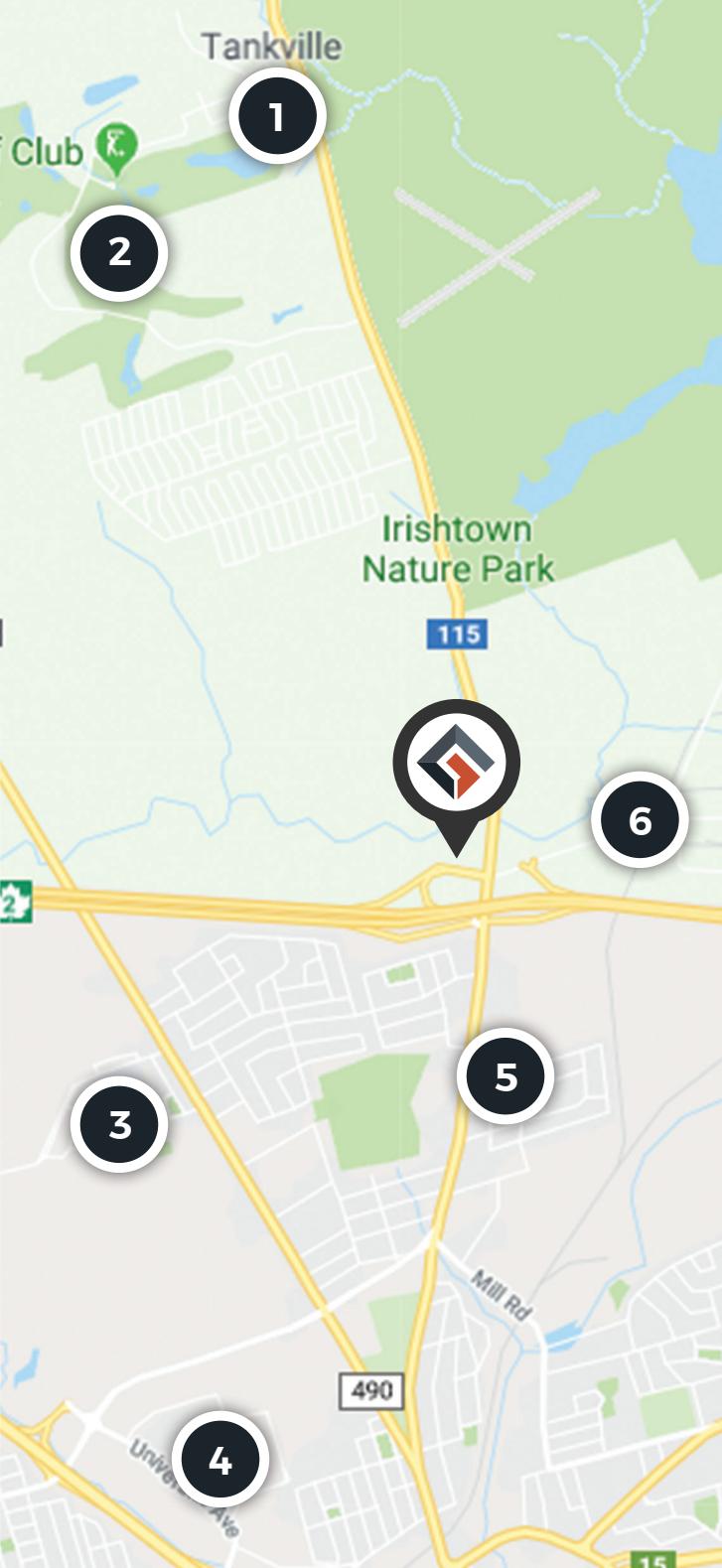


- Anchored by Costco Wholesale & Gas Bar
- Stabuck's Coffee and The Bone & Biscuit Co. locations coming soon in plaza currently under construction
- Close proximity to Elmwood commercial node
- Offers fantastic visibility from the Trans-Canada Highway
- High traffic area with average daily vehicle counts of:
  - ±25,000 vehicles daily at the intersection of Granite Drive and Elmwood Drive (**43% increase since Costco Wholesale has opened**)
  - ±23,300 vehicles daily on the Trans Canada Highway
- From 2,000 to 45,000 SF Available for lease
- 3 points of access to Granite Centre from the TCH
- Caledonia Industrial Park has over 6,000,000 SF / 145 Businesses / 3,700 employees



COSTCO  
WHOLESALE  
& GAS BAR  
NOW OPEN





# Property Features



**PID:** 70638770 & 70642152

**Zoned:** Highway Commercial

**Traffic Count:**

**Annual Average Daily Traffic (AADT):**

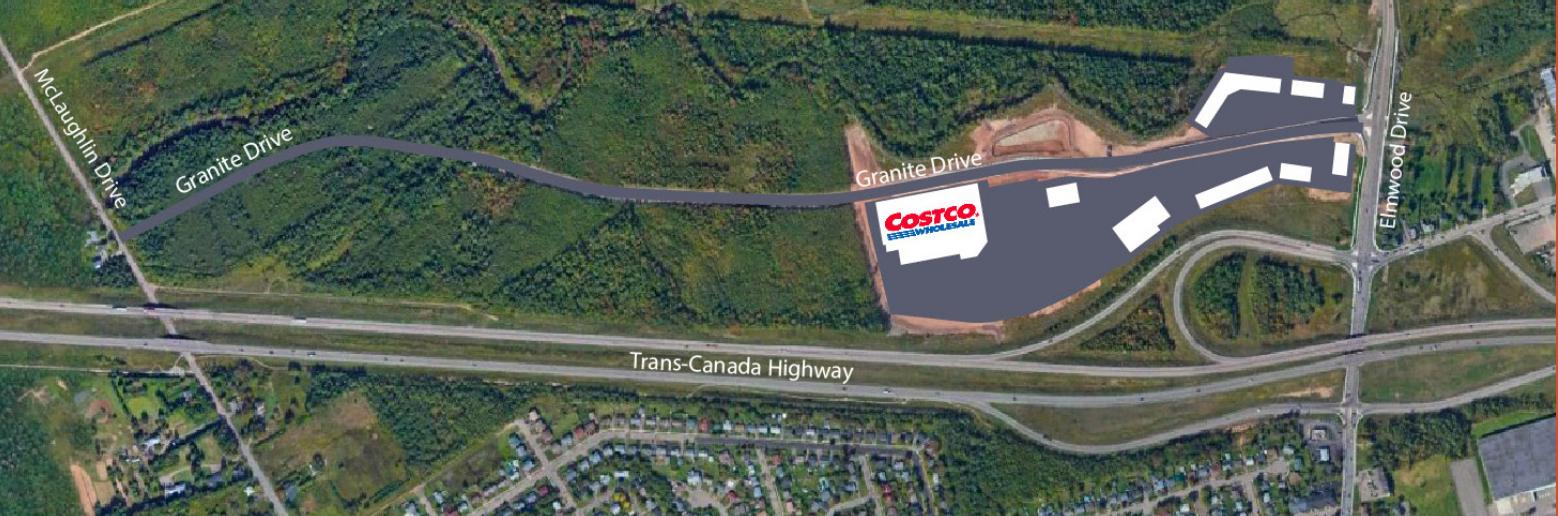
**Elmwood Drive (2019):** +25,000

**Trans Canada (2014):** +23,300

## Points of Interest



- 1 Moncton High School
- 2 Royal Oak Estates & Golf Course
- 3 Ecole L'Odyssée High School
- 4 Université de Moncton
- 5 Elmwood Retail Node
- 6 Caledonia Industrial Park



# Moncton SNAPSHOT



Moncton boasts a **47%** bilingual workforce and is Canada's first bilingual city.



Moncton took top spot again in KPMG's competitive alternatives report as the **most cost-competitive city** in the US and Canada for doing business.



Moncton enjoys a national and international reputation as an **enviable location for business**.



Moncton is the **#1 Commercial & Industrial Hub** in Atlantic Canada according to Statistics Canada.



Moncton named one of the **best places in Canada to do business** for 5 consecutive years by Canadian Business.

CURRENT POPULATION ESTIMATES **147,968**

POPULATION WITHIN 2.5 HOUR DRIVE **1,400,000**

RETAIL SALES BY MAJOR CITY  
**MONCTON CMA - 2011**



ECONOMIC REGION POPULATION **220,000**

MEDIAN POPULATION AGE (IN YEARS)

Greater Moncton ..... **40.1**

New Brunswick ..... **43.7**

Canada ..... **40.6**

MEDIAN FAMILY INCOME

**\$71,290**

AVERAGE FAMILY INCOME

**\$82,451**

OFFICIAL LANGUAGES

ENGLISH ONLY ..... **50%**

ENGLISH & FRENCH ..... **47%**

FRENCH ONLY ..... **3%**

Leasing  
Inquiries



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Accelerating success.

**GRANITE**  
CENTRE