

VIRTUAL TOURS INSIDE!

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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

Steve Morrison



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Steve Morrison



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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Property Details

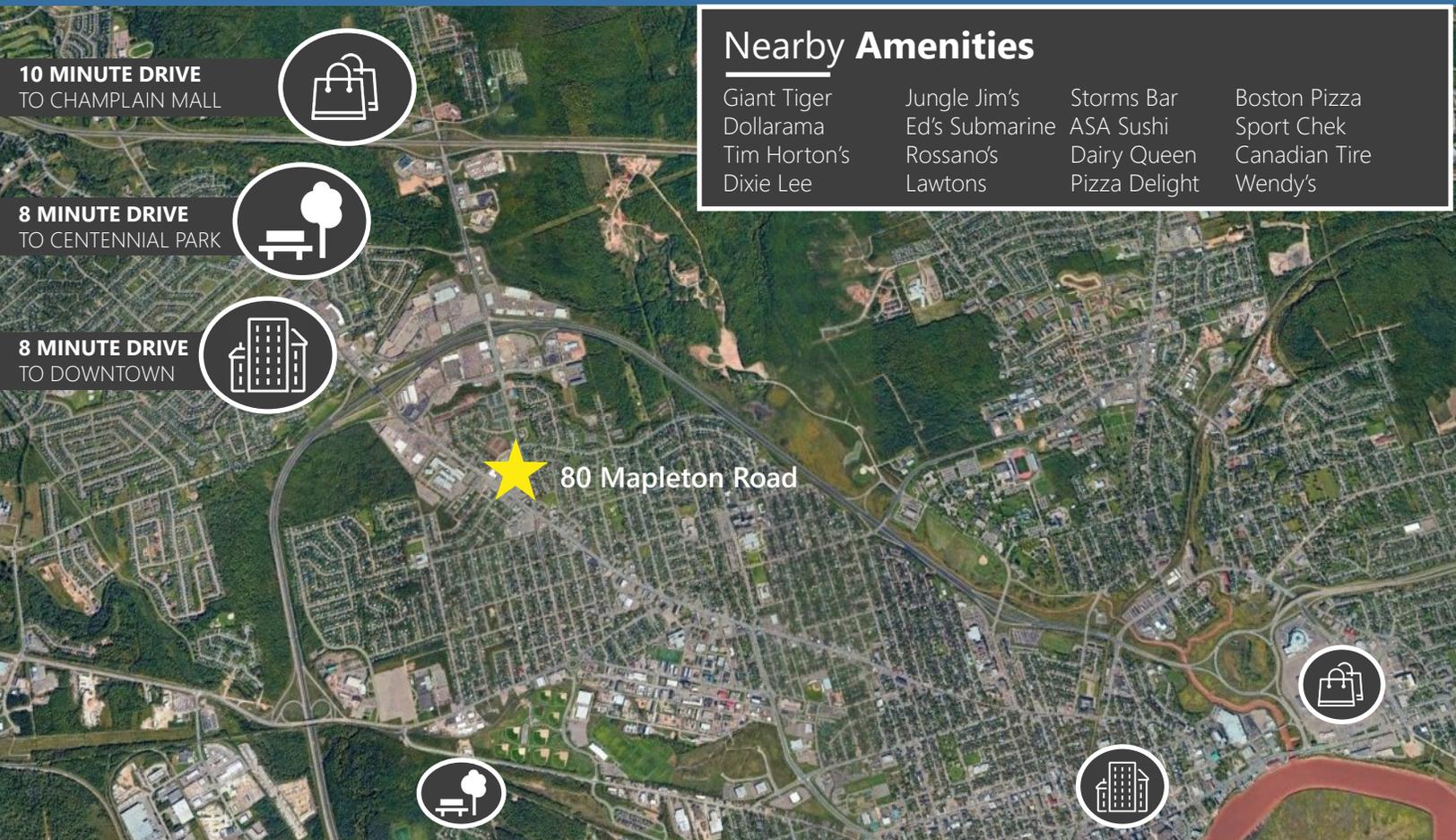
AVAILABLE
IMMEDIATELY

LISTING ID	15018
NUMBER OF FLOORS	One
SIZE AVAILABLE	Suite 6A: +/- 6,800 sf (Virtual Tour) 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 (2021)	\$3.53 psf



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Nearby Amenities

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

Moncton

2020 POPULATION	158,695 persons
POPULATION CHANGE (2016 - 2020)	6.8%
MEDIAN AGE	40.4 years old
AVERAGE HOUSEHOLD INCOME	\$78,783



Floor Plan

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SPACE AVAILABLE

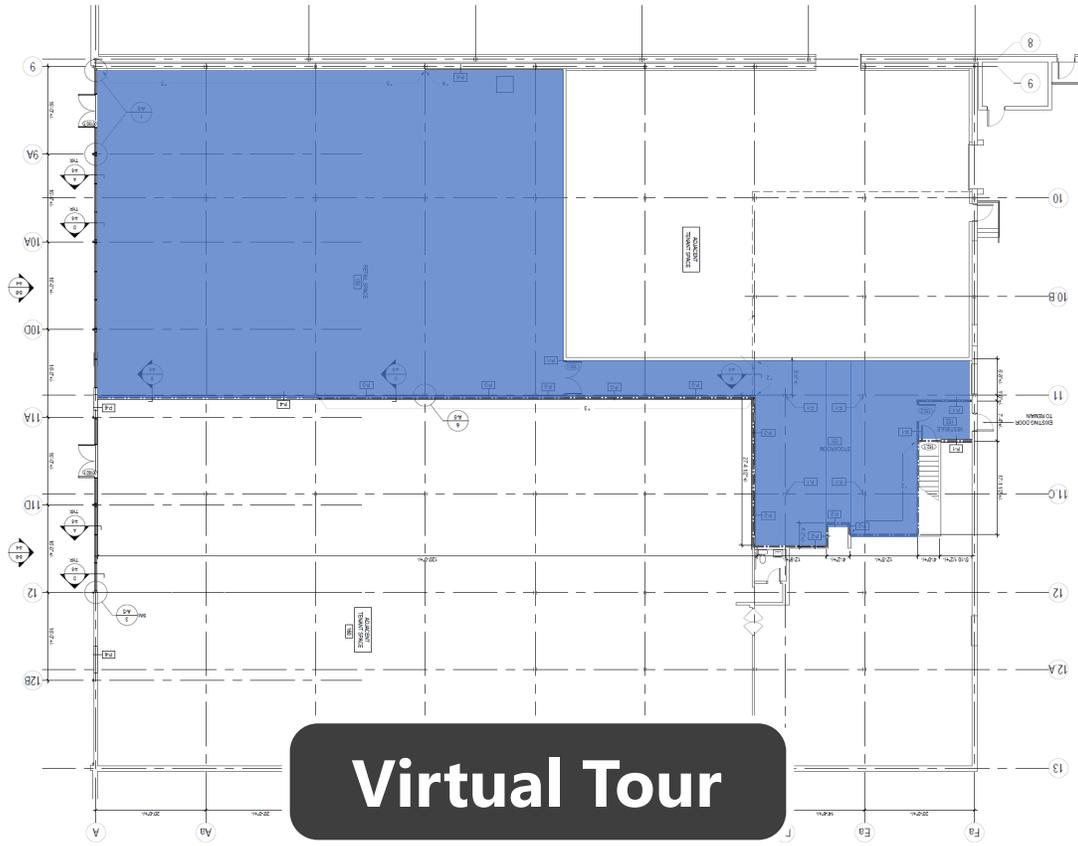
- Suite 6A: +/- 6,800 sf
- Suite 10B: +/- 3,960 sf



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SUITE 6A
+/- 6,800 sf



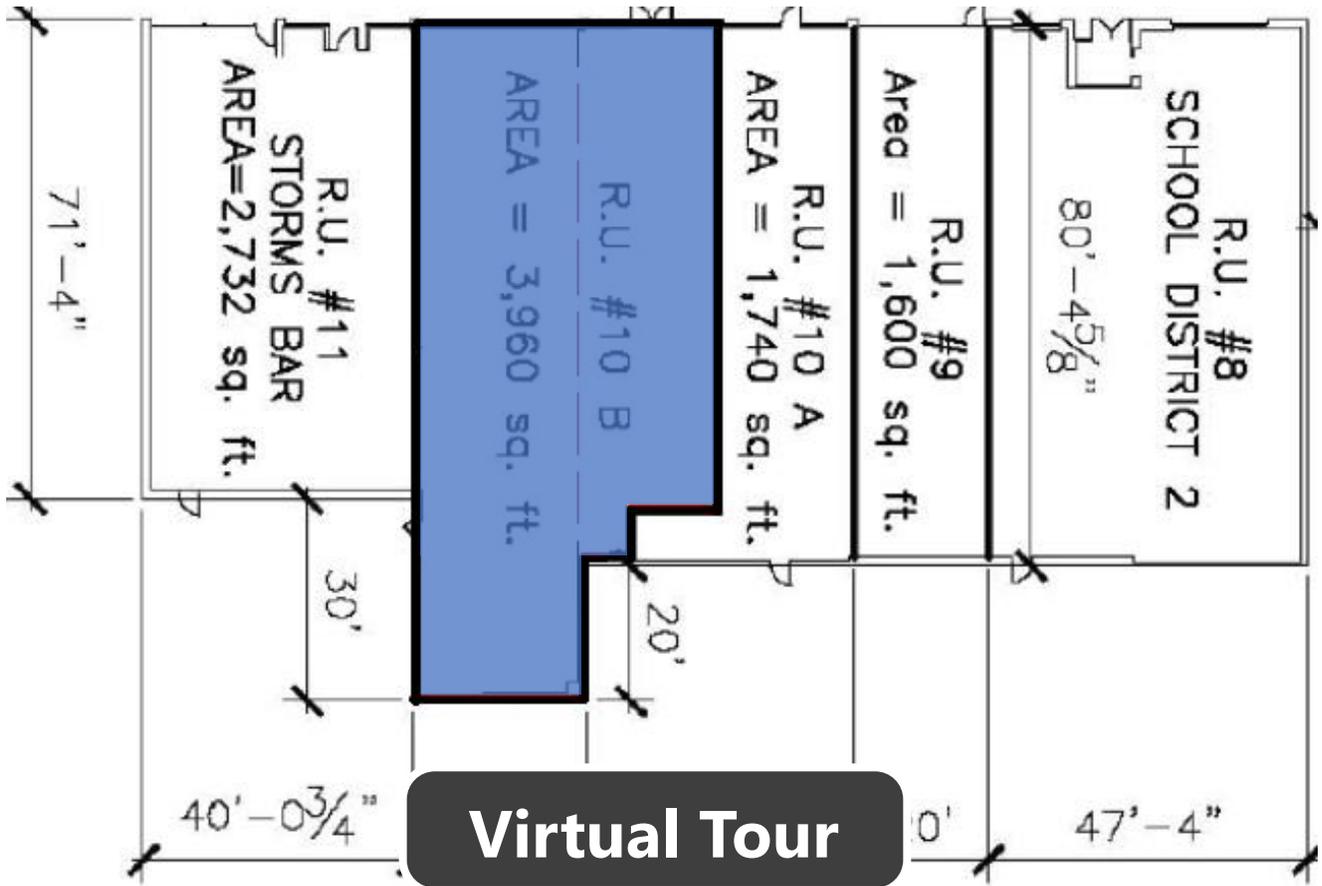
Virtual Tour



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SUITE 10B
+/- 3,960 sf



Property Photos

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