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**Retail Leasing
Opportunity**
Moncton, New Brunswick

Prime Commercial Retail Space

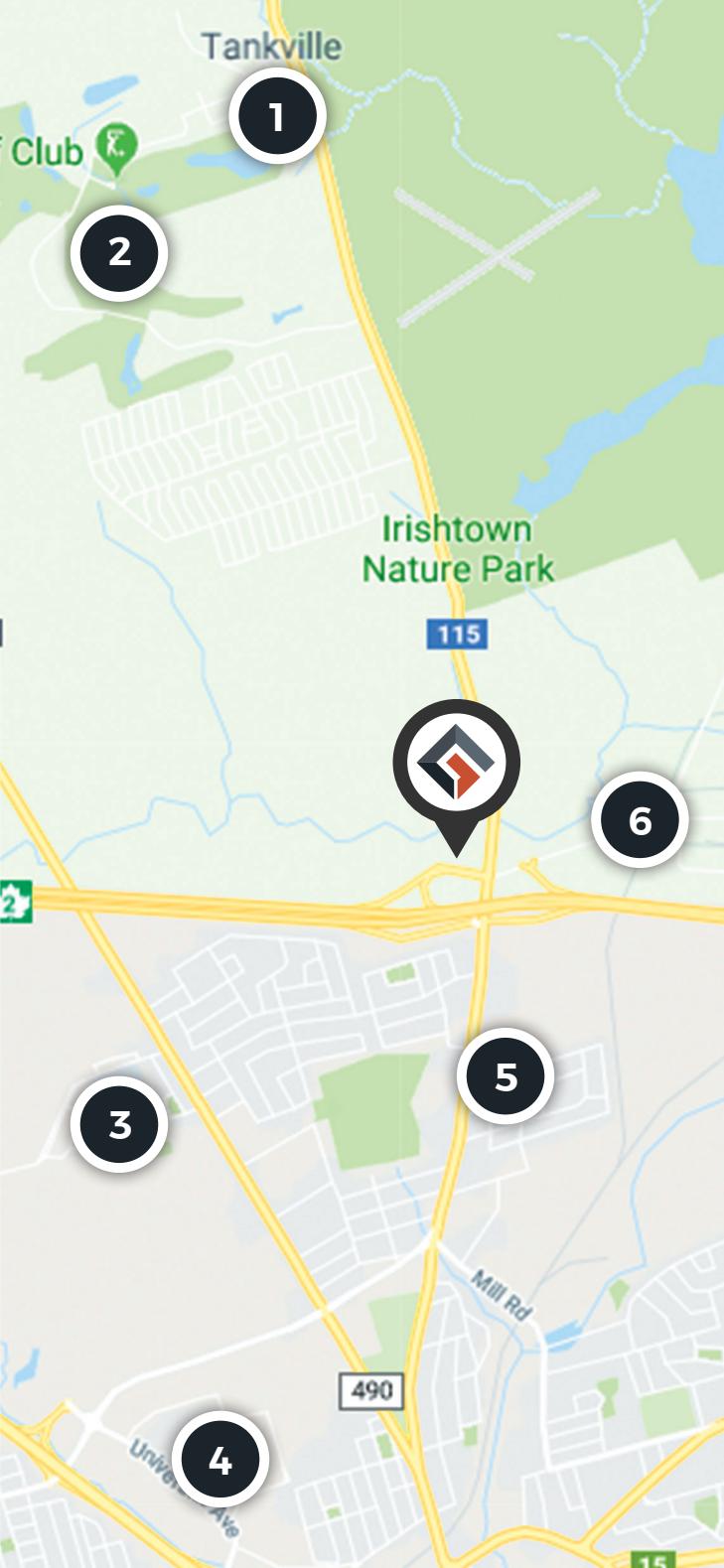


- Anchored by Costco Wholesale & Gas Bar
- Starbucks is now officially open as the first major tenant in Building 1 with the Bone & Biscuit Co. coming soon! Building 2 is also currently under construction.
- Close proximity to Elmwood commercial node
- Offers fantastic visibility from the Trans-Canada 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