



Secure your spot
in this up-and-
coming premiere
retail plaza

Now Pre-Leasing
130 Morton Avenue
Moncton, NB

New retail opportunity in Moncton East, offering up to ±5,769 SF of premium street-level space with direct frontage on Morton Avenue.

Designed to accommodate a range of retail, restaurant, medical, and service users, the property offers excellent visibility, ample on-site parking, and a strong presence within an established commercial node.

Located in one of Moncton's fastest-growing residential areas, the site provides direct access to a dense and expanding customer base. With limited new retail supply in the immediate area, this opportunity is well-positioned for long-term success.

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The Opportunity

130 Morton Avenue, Moncton, NB

Building Features

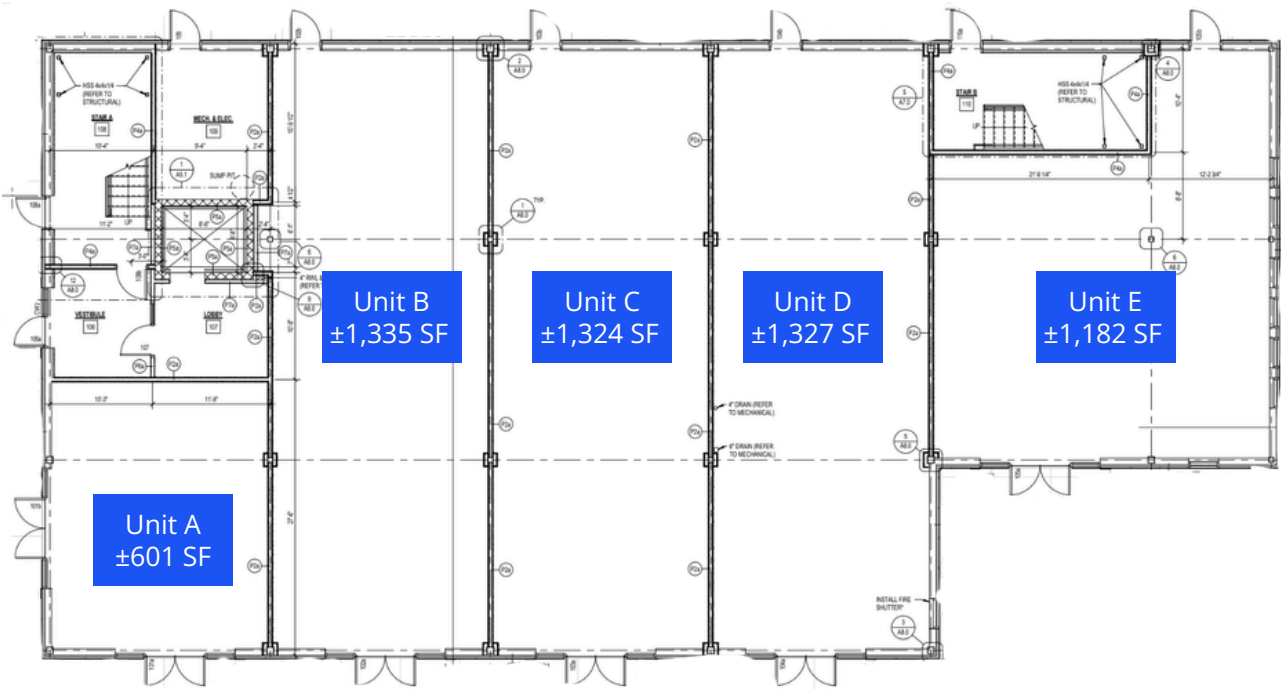
Total Area	Up to ±5,769 SF
Available Space	Unit A ±601 SF Unit B ±1,335 SF Unit C ±1,324 SF Unit D ±1,327 SF Unit E ±1,182 SF
Parking	Ample paved on-site parking included in NET rent
Location	Prime position in Moncton East, nearby to Université de Moncton
Zoning	SC Suburban Commercial
Condition	Under construction, white-box delivery
Occupancy	Expected completion Fall 2026
Ideal Tenants	Retail, restaurant, medical, or service users
Signage	Prominent on-building
Transit	On a Codiac Transpo Route
Traffic Counts	±33,752

Asking Rent: \$32 PSF NET

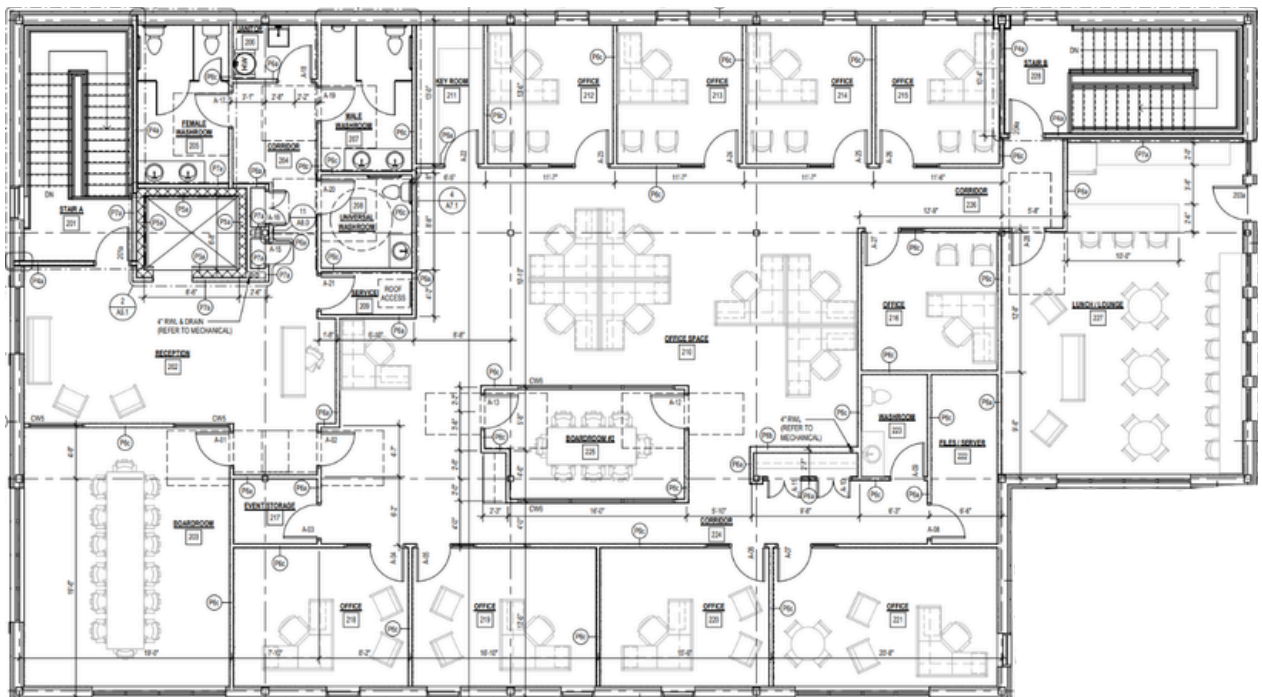
Additional Rent: \$16 PSF

Floor Plans

Configuration 1 | Demised Units



Configuration 2 | Single Tenant Opportunity



Conceptual Site Plan



Key Location Highlights

Rapid Residential Growth

Situated in one of Moncton's fastest-growing areas, with significant multi-unit and residential development supporting continued population growth..

Flexible Development Potential

The site supports a range of commercial uses and benefits from its location within an active and expanding area.

Established Commercial Area

Positioned along Morton Avenue within a well-established retail area, anchored by a strong mix of national and local tenants.

Strong Traffic & Visibility

Prominent location on a primary roadway with approximately 35,000 vehicles passing daily.

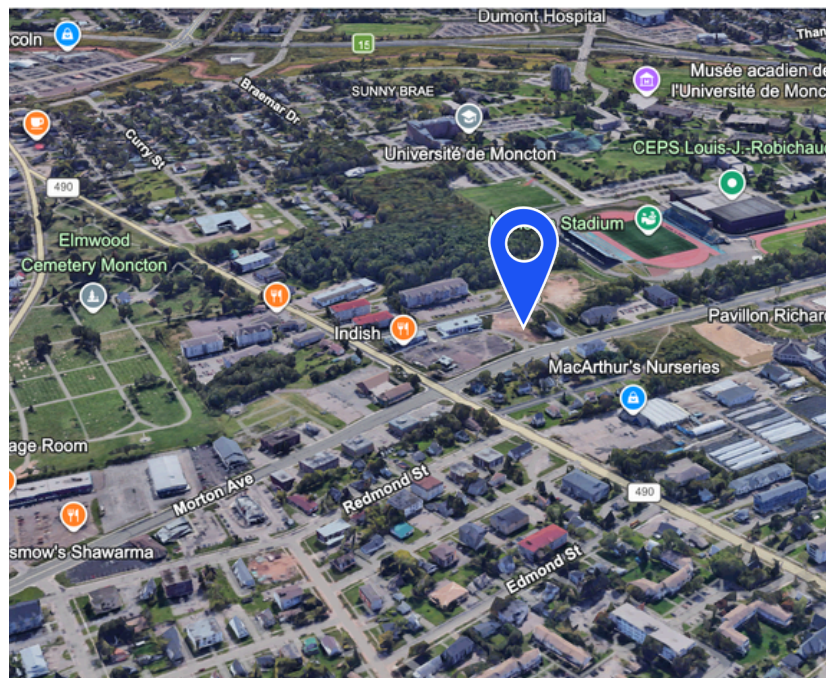
Built-In Customer Base

Close to key amenities including Université de Moncton, Costco, Moncton Stadium, and nearby business parks.

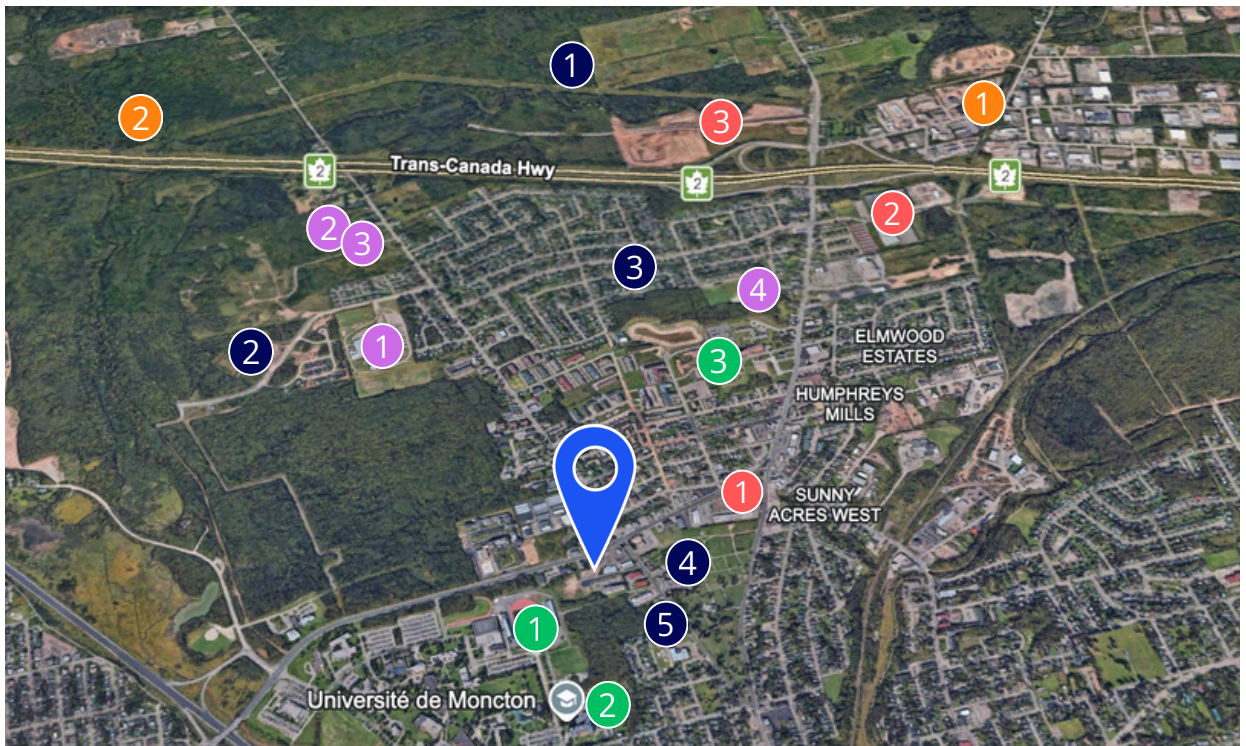
Within 5 KM

Source: 2021 CENSUS

Population	85,053
Daytime Population	106,173
Total Households	37,000
Median Age	38.7
Labour Employment Rate	94.2%
Avg. Annual HH Health Care Spending	\$2,589
Avg. Annual HH Clothing Spending	\$2,103
Avg. Annual HH Food Spending	\$11,175



Development & Amenities



● Nearby Amenities

- 1 The Moncton Stadium:
 - \$17 Million Venue
- 2 Université de Moncton:
 - ±5,100 students and ±450 employees
- 3 Villa du Repos:
 - \$50 million retirement complex housing a ±350 seniors and ±150 employees

● Proposed Residential Development

- 1 The Seasons
 - Phase 1: ±140 Units
 - Full Build: ±950 Units
- 2 ±366 multi-unit construction
- 3 ±458 multi-unit construction
- 4 ±135 multi-unit construction
- 5 ±140 multi-unit construction

● Key Retail Nodes

- 1 Shoppers Drugmart Anchored
- 2 Sobeys/Dollarama Anchored
- 3 Costco Wholesale/Granite Centre

● Industrial Development

- 1 Caledonia Industrial Park: Fully Established 960 Acre Park with 40 Acre Expansion Underway
 - Over 145 Businesses and 4,000 Employees
- 2 New Site Secured for Future Industrial Development: 145-Acres to be Developed

● Schools Nearby

- 1 École L'Odysée : 9-2
- 2 École Le Mascaret : 6-8
- 3 École Claudette Bradshaw : K-5
- 4 Forest Glen School : K-5



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