

VIRTUAL TOURS INSIDE!

BRUNSWICK

BROKERS

COMMERCIAL REAL ESTATE

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

FOR LEASE

MAPLETON PLAZA 80 MAPLETON ROAD

Moncton | NB

John Johnston



80 Mapleton Road | Moncton, NB
John Johnston



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**

BRUNSWICK
BROKERS

32 Alma Street
Moncton, NB
E1C 4Y1

John Johnston
(506) 377-9331
jjohnston@bbrokers.ca
www.bbrokers.ca



80 Mapleton Road | Moncton, NB
John Johnston



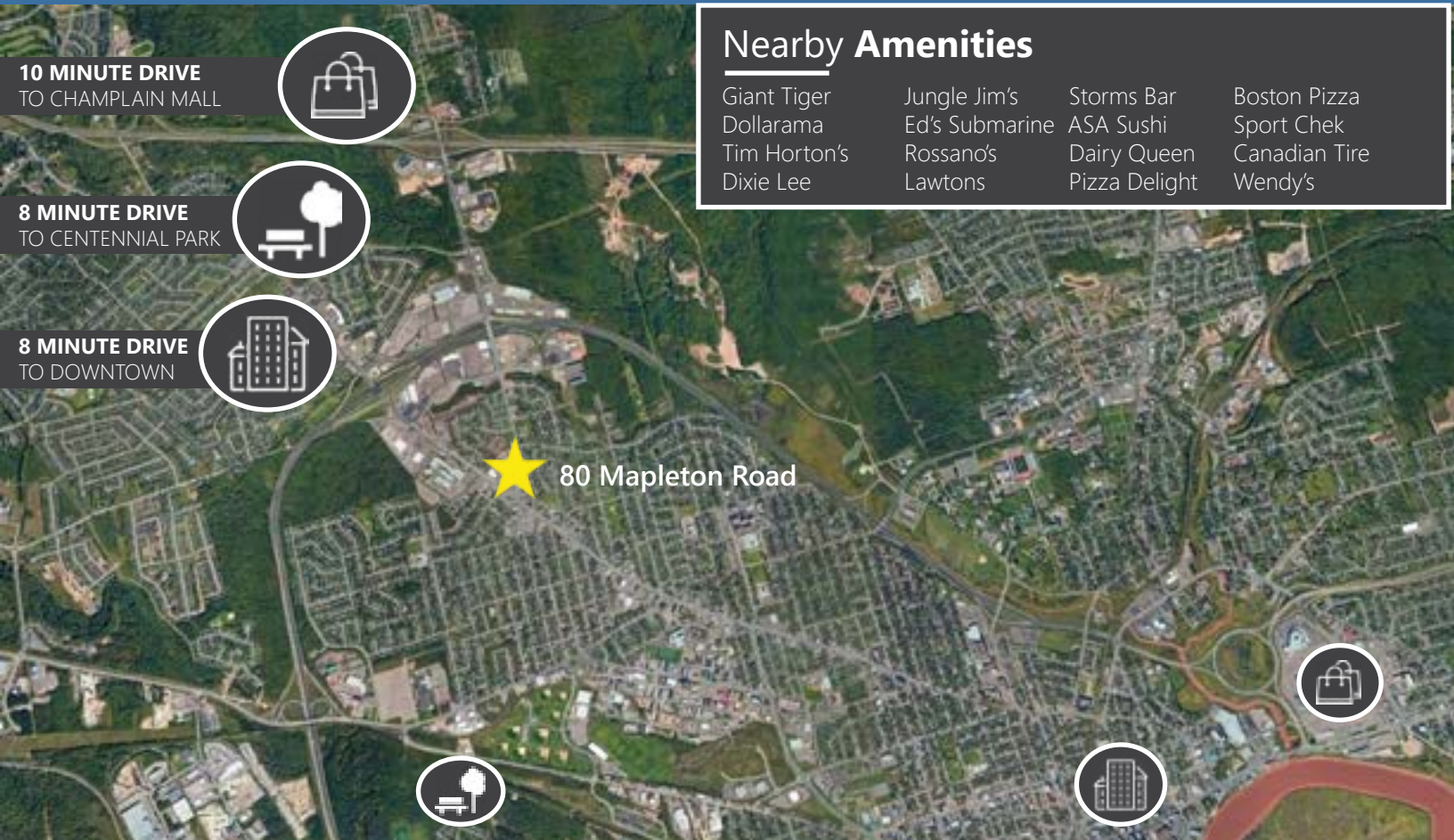
Property Details

AVAILABLE
IMMEDIATELY

LISTING ID	15018
NUMBER OF FLOORS	One
SIZE AVAILABLE	Suite 6A: +/- 6,800 sf Suite 10B: +/- 3,960 sf (Virtual Tour)
MAX CONTIGUOUS SPACE	6,800 sf
MIN DIVISIBLE SPACE	3,960 sf
PARKING	500 parking spaces (far exceeding the zoning requirements of 1 space per 300 square feet)
LEASE TERM	Negotiable
ENTIRE BUILDING	No
ADDITIONAL RENT	Tenant pays HVAC, property tax and maintenance and utilities - natural gas and electricity.
REALTY TAX (2023)	\$3.72 psf



80 Mapleton Road | Moncton, NB
John Johnston



Nearby Amenities

- Giant Tiger
- Dollarama
- Tim Horton's
- Dixie Lee
- Jungle Jim's
- Ed's Submarine
- Rossano's
- Lawtons
- Storms Bar
- ASA Sushi
- Dairy Queen
- Pizza Delight
- Boston Pizza
- Sport Chek
- Canadian Tire
- Wendy's

Moncton

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

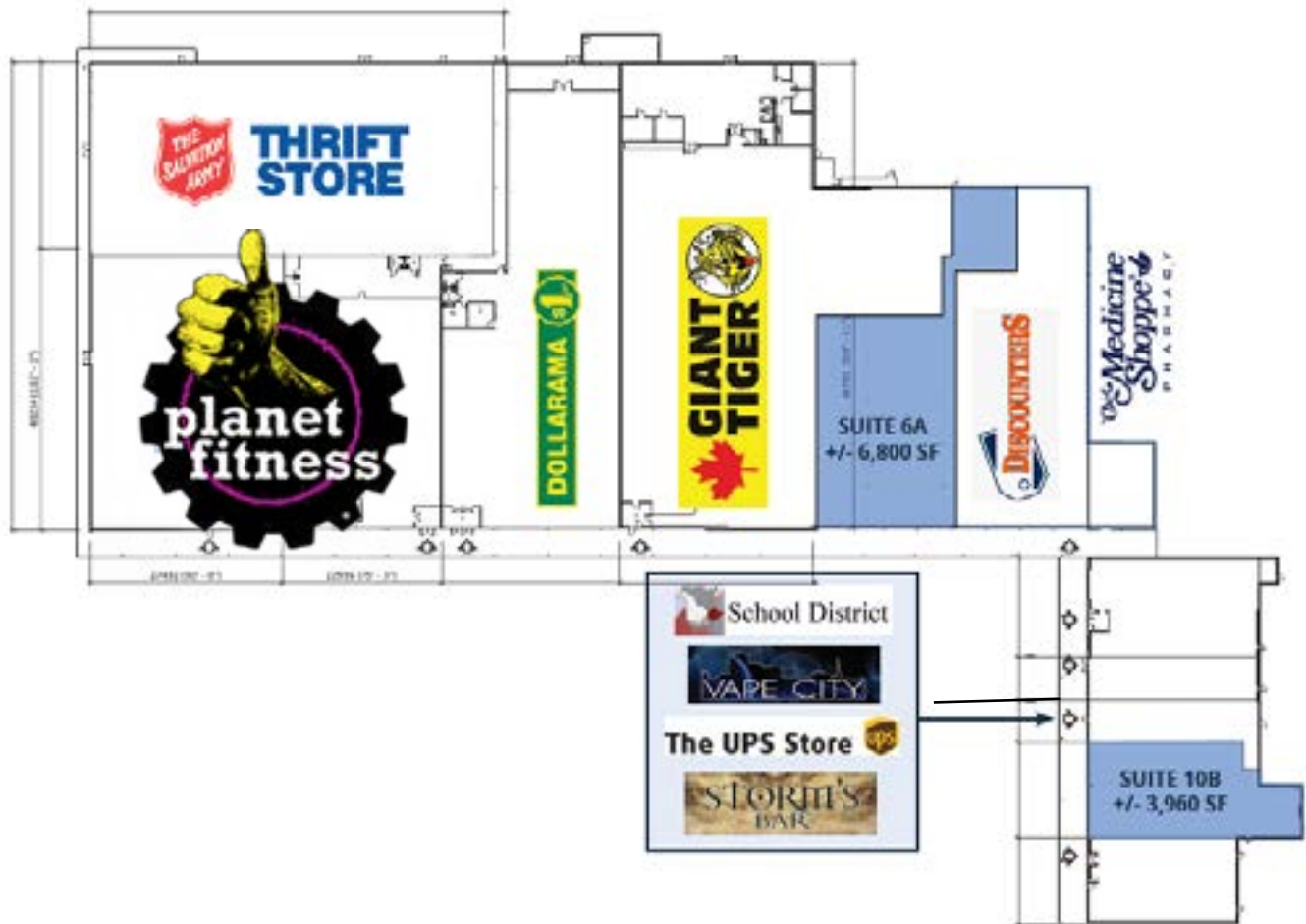


Floor Plan

80 Mapleton Road | Moncton, NB
John Johnston

SPACE AVAILABLE

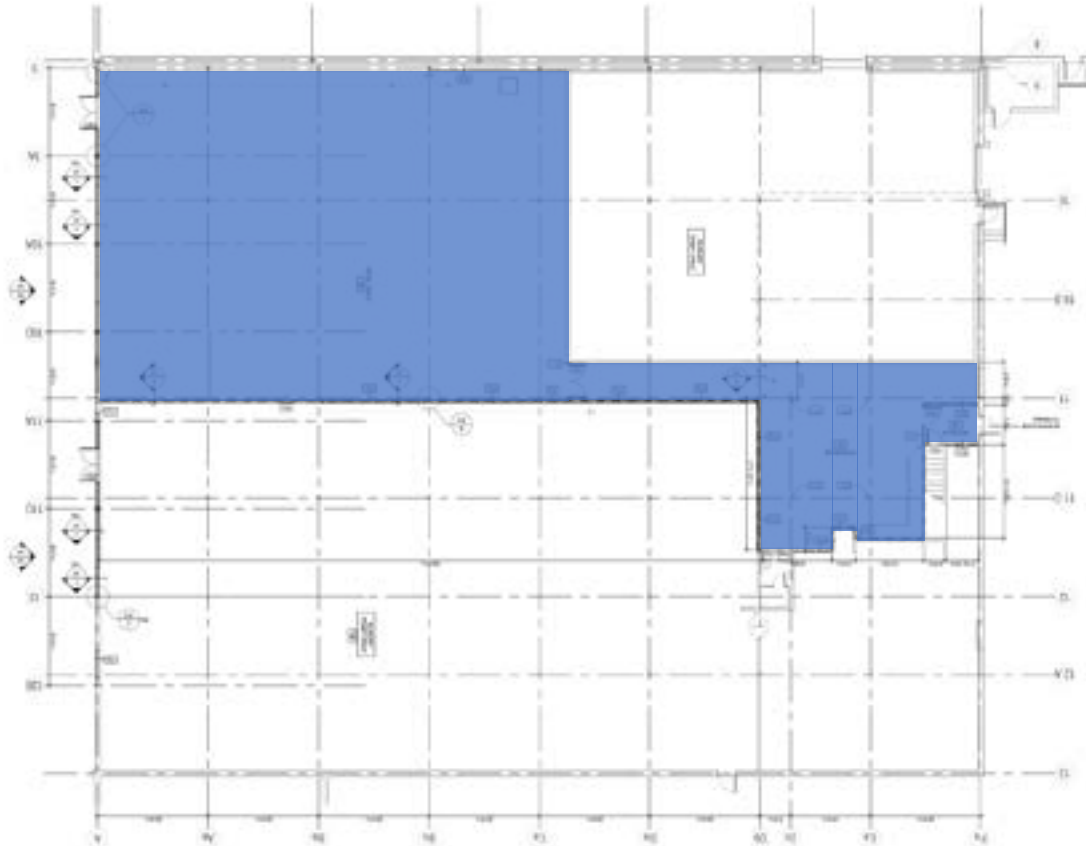
- Suite 6A: +/- 6,800 sf
- Suite 10B: +/- 3,960 sf



Floor Plan

80 Mapleton Road | Moncton, NB
John Johnston

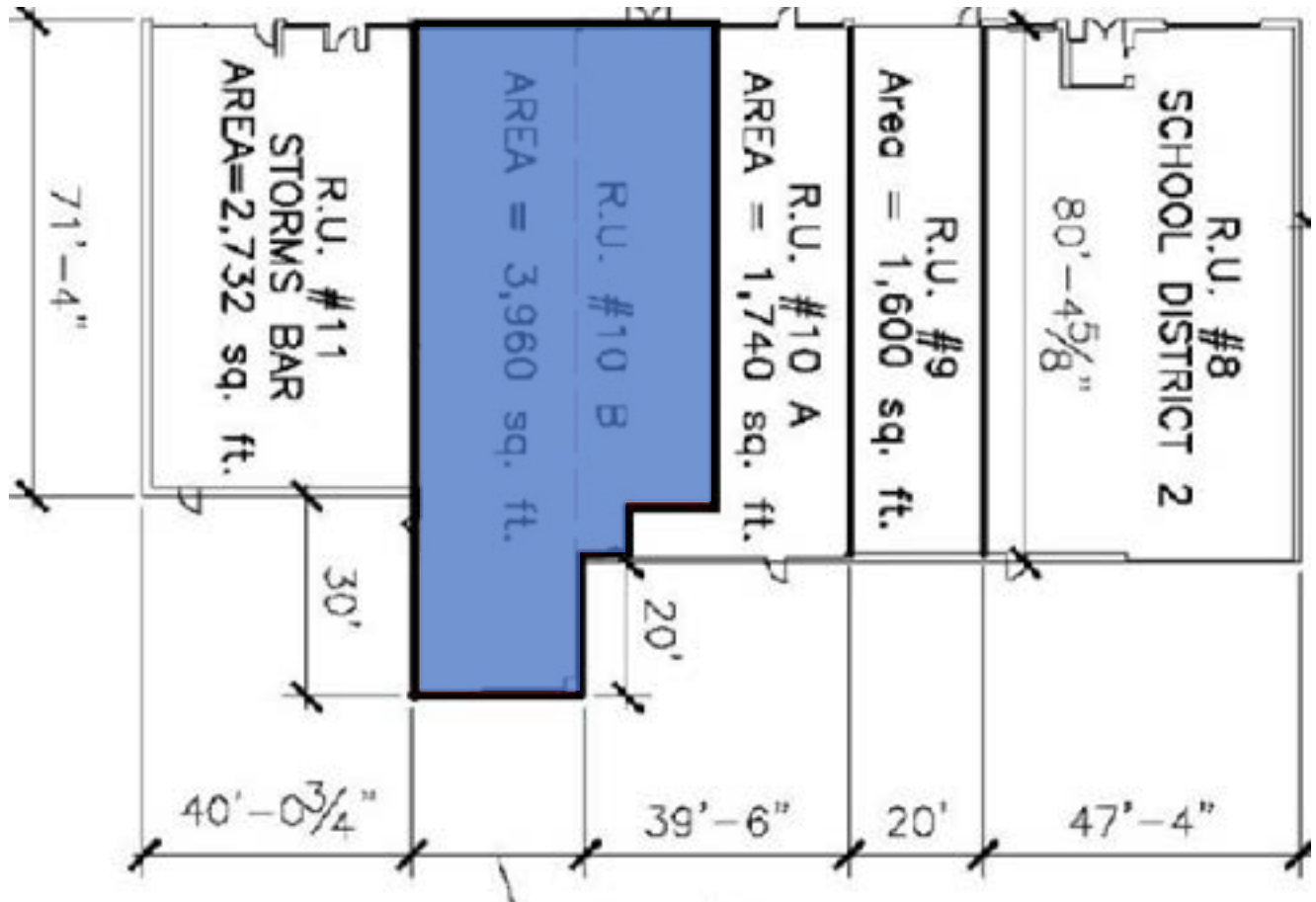
SUITE 6A
+/- 6,800 sf



Floor Plan

80 Mapleton Road | Moncton, NB
John Johnston

SUITE 10B
+/- 3,960 sf



Property Photos

80 Mapleton Road | Moncton, NB
John Johnston





80 Mapleton Road | Moncton, NB

John Johnston

(506) 377-9331

jjohnston@bbrokers.ca

32 Alma Street

Moncton, NB

E1C 4Y1

bbrokers.ca

BRUNSWICK
BROKERS
COMMERCIAL REAL ESTATE

Brunswick Brokers Limited (Brunswick Brokers) and its agents and affiliates do not warrant, represent or guarantee the accuracy, completeness, validity or non-infringement of the information provided herein. Parties interested in a property should conduct their own independent investigations to determine the suitability of the property for their intended use and are strongly urged to discuss the property with their professional advisors. Brunswick Brokers assumes no liability or responsibility for any errors or omissions occurring in the information provided herein and shall not be liable for any direct, incidental, consequential, indirect or punitive damages arising out of the use of such information.