



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).



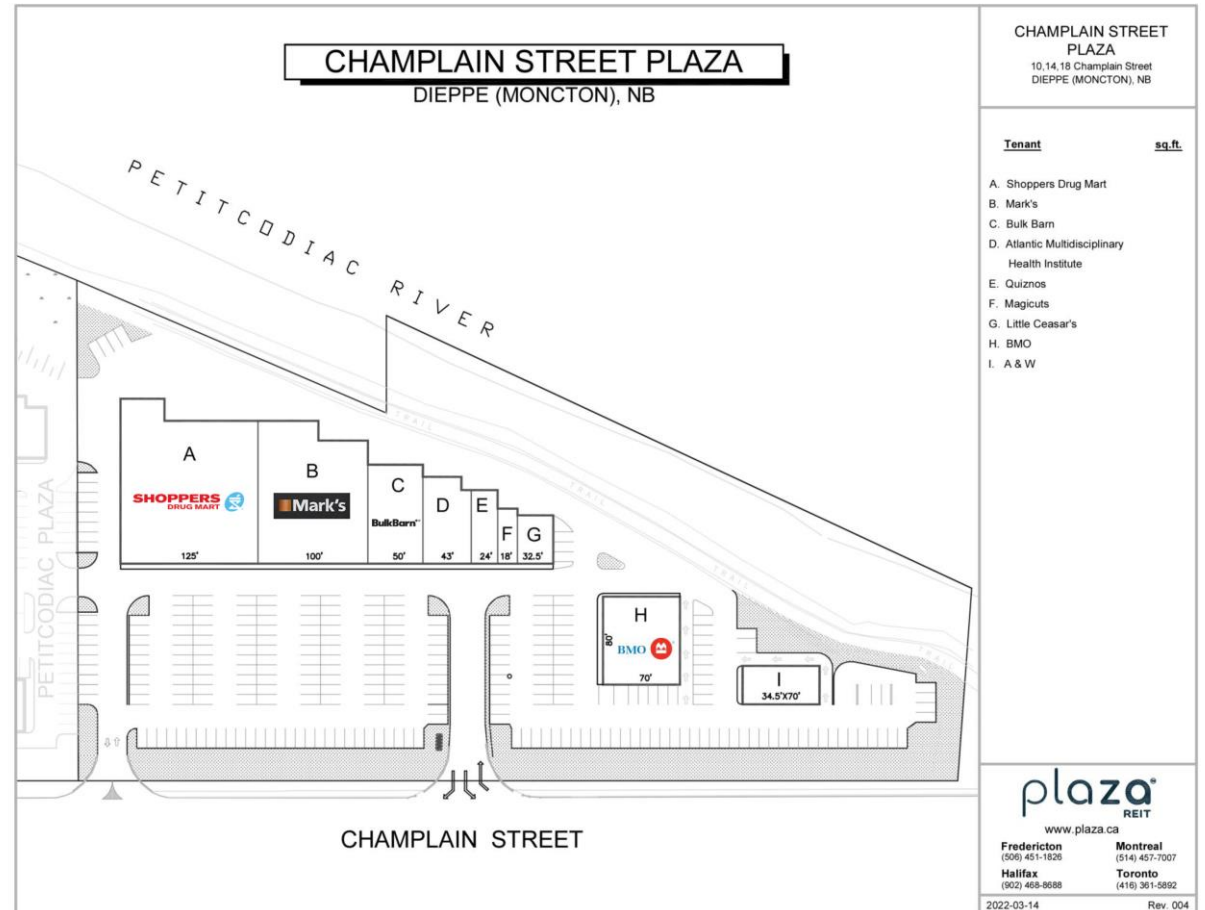
GLA approx. 48,000 sq.ft







9 Stores / Services



14,904 vehicles per day



	0-5 minute drive	0-10 minute drive	0-15 minute drive
 Total Population	38,735	110,000	129,739
 Daytime population	32,901	67,919	77,413
 Average Household Income	\$68,011	\$80,343	\$83,738
 Median Age	41.8	42.4	42.6

*Data Source: Statistics Canada - 2021 census information

