



The Gateway, Conception Bay South, NL

Build to suit opportunity offering exceptional brand visibility

Unlock your brand's future at The Gateway, a dynamic, multi-phase commercial development set to revolutionize Conception Bay South's retail scene. Explore diverse leasing options and seize the chance to customize your ideal space today.

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Now Pre-Leasing

The Gateway

Discover an unparalleled opportunity at The Gateway, a visionary 100-acre retail development in the thriving west end of Conception Bay South.

This dynamic project offers a unique chance to reshape your brand's future in a high-potential location with diverse leasing options, custom-built spaces, and an ideal setting.

- Now pre-leasing Phase A & B build-to-suit opportunities
- A diverse range of opportunities from big-box, mid-sized shops, strip plazas, PAD sites and more
- Strategically located at a key intersection serving over 200,000 people
- Exceptional visibility, signage and exposure opportunities
- National brands already on-site offering a built-in customer base and high traffic counts
- Adjacent to the prestigious Conception Bay South Arena which attracts locals and visitors
- A new multi-million dollar Community Centre already confirmed for the Gateway
- Linked to the T'Railway, offering scenic coastal strolls and easy access to town amenities





Opportunities

- Lot 5 now pre-leasing with a proposed $\pm 34,500$ and $\pm 17,000$ SF retail plaza, but can be re-configured to suit tenant needs
- Lot 6 now pre-leasing with a proposed $\pm 16,500$ SF retail plaza, but can be re-configured to suit tenant needs
- Lots 7 and 8 are municipally owned and pad ready, with water and sewer servicing to lot boundaries, which are available for build-to-suit pre-lease or purchase

Future Developments

- Various additional build-to-suit opportunities within for retail, multi-unit residential, professional services and more
- Land purchase opportunities also available

Regional Centre Zoning

Allows for a multitude of usages including retail, restaurant, medical, financial, professional services, service station, and more

Site Plan

Existing On-Site

- 1 
- 2 
- 3 
- 
- 4 Conception Bay Arena

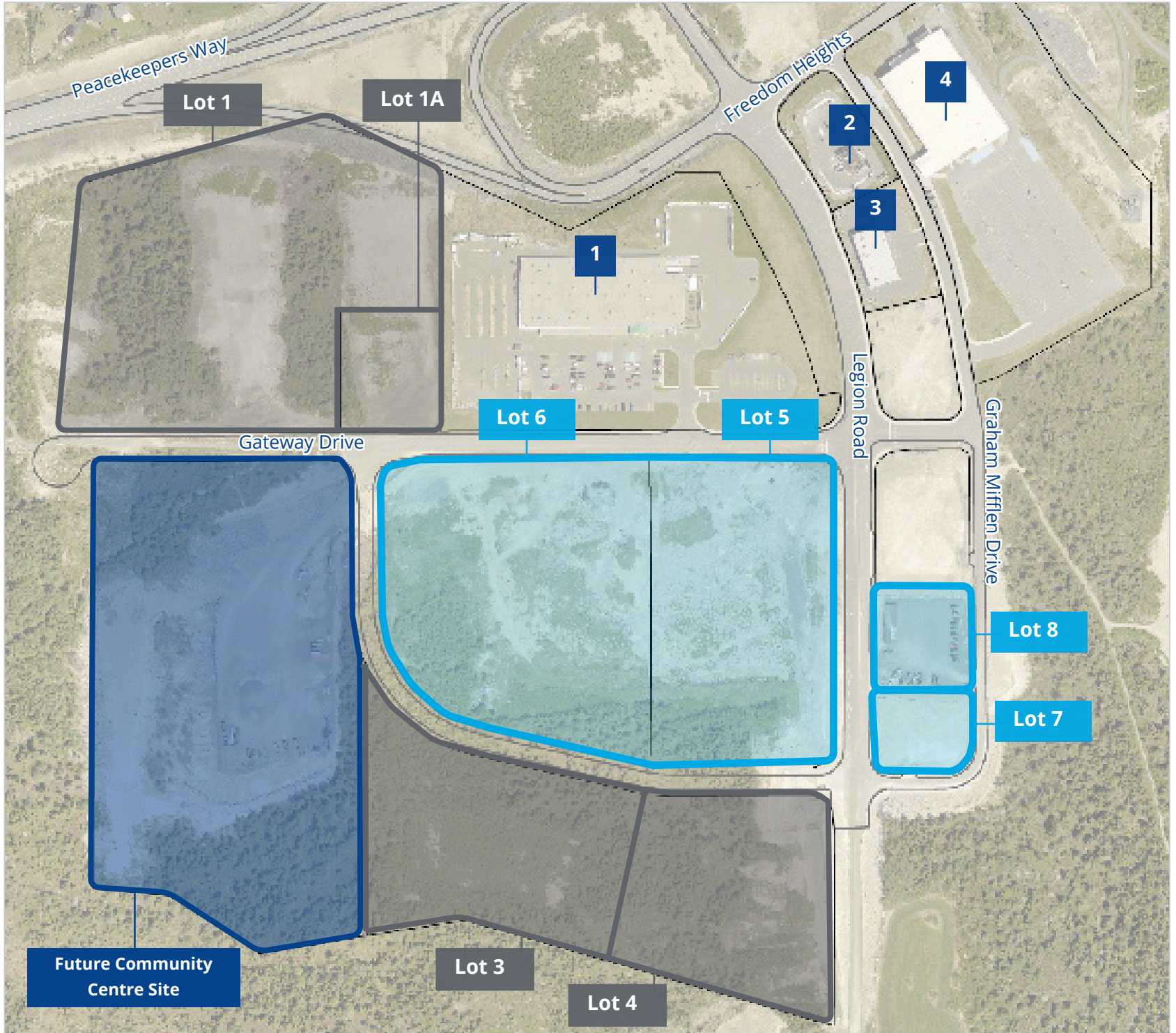
Immediate Opportunities

- Lot 5**
- Pre-Leasing | Build-to-Suit
- Proposed Building:
 - ±34,500 & 17,000 SF

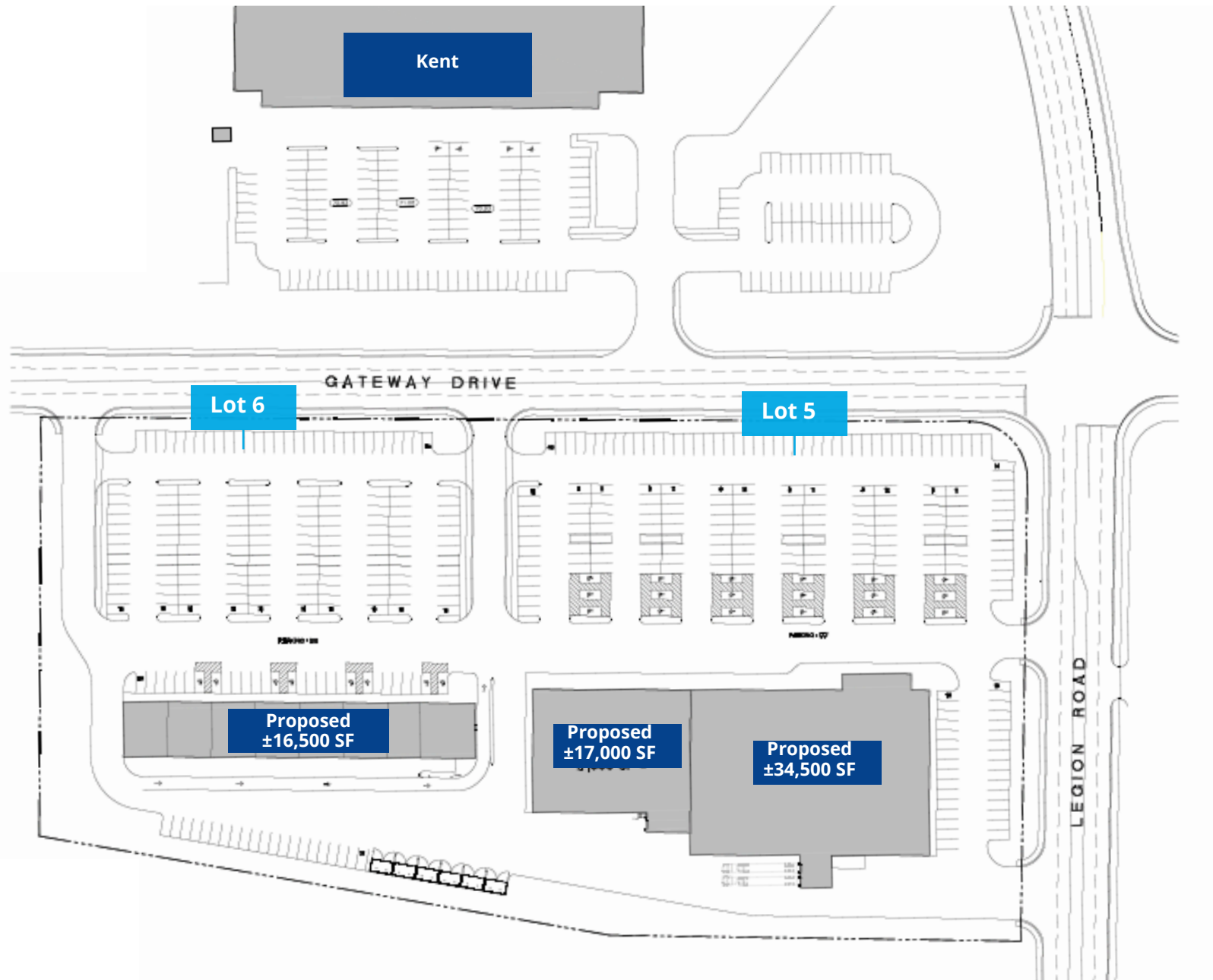
- Lot 6**
- Pre-Leasing | Build-to-Suit
- Proposed Building:
 - ±16,500 SF

- Lots 7 & 8**
- Pre-Leasing | Build-to-Suit
- Various Opportunities
- Available for Purchase

- Lots 1 - 4**
- Future Development Zones



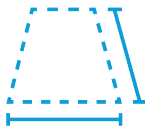
Proposed building layouts for Lot 5 & 6



Secure a high visibility location for your brand



Excellent exposure & visibility for your brand



Flexible leasing options build-to-suit your needs



High-traffic area that's experiencing continued growth

Location Overview

Discover the Gateway in Conception Bay South, Newfoundland and Labrador's 2nd-largest municipality, with a vast trade area of over 235,000 potential customers within a 30 km radius

Conception Bay South offers a combination of suburban and rural living. The town thrives on the synergy of its natural beauty and a robust sense of community.

At the Gateway, established tenants like Kent and Tim Horton's draw steady foot traffic. The Conception Bay Arena, a vibrant hub for locals and visitors, pulses with activity. The upcoming multi-million dollar Community Centre confirmed for the Gateway, promising even more high-traffic opportunities. Exceptional accessibility is ensured, with easy reach to Peacekeeper's Way, facilitating seamless connectivity to key community points.

Conception Bay South is a haven for outdoor enthusiasts, boasting numerous parks and recreational havens. The Gateway seamlessly links to the T'Railway, a scenic trail guiding you along the coastline, through woodlands, past farms, and into Downtown Conception Bay South.

While the immediate area strikes a harmonious balance between residential and greenspace, the burgeoning community presents a promising landscape for prominent retail brands.



Market Demographics

Conception Bay South

27,168

Current Population

+3.7%

Population Increase
2016-2021

\$94,000

Median Household
Income

82.3%

Owned Households

2.5

Household Size

Within 5 KM of The Gateway



Current
Population
15,456



Households
6,295



Average Household
Income
\$109,891

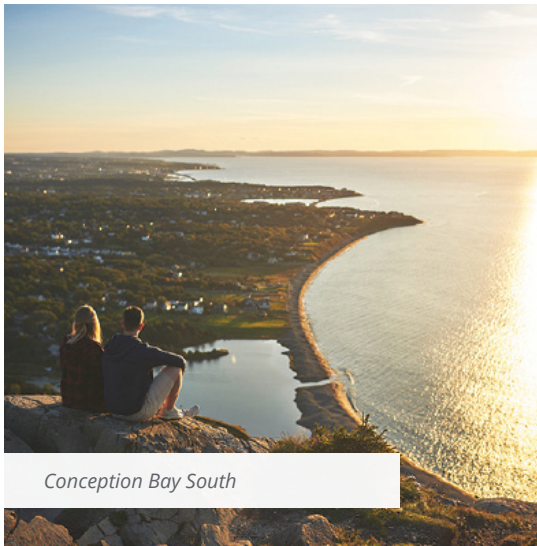


Median Age
42.6





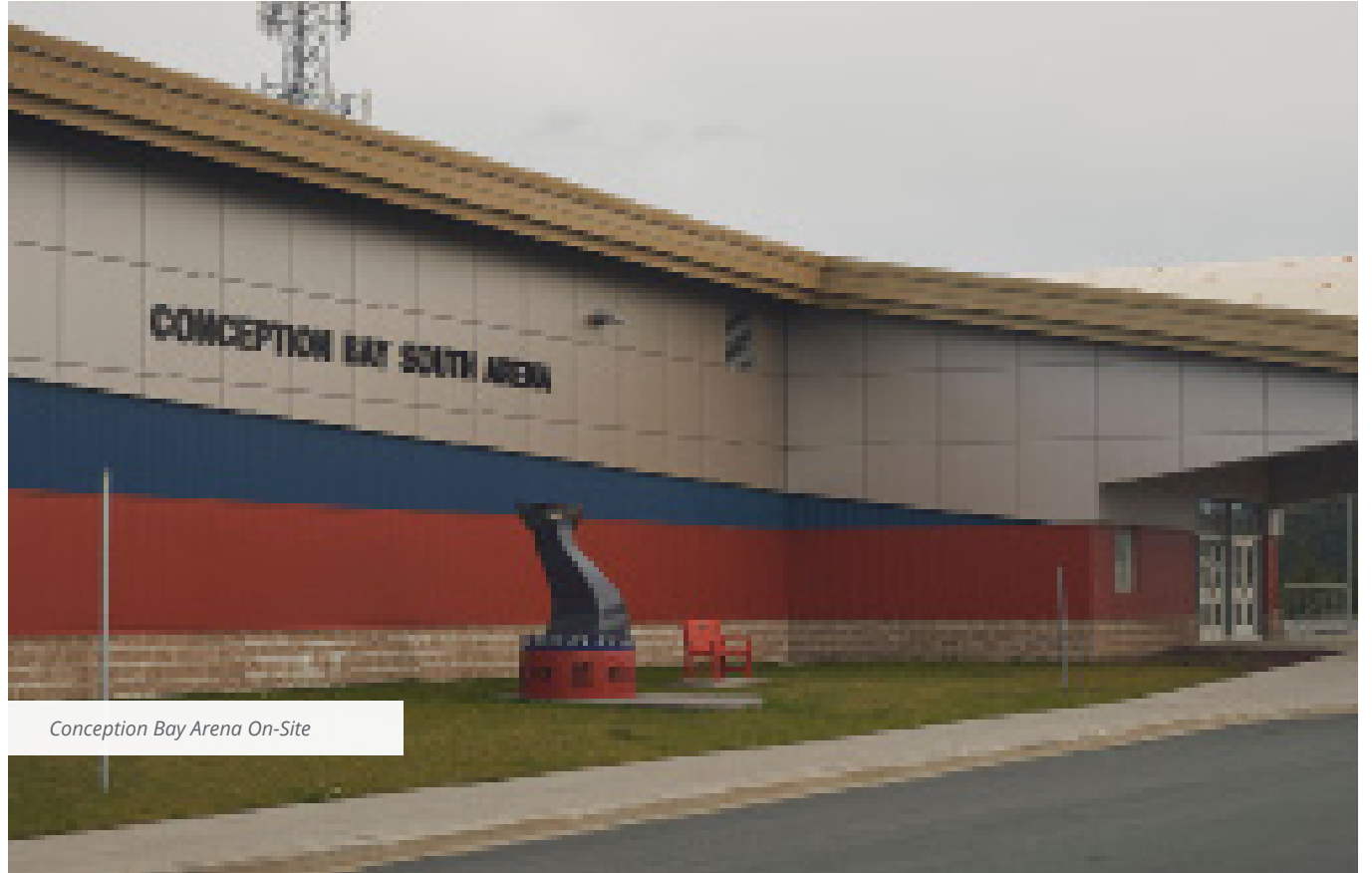
*T*Railway System



Conception Bay South



Royal Newfoundland Yacht Club



Conception Bay Arena On-Site



Conception Bay South



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