

VIRTUAL TOURS INSIDE!

# BRUNSWICK

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COMMERCIAL REAL ESTATE

**Mapleton Plaza in the Heart of Greater  
Moncton's Shopping District**

FOR LEASE  
**MAPLETON PLAZA  
80 MAPLETON ROAD**

Moncton | NB

**Paul Moore**



80 Mapleton Road | Moncton, NB  
Paul Moore



## Property Highlights

BASE RENT  
**Negotiable**  
(includes CAM)

On the corridor leading to a high-growth residential area, Mapleton Plaza's strong existing tenant mix includes Giant Tiger, Dollarama, Lawtons and more.

This location offers ample surface parking with easy access and is just minutes from Walmart, Home Depot, Sport Chek, Canadian Tire, Kent Building Supplies and more. Additionally, Mapleton Plaza has frontage and access from both Mountain and Mapleton Roads, and enjoys total traffic counts of over 50,000 cars a day.



**GREAT  
LOCATION**



**SIGNAGE  
OPPORTUNITIES**



**ON-SITE  
PARKING**



**RECENT  
RENOVATIONS**



**TRANSIT  
ACCESSIBLE**

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32 Alma Street  
Moncton, NB  
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**Paul Moore**  
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## Property Details

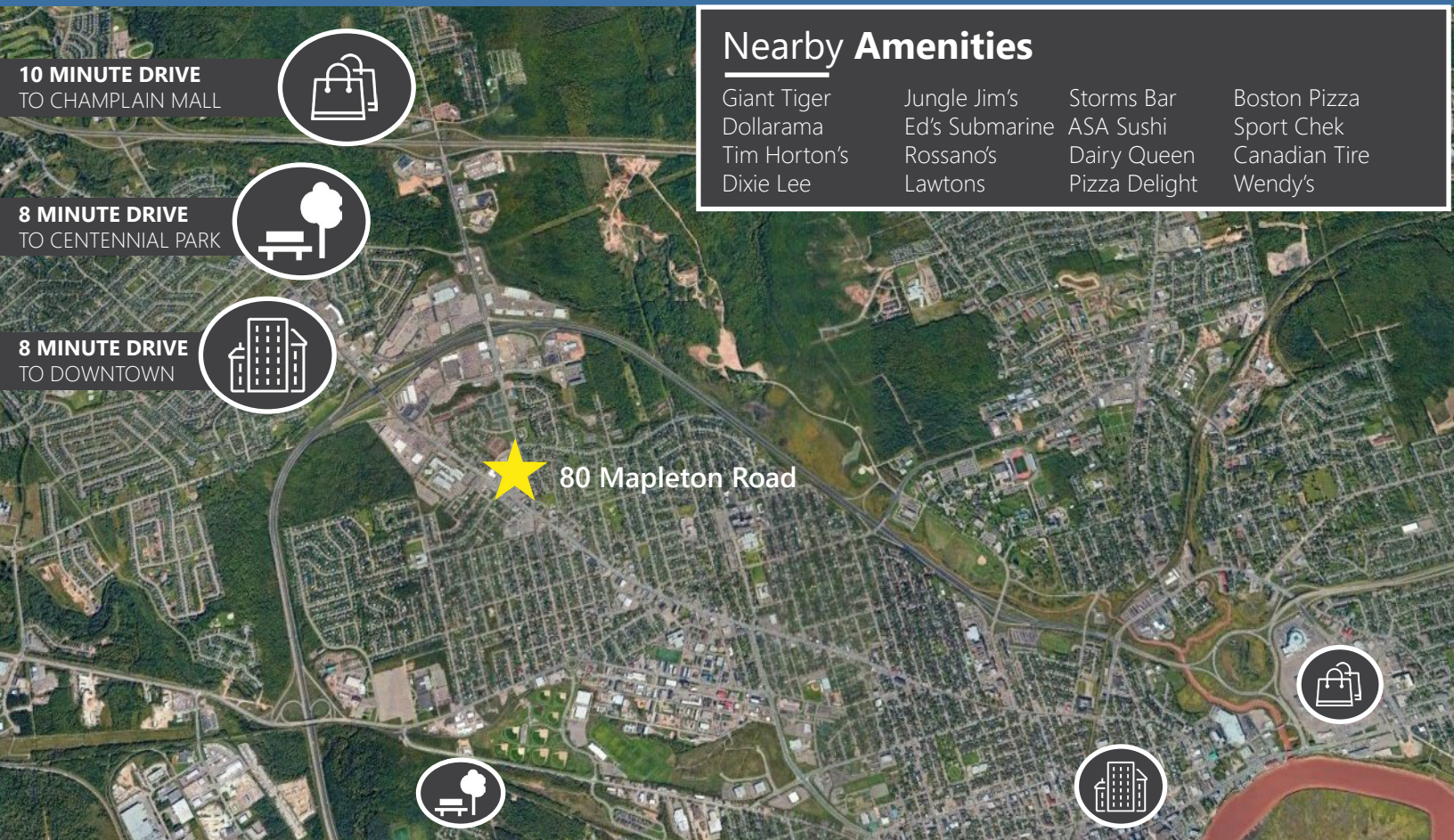
AVAILABLE  
IMMEDIATELY

<b>LISTING ID</b>	15018
<b>NUMBER OF FLOORS</b>	One
<b>SIZE AVAILABLE</b>	Suite 6A: +/- 6,800 sf Suite 11: +/- 4,011 sf ( <a href="#">Virtual Tour</a> )
<b>MAX CONTIGUOUS SPACE</b>	6,800 sf
<b>MIN DIVISIBLE SPACE</b>	4,011 sf
<b>PARKING</b>	500 parking spaces (far exceeding the zoning requirements of 1 space per 300 square feet)
<b>LEASE TERM</b>	Negotiable
<b>ENTIRE BUILDING</b>	No
<b>ADDITIONAL RENT</b>	Tenant pays HVAC, property tax and maintenance and utilities - natural gas and electricity.
<b>REALTY TAX (2023)</b>	\$3.72 psf



# 80 Mapleton Road | Moncton, NB

## Paul Moore



## Moncton

2021 POPULATION	157,717 persons
POPULATION CHANGE (2016 - 2021)	8.9%
MEDIAN AGE	42.4 years old
AVERAGE HOUSEHOLD INCOME	\$78,783





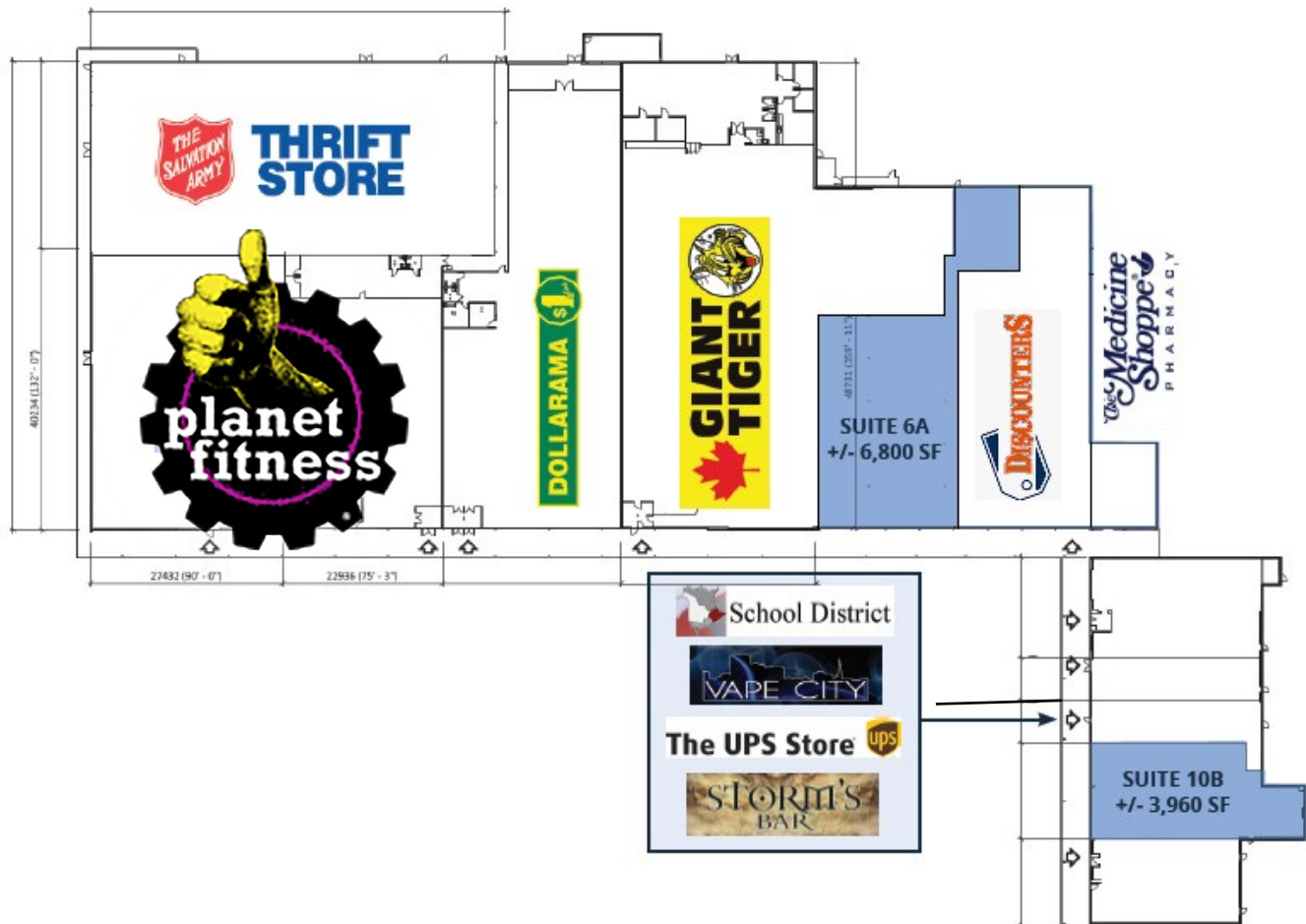
# Floor Plan

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## SPACE AVAILABLE

- Suite 6A: +/- 6,800 sf
- Suite 11: +/- 4,011 sf



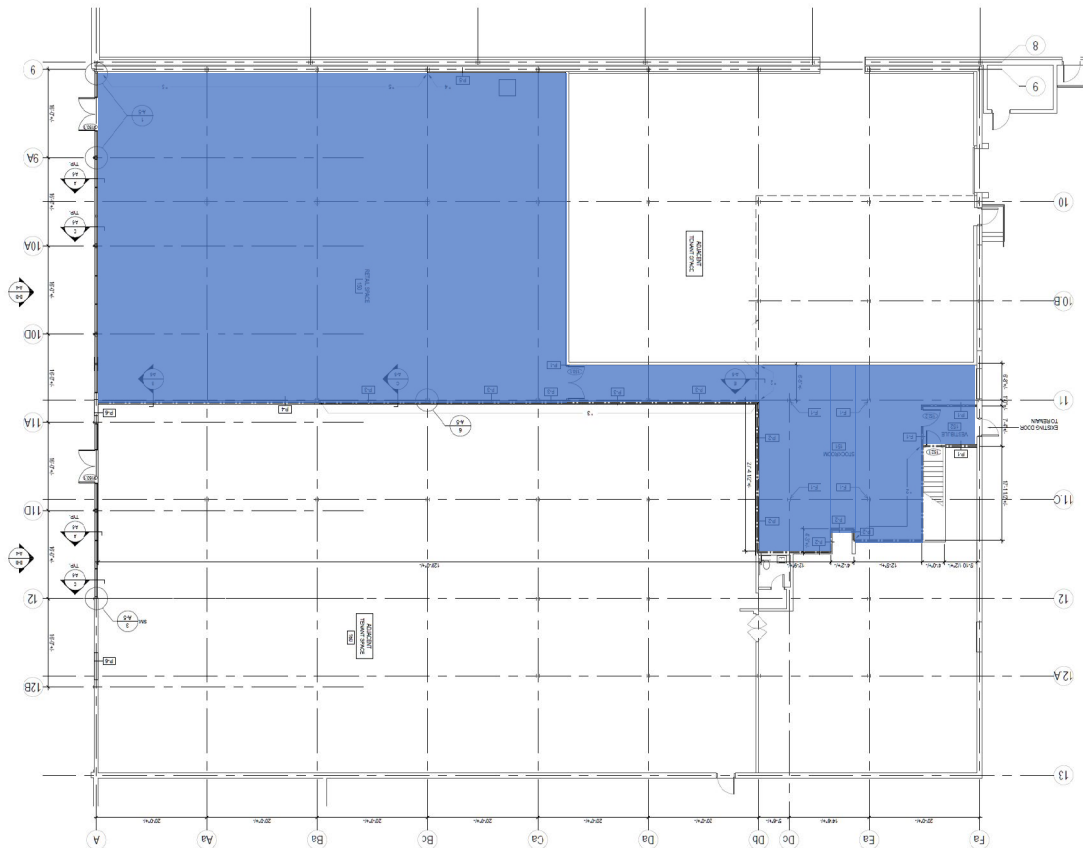
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## SUITE 6A

+/- 6,800 sf



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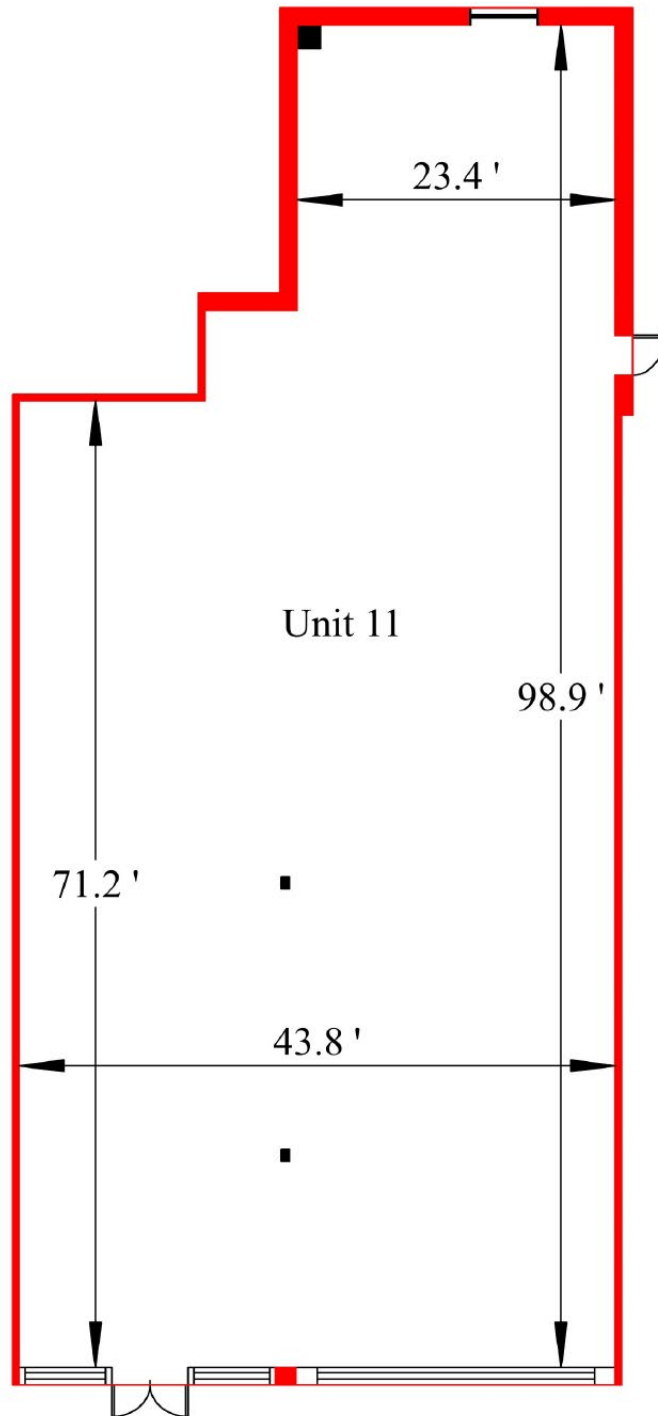


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## SUITE 11

+/- 4,011 sf





# Property Photos

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