

RETAIL INVESTMENT OPPORTUNITY

BRUNSWICK
BROKERS
COMMERCIAL REAL ESTATE

 **JLL** | *National Retail
Investment Group*



Landing at the Bend

Moncton, New Brunswick

For Sale



LANDING AT THE BEND

is located at 300 Main Street close to downtown Moncton and the centre of Moncton's major retail hub which includes Champlain Place, one of the largest shopping centres in the Maritimes.

Executive Summary

300 Main Street, Moncton, NB

Landing at the Bend is located near downtown Moncton across from CF Champlain Place, one of New Brunswick's prime retail destinations that draws in consumers from a wide trade area.



- Located in retail hub of NB and PEI
- 100% leased
- 73% Retail
- 27% Office
- Anchor tenants include Reitmans/Penningtons and The Running Room

LEASABLE AREA
25,317sf



The Offering

Brunswick Brokers is pleased to offer for sale a 100% freehold interest in Landing at the Bend, a 25,317 SF strip mall which consists of 3 architecturally distinctive buildings anchored by Reitmans/Penningtons, The Running Room and Fairstone Financial. This high visibility property is well-positioned to benefit long-term from its ideal location and strong covenant tenancies. Traffic counts along Main Street average more than 46,000 vehicles daily, one of the highest counts in the city.

Landing at the Bend is located at 300 Main Street, close to downtown Moncton and the centre of Moncton's major retail hub which includes CF Champlain Place, one of the largest shopping centres in the Maritimes drawing 8,000,000 visitors annually. The site is well designed with prominent signage, ample parking and multiple access points off Main Street, while also benefiting from having a bus stop directly in front of the property on both sides of the street.



Executive Summary

Investment Highlights



Nationally Tenanted Asset

- Landing at the Bend is tenanted by a strong roster of national tenancies including The Running Room, Fairstone Financial, Reitmans/Penningtons and English Testing Canada.
- The asset is 100% leased, with 71.0% of leased GLA represented by national tenancies.
- Anchor tenants include Reitmans/Penningtons and the Running Room.



Within Region's Key Retail Node

- The centre is located within one of New Brunswick's prime retail destination nodes surrounded by an abundance of destination and convenience retailers drawing consumers from a large trade area.
- Major draws in the immediate area include a freestanding Canadian Tire, Atlantic Superstore, Bass Pro Shop, Cineplex, Sobeys, Walmart Supercentre, Dollarama, Giant Tiger and Staples.
- The Site is located approximately 600 meters from CF Champlain Place, New Brunswick's largest full service shopping centre, which draws in approximately 8,000,000 consumers annually.



Key Waterfront Location

- The property is uniquely located on the city's charming waterfront boardwalk overlooking the magnificent Petitcodiac River.
- The site offers premium visibility off Main Street, a major east-west arterial thoroughfare, where it capitalizes from tremendous traffic flow with more than 46,000 vehicles passing by daily.
- The property is situated between two popular hotels, which highly benefit the centres restaurant.

PROPERTY OVERVIEW



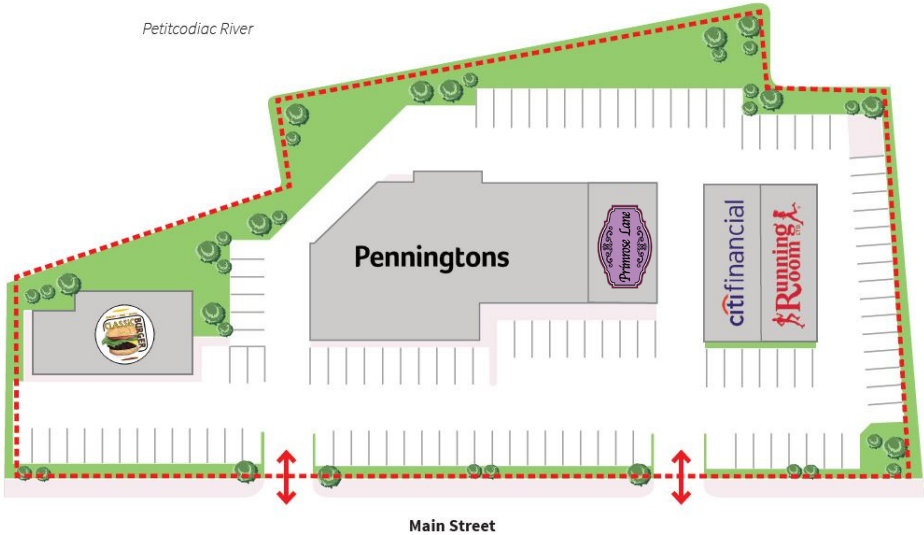
Property Specifications

ADDRESS	300 Main Street, Moncton, New Brunswick
ASSESSMENT	\$2,872,900 (2023)
LEVY	\$126,358.75 (2023)
PROPERTY TYPE	Strip Centre
LEGAL DESCRIPTION	Being Lot 99-1, Plan 10740802 Situated on the South side of Main Street, City of Moncton
VENDOR	Moncton Landing Nova Scotia Company
PID & PAN NUMBERS	PID: 70343595 & PAN: 4378373
INTERSECTION	Main Street & King Street
YEAR BUILT	1992
GLA	25,317 SF (Retail: 18,451 SF, Second Floor Office: 6,721 SF)
SITE AREA	1.56 Acres
PARKING	95 parking stalls (3.8/1,000 SF)

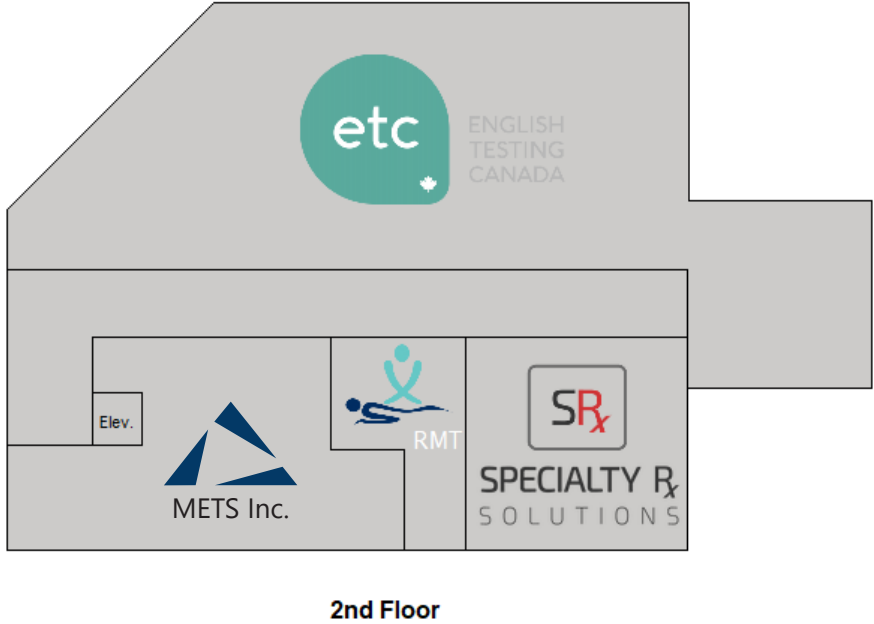


Property Overview

SITE PLAN



FLOOR PLAN - SECOND FLOOR OFFICE





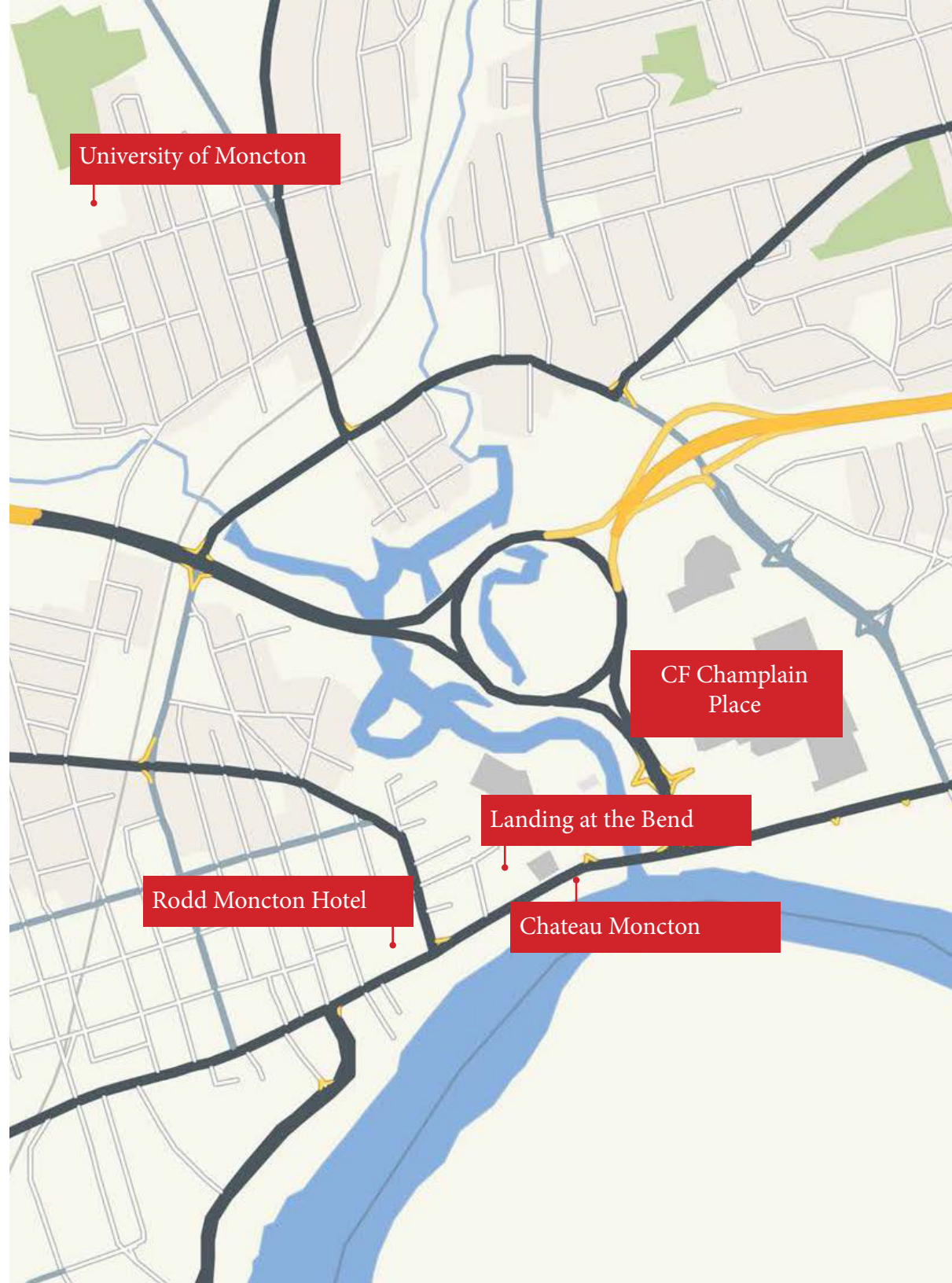
LOCATION OVERVIEW

Location Overview

The property is located at 300 Main Street, less than 1km to downtown Moncton and the centre of Moncton's major retail hub which includes CF Champlain Place, one of the largest shopping centres in the Maritimes, and the Atlantic Superstore. The property has two well known hotels to either side, Chateau Moncton to the east and Rodd Moncton Hotel to the west which highly benefit the centre's restaurant.

Landing at the Bend is easily accessible by both vehicle and public transportation, with multiple bus routes running along Main Street. There is a bus stop conveniently located directly in front of the property, as well on the north side of the street in front of the Staples. Landing at the Bend's central location is in close proximity to major transportation routes leading in and out of the city, providing tremendous connectivity to surrounding communities.

This section of Main Street which traverses Landing at the Bend experiences some of the highest traffic counts throughout the whole city of Moncton. Living within 3km of the site are over 33,000 residents with an average household income of \$62,515, who treat this retail node as their go to shopping destination.



Offering Terms & Conditions

OFFERING PROCESS

Prospective purchasers are invited to submit offers to purchase through Brunswick Brokers for consideration by the ownership group. Offers will be presented on an as-received basis, though it should be noted the owners are under no obligation to select any offer. A Confidential Information Memorandum is available; access will be provided to qualified interested parties upon receipt of an executed Confidentiality Agreement. Please contact the listing agent for more information.

DISCLAIMER

Brunswick Brokers (BBrokers) and its agents and affiliates do not warrant, represent or guarantee the accuracy, completeness or validity of the information provided herein. Parties interested in the property are to 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. BBrokers expressly disclaims any liability arising out of any errors and omissions in the information. Prospective clients should not confine themselves to the contents but should make their own inquiries to satisfy themselves in all respects. BBrokers will not accept any responsibility should any details prove to be incomplete or incorrect.

EXCLUSIVE BROKER

All inquires regarding the Property or any information contained in the herein, should be directed to the under noted on behalf of the Vendor and the Advisor.

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