

# PRIME RETAIL OPPORTUNITY – MONCTON NORTH



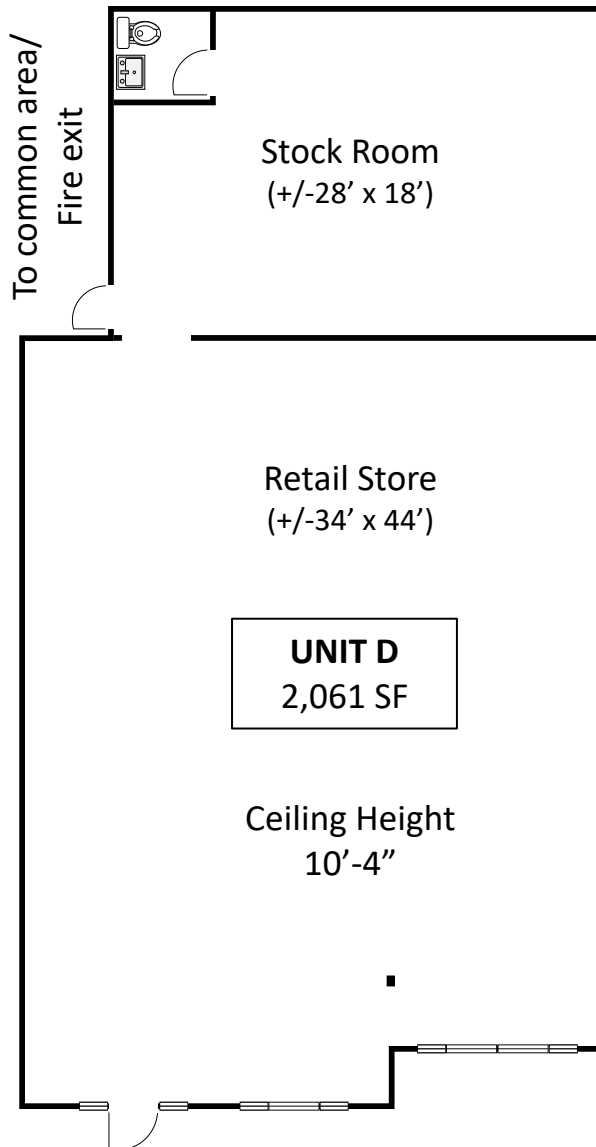
Unit D - 1435 Mountain Road  
Moncton, New Brunswick

[www.one-rea.com/1435mountain](http://www.one-rea.com/1435mountain)

**ONE.**  
REAL ESTATE ADVISORS / ATLANTIC

# OPPORTUNITY OVERVIEW

Address	1435 Mountain Road
Rentable Area	2,061 sq.ft.
Utilities	Paid by tenant
Available	June 1, 2023
Lease Rates	\$30.00 per sq.ft. NET
CAM and Taxes	\$16.35 per sq.ft. (2023)



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# THE SKY IS THE LIMIT

The space has been meticulously designed with features such as a triple-tiered tray ceiling with rows of recessed lighting and a backlit blue sky for an incredible look and feel.

The layout is completely unobstructed with only one structural column in place. The wall between the stock room and retail area can be removed.

1435 Mountain Road is a destination retail address. Located at the intersection of Trinity Drive, where 41,471 vehicles drive by daily.

This area is known as the primary retail node in the Greater Moncton Area. With a vast array of national retail, service and restaurant destinations within walking distance of this property, it enables its future occupier to be right in the middle of where the retail action is happening.

Co-tenants include Sherwin-Williams Paints, Sequoia Organics, Klozet Boutique, Liquid Gold Olive Oils & Vinegars, Trinity Dental and Goji's Treatery.



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## DEMOGRAPHICS

Radius (from property)	1 KM	3 KM	5 KM
Population	4,085	30,537	61,163
Average Age	43.8	39.2	40.6
Number of Households	1,856	12,503	26,788
Average Household Income (\$)	83,053	82,657	76,371



Retail Store Area



Retail Store Area



Large Stock Room

For more  
information

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