

Colliers



C E N T R E
GRANITE
C E N T R E



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Moncton's Hottest Retail
Development Site

Leasing Opportunities Available

Granite Drive, Moncton, New Brunswick

www.granitecentremoncton.com



Granite Centre Site Features

- Immediate and future leasing opportunities:
 - 4,500 SF (Potential to be subdivided) of finished retail space for lease in Plaza 2:
 - Starting at \$24.50 PSF NET (Additional Rent: \$20.39 - CAM & Taxes)
 - 2,600 SF remaining available for lease in Plaza 3:
 - \$29.50 PSF NET (Additional Rent: \$16.56 PSF - CAM & Taxes)
 - 1,730 SF of finished space ideal for a full-service restaurant for lease in Plaza 5:
 - Starting at \$27.50 PSF NET (Additional Rent: \$14.26 - CAM & Taxes)
 - Units starting at 1,200 SF for lease in Plaza 6:
 - \$27.50 PSF NET (Additional Rent: \$14.58 PSF - CAM & Taxes)
 - Units starting at 15,000 SF for pre-lease in Plaza 7
 - A wide range of future options available, including stand-alone pads, retail strips, big box stores, and office spaces
- Anchored by Costco Wholesale & Gas Bar Prominent established tenants:
 - Starbucks, Elmwood Design Centre, Bone & Biscuit Co., McDonald's, Jiffy Lube, Trail Shop/Take it Outside, Simply for Life, Cannabis NB, Taco Boyz, Boustan, Subway, V-Nails, Thai Express, Infinity Vapes, Pizzerias Bros, Harvest Clean Eats, Kid Strong and more
- High traffic area with average daily vehicle counts of:
 - ±31,000 vehicles daily at the intersection of Granite Drive and Elmwood Drive
 - ±23,300 vehicles daily on the Trans Canada Highway
- Fantastic visibility with 3 points of access to Granite Centre from the Trans-Canada Highway
- Several new schools and residential subdivisions in the immediate area
- Minutes from Caledonia Industrial Park, which has over ±6,000,000 SF, ±145 Businesses and ±4,000 employees



Leasing Opportunities

- Plaza 2: 4,500 SF
 - Finished retail space with potential to be subdivided
- Plaza 3: 2,600 SF
- Plaza 5: 1,730 SF
 - Finished space ideal for a full-service restaurant
- Plaza 6: Units starting at 1,200 SF
- Plaza 7: Units starting at 15,000 SF

Future Constructions

Future Opportunities

- Stand-Alone Restaurant | 6,345 SF
- Plaza 8 | 17,500 SF Retail with 17,500 SF 2nd Level Office
- Bank Opportunity | 3,800 SF
- Grocery/Big Box | 32,000 SF

Existing Tenants

Plaza 1



Stand-Alone



Plaza 2



Plaza 3



HARVEST



Plaza 5



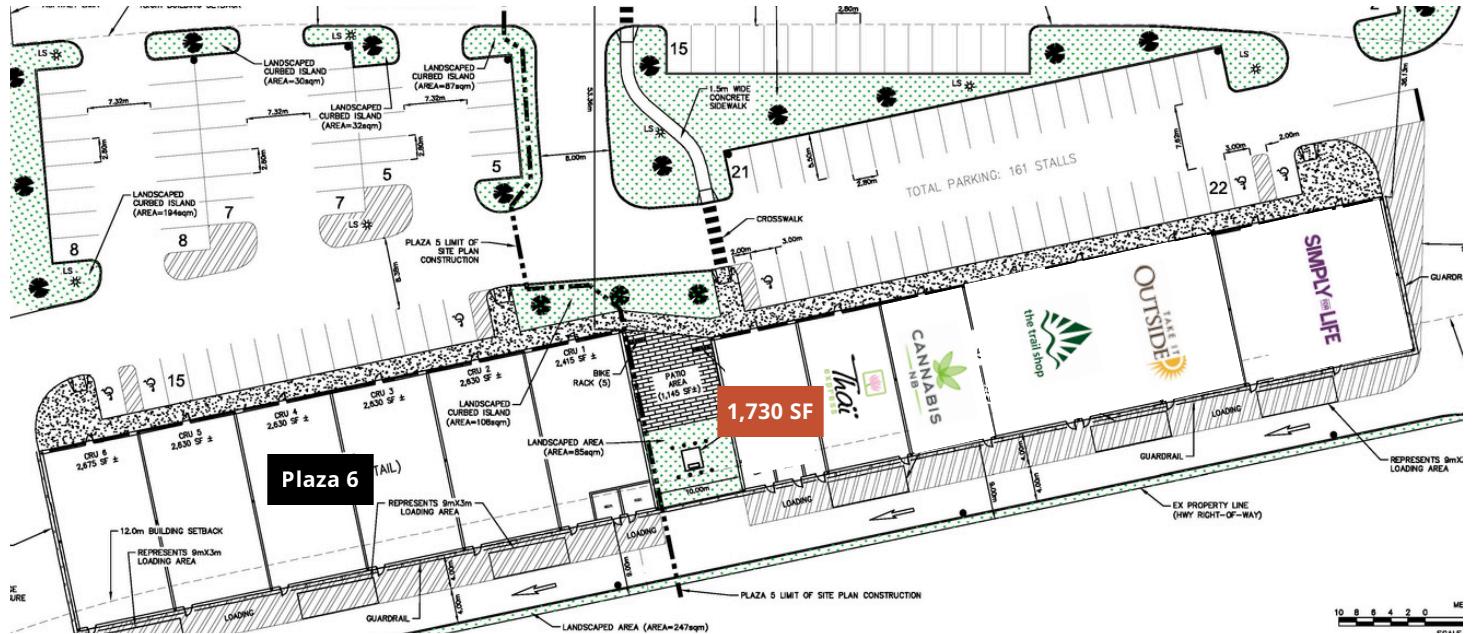
Plaza 6



Immediate Availability

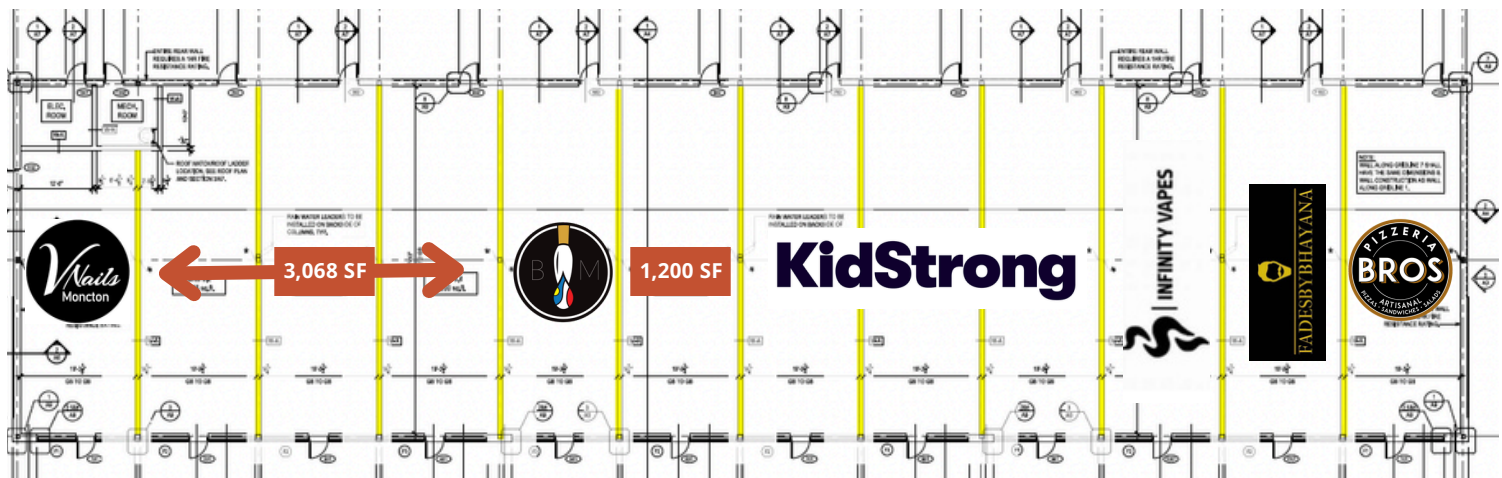
Plaza 5 Availability

1,730 SF | Ideal for Full Service Restaurant



Plaza 6 Availability

Units starting at 1,200 SF



Immediate Availability

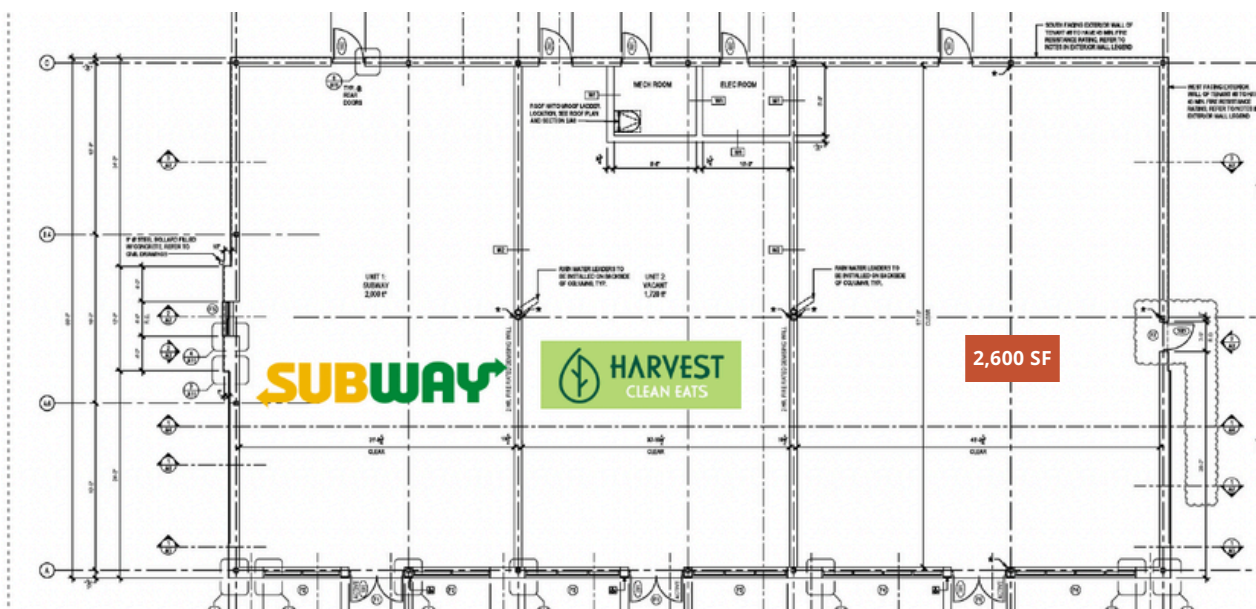
Plaza 2 Availability

4,500 SF | Finished Retail Space | Potential to Subdivide



Plaza 3 Availability

2,600 SF



Now Pre-Leasing

Plaza 7 Availability

Units starting at 15,000 SF





Established tenants on-site



Plaza 5 fully occupied



Units starting at 1,200 SF available in Plaza 6

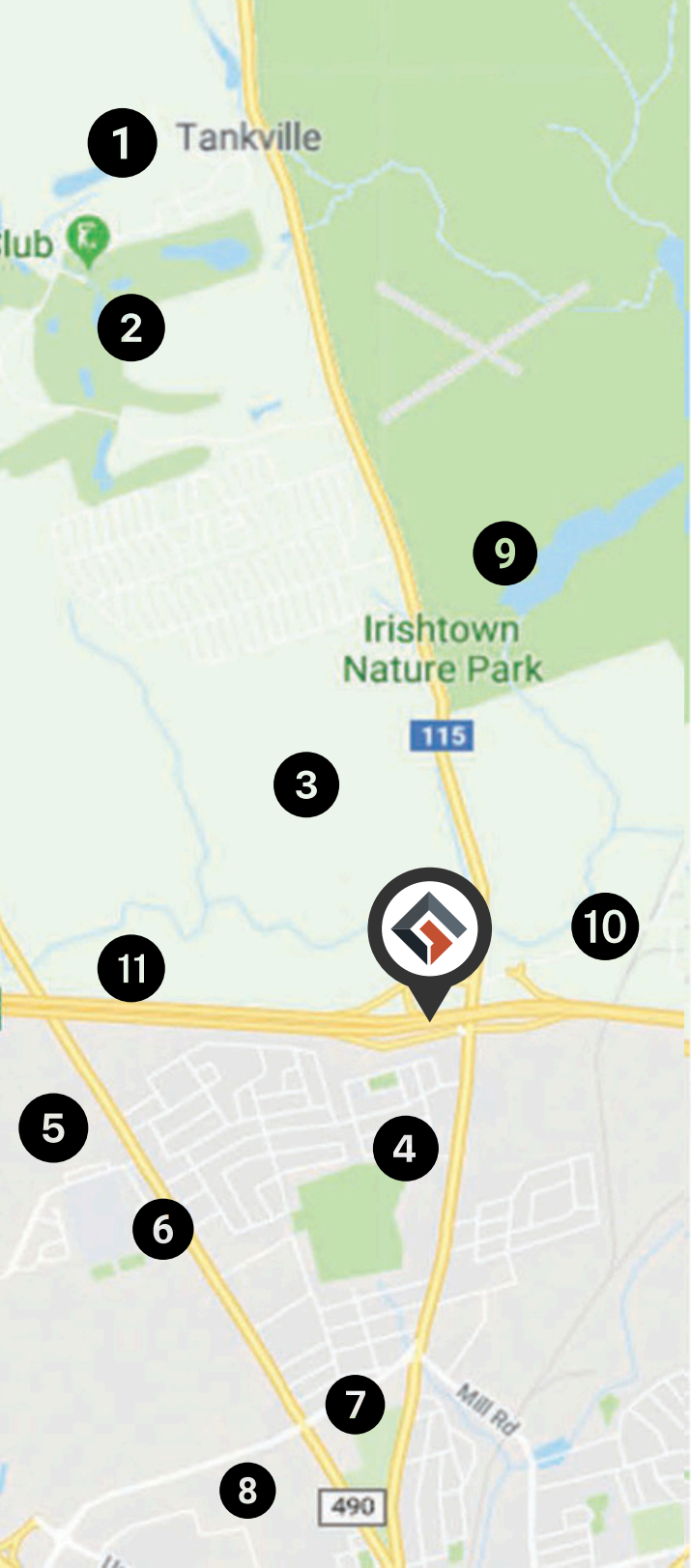
Stand-alone restaurant adjacent to Plaza 5



Plaza 7 now pre-leasing adjacent to Costco



Harvest & Subway now opened on-site with 2,600 SF available



Property Features

PID: 70638770 & 70642152

Zoned: Highway Commercial

Traffic Count: Annual Average Daily

Traffic (AADT):

- Granite Drive/Elmwood Drive: +25,000
- Trans Canada Highway: +23,300



Points of Interest

1. Moncton High School
2. Royal Oak Estates & Golf Course
3. Future 954 Residential Unit Development
4. Forest Glen K-4 School
5. École Le Mascaret & École Claudette Bradshaw
6. Ecole L'Odysée High School
7. Université de Moncton
8. Sunny Brae Middle School
9. Irishtown Nature Park
10. Caledonia Industrial Park
11. Future 140-Acre Industrial Park



An Unbeatable Location In a Growing Area

Granite Centre offers immediate access to educational facilities, their students, families and their staff:

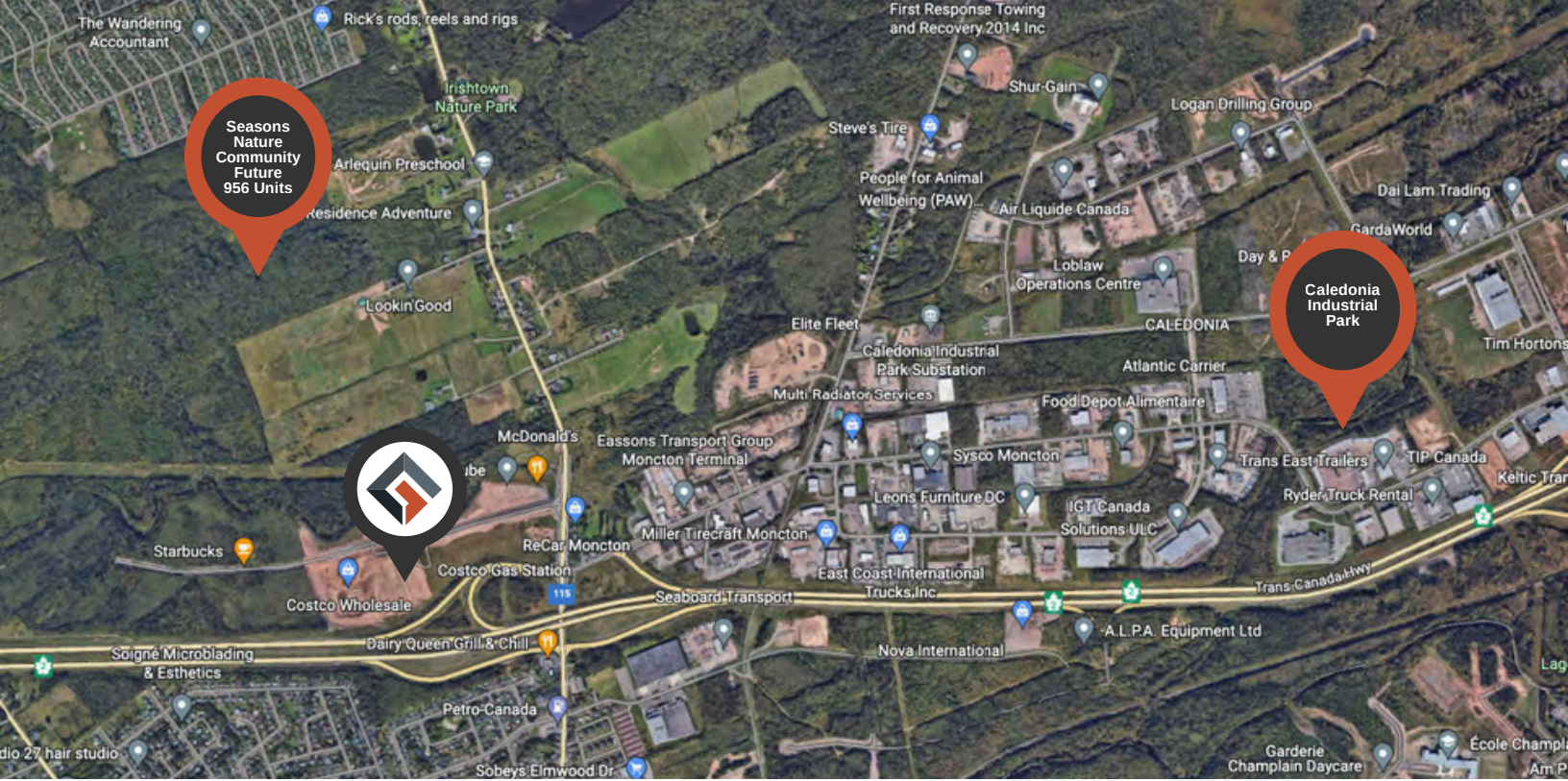
- The new Moncton High School, only 5 KM's from Granite Centre has over ±1,200 students and has spurred continuous residential growth in the immediate area
- New École Le Mascaret & École Claudette Bradshaw Francophone schools opened on McLaughlin Drive (which intersects with Granite Drive) with ±1,300 students
- Université de Moncton is less than a 10-minute drive. Home to: ±4,907 students; ±434 employees; and the Moncton Stadium (\$17 million venue opened in 2010)
- There are also several daycares and 7 middle schools in the immediate surrounding area
- New residential The Seasons Nature Community to feature 954 total residential units once built out and 140 Residential Units in Phase 1 (2026), which is just 1.5 KM's from Granite Centre

Growing communities & amenities are nearby

- Award-winning Royal Oaks Golf Club and community is just a 5-minute drive away.
- Irishtown Nature Park is one of the largest urban parks in Canada. It is a very popular community gathering place.
- This area and Irishtown are quickly becoming highly sought-after residential subdivision locations
- New subdivisions in this area include Baron Heights, Brookridge Estates, Irishview Estates and Desjardins Estates. In this area, there are already ±1,791 dwellings
- To the south of Granite Centre, there are densely populated subdivisions, including Hall's Creek, Fairview Knolls, Elmwood Estates and more. ±9,000 dwellings in the area

Access to businesses And their employees

- Within 3KM's of Granite Centre there are ±619 businesses Villas de Repos is a short drive away and is a \$50 million retirement complex housing ±350 seniors and 150 employees
- Minutes from Caledonia Industrial Park which has over ±6,000,000 SF, ±145 Businesses and ±4,000 employees
- New \$56-million Walmart distribution facility now open with more than ±200 workers. It is predicted more facilities will follow their lead
- New 140-acre industrial park planned just minutes away



Moncton boasts a 47% bilingual workforce and is Canada's first bilingual city.



Tourism and retail employ 23.5% of the total workforce in Moncton. That just gives you a sense of what a bustling retail hub Moncton really is.



Moncton is the #1 Commercial & Industrial Hub in Atlantic Canada according to Statistics Canada.



Moncton named one of the best places in Canada to do business for 5 consecutive years by Canadian Business.



Over 13,500 students enrolled in post-secondary education programs in the Greater Moncton region.

Greater Moncton Snapshot

CURRENT POPULATION ESTIMATES

178,971

ECONOMIC REGION POPULATION

220,000

POPULATION WITHIN A 2.5 KM DRIVE

1,400,000

MEDIAN FAMILY INCOME

\$71,416

AVERAGE FAMILY INCOME

\$89,208

AVERAGE ANNUAL RETAIL SALES

\$2.6 BILLION

Leasing Inquiries



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