

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



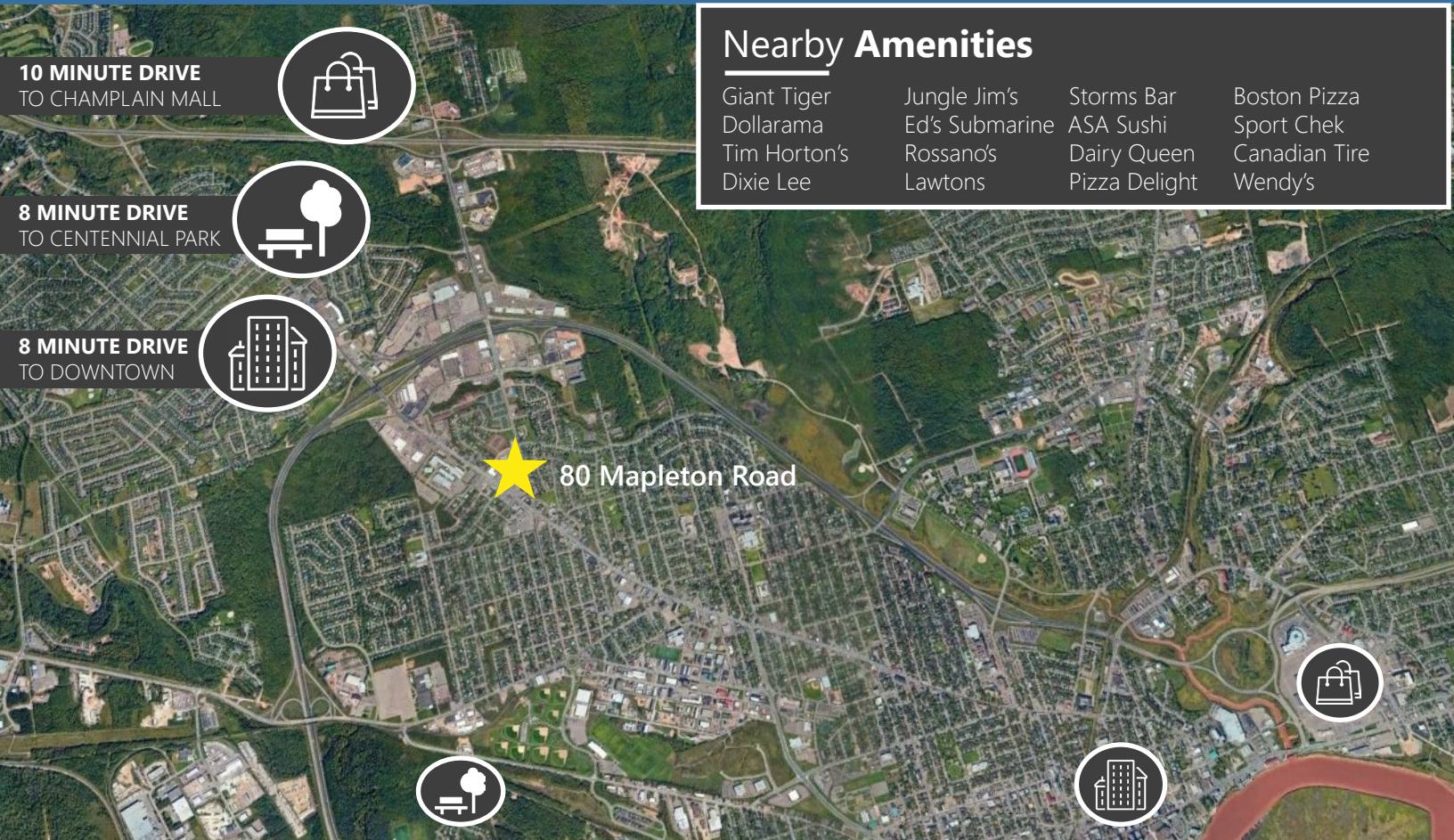
## Property Details

AVAILABLE  
IMMEDIATELY

|                          |                                                                                             |
|--------------------------|---------------------------------------------------------------------------------------------|
| <b>LISTING ID</b>        | 15018                                                                                       |
| <b>NUMBER OF FLOORS</b>  | One                                                                                         |
| <b>SIZE AVAILABLE</b>    | Suite 6A: +/- 6,800 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  
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        |

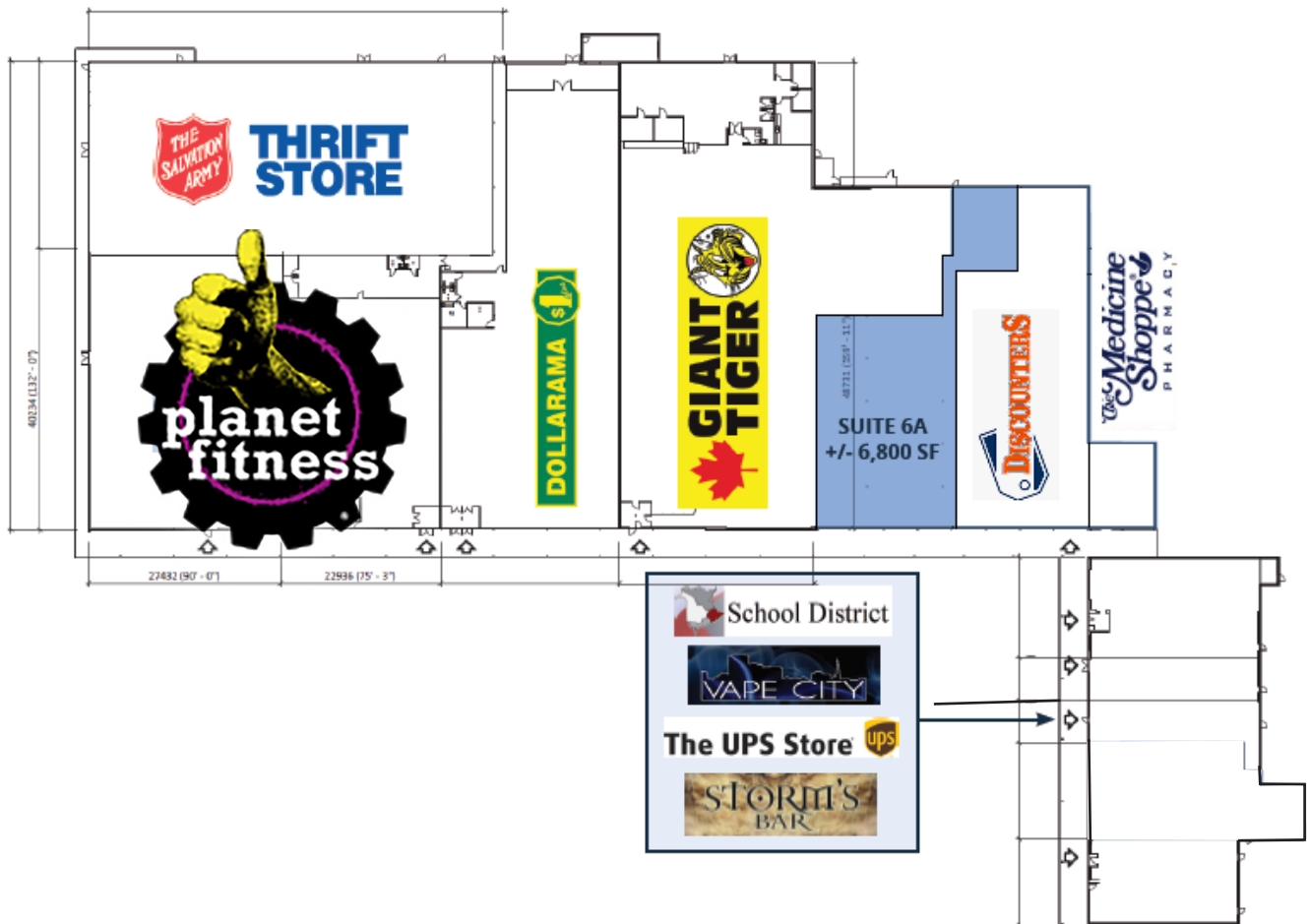


# Floor Plan

80 Mapleton Road | Moncton, NB  
John Johnston

## SPACE AVAILABLE

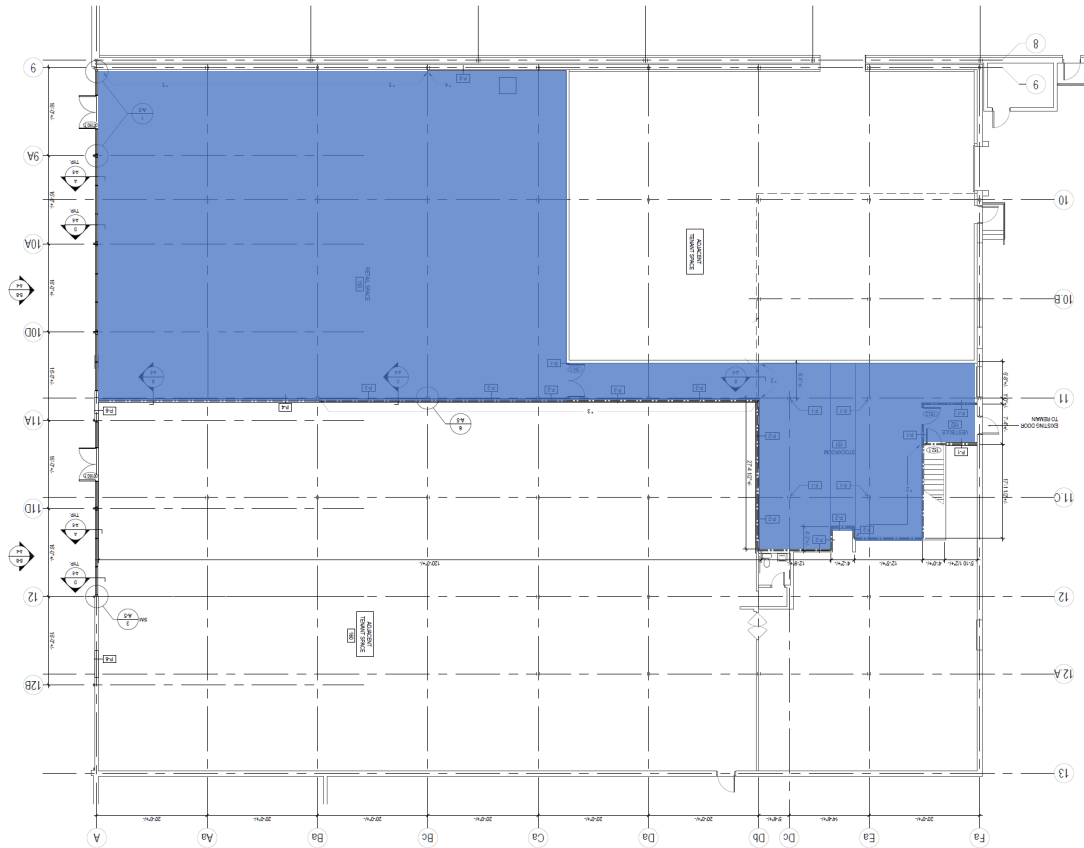
- Suite 6A: +/- 6,800 sf



# Floor Plan

80 Mapleton Road | Moncton, NB  
John Johnston

**SUITE 6A**  
+/- 6,800 sf



# Property Photos

80 Mapleton Road | Moncton, NB  
John Johnston





80 Mapleton Road | Moncton, NB

**John Johnston**

(506) 377-9331

[jjohnston@bbrokers.ca](mailto:jjohnston@bbrokers.ca)

32 Alma Street

Moncton, NB

E1C 4Y1

[bbrokers.ca](http://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.*