



For Lease | 30 Morton Avenue, Moncton, NB

Multi-tenant pad opportunity in a high-traffic location

Welcome to an incredible pre-leasing opportunity in the heart of Moncton East's bustling commercial hub. Nestled within the vibrant Elmwood Drive commercial zone, this soon-to-be-constructed retail PAD presents an unbeatable chance to secure your brand's presence in a dynamic and growing locale.



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Salient Facts

Opportunity Type:

Pre-Leasing Retail Space

Location:

30 Morton Avenue,
Moncton, New Brunswick

Available Area:

Unit 2 | 1,200 SF

Availability:

Q4 2025

Parking & Transit:

Ample On-Site Parking

- 388 Stalls
- 8 Handicap Spaces
- On Codiac Transpo Route

Visibility & Accessibility:

Excellent

Signage Opportunities:

Yes

Zoning:

SC | Suburban Commercial

Site Tenants:

Shoppers Drug Mart, The Salvation Army, The Igloo Beverage Room, Yanakee Sushi

Asking Rent:

Please Contact

Additional Rent:

- CAM | \$5.60 PSF (Est.)
- Taxes | \$6.80 PSF (Est.)

Opportunity

Nestled within the vibrant Elmwood Drive commercial zone, this PAD site presents an unbeatable chance to secure your brand's presence in a dynamic and growing locale. Highlights of this exceptional opportunity:

1. Limited Availability:

Only 1,200 square feet remains available, offering a rare opportunity to position your business in a high-traffic, high-visibility location.

2. Strategic Timing:

Anticipated occupancy is Q4 2025, giving you time to customize the space to perfectly suit your business needs.

3. Modern Design and High Visibility:

The plaza's contemporary layout creates an inviting space with excellent signage opportunities, maximizing exposure to over 32,000 daily commuters along Elmwood Drive.

4. Premier Location:

Situated along busy Morton Avenue with immediate proximity to Elmwood Drive, this plaza offers outstanding visibility and accessibility.

5. On-Site Tenants

The upcoming plaza shares a parking lot with Shopper's Drug Mart, The Salvation Army, The Igloo Beverage Room, and Yanakee Sushi, creating a strong, established retail environment. A national food tenant is already confirmed for the new plaza.

6. Established Commercial Area

McLaughlin Place, just minutes away, features popular brands like Subway and Mezza Lebanese Restaurant. Granite Centre is a short drive away, home to Costco Wholesale and a variety of other major retailers, drawing steady traffic to the area.

7. Built-In Customer Base

The plaza benefits from nearby key institutions, including a \$50 million retirement complex (housing 350 seniors and 150 employees), Université de Moncton (5,000+ students and 400+ staff), and the Moncton Stadium, a \$17 million sports and event facility.

8. Rapidly Growing Area:

Moncton East is experiencing strong commercial and residential expansion, making this location a strategic investment for long-term success.

Location

Situated along the bustling Morton Avenue, one of Moncton East's busiest thoroughfares, this plaza promises exceptional visibility and accessibility.

Sharing the parking lot with the plaza are establishments such as Shopper's Drug Mart, The Salvation Army, Marc's Fried Clams, Metro Vape, and The Igloo Beverage Room. Furthermore, nearby McLaughlin Place hosts prominent quick-service brands like Subway and Mezza Lebanese Restaurant, alongside notable retailers like Elmwood Home Hardware and Granite Centre with Costco Wholesale on-site.

Within 1 KM

- **The Moncton Stadium:**
\$17 Million Venue
- **Universite de Moncton:**
Home to Approx. 5,104 students and employer to 435 administrative employees
- **Villa de Repos:** \$50 million retirement complex housing ±350 seniors and 150 employees

Data: 2022

Average Daily Traffic Count

2022 | ± 33,752



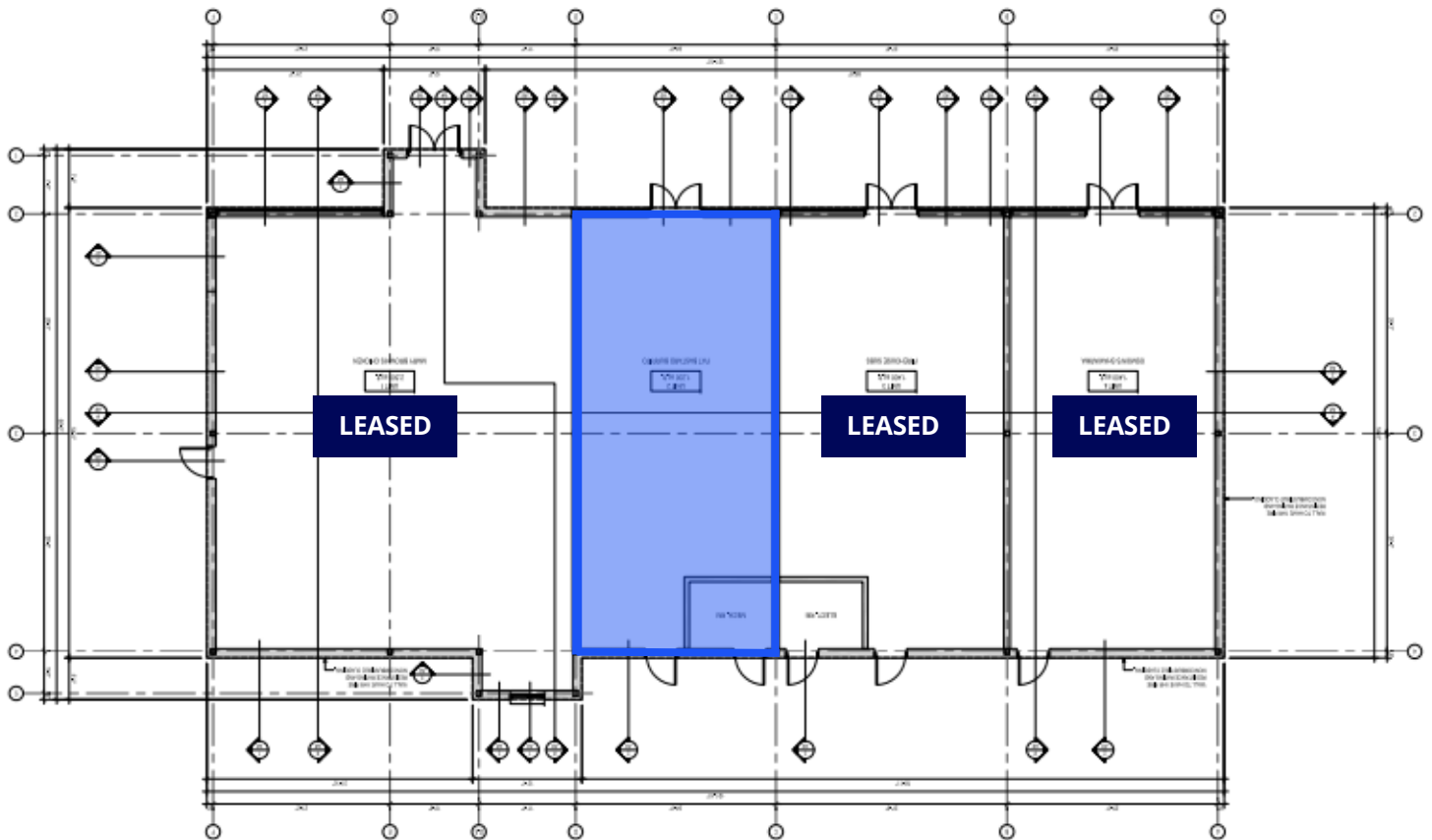
Demographics

Within 5 km of 30 Morton Avenue, Moncton, NB

Current Population	Daytime Population	Average Household Income	Average Annual Expenditure	Number of Households
1 km: 6,279	1 km: 6,279	1 km: \$65,664	1 km: \$65,824	1 km: 4,095
3 km: 39,495	3 km: 54,609	3 km: \$76,321	3 km: \$78,670	3km: 18,180
5 km: 77,682	5 km: 98,214	5 km: \$87,680	5 km: \$92,047	5km: 34,854

Floor Plan

Unit 2 | 1,200 SF



Conceptual Drawing





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