



This site is well located on high trafficked Champlain Street and across the street from Champlain Place, New Brunswick's dominant enclosed mall. The property's main entrance shares a traffic light with Champlain Place. It's in close proximity to Bass Pro Shop and represents the most accessible and visible strip centre opportunity in Dieppe (Moncton).



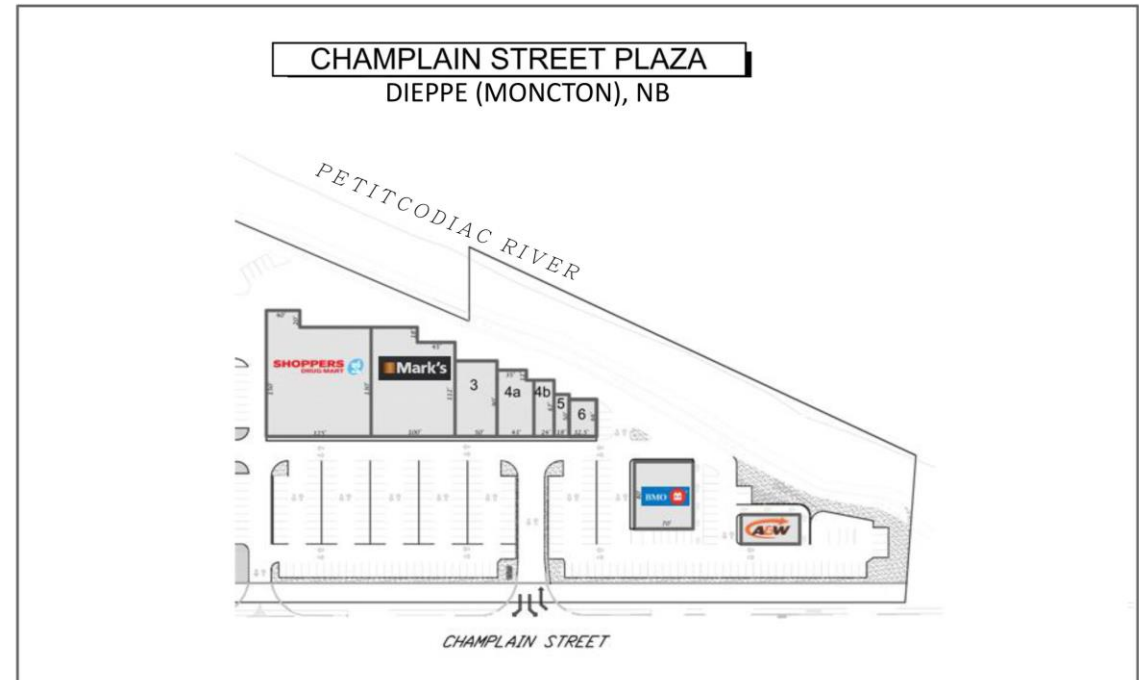
GLA approx. 48,000 sq.ft



9 Stores / Services







17,520 vehicles per day



- 1. Shoppers Drug Mart
- 2. Mark's
- 3. Bulk Barn
- 4a. Atlantic Multidisciplinary Health Institute

- 4b. Quisnos
- 5. Magicuts
- 6. Little Ceasar's
- 7. BMO
- 8. A & W

	0-5 minute drive	0-10 minute drive	0-15 minute drive
 Total Population	16,210	80,041	126,971
 Daytime population	14,454	60,960	78,499
 Average Household Income	\$73,732	\$85,225	\$91,841
 Median Age	41.6	41.3	41.4

*Data Source: 2021 Environics Analytics

