



Prime Opportunity **Retail** For Lease

4999 Rue des Ormes
Contrecoeur, QC









Overview

- Marché Contrecoeur is strategically located at the main entrance of the city of Contrecoeur
- Approximately 16,400 vehicles cross the site daily, on highway 30 (2019)
- Next to many new residential projects
- Part of a dynamic commercial environment

Demographics

	5km	10km	15km
 Population	8,532	28,456	51,361
 Daytime Population	7,610	22,182	39,082
 Avg. Household Income	\$81,673	\$86,423	\$91,191
 Median Age	41	42	43

Source: Statistics Canada, 2021

Property Details

BUILDING | 27,983 SF

SITE | 124,144 SF

AVAILABLE | Immediately

NET RENT | Please contact Listing Brokers

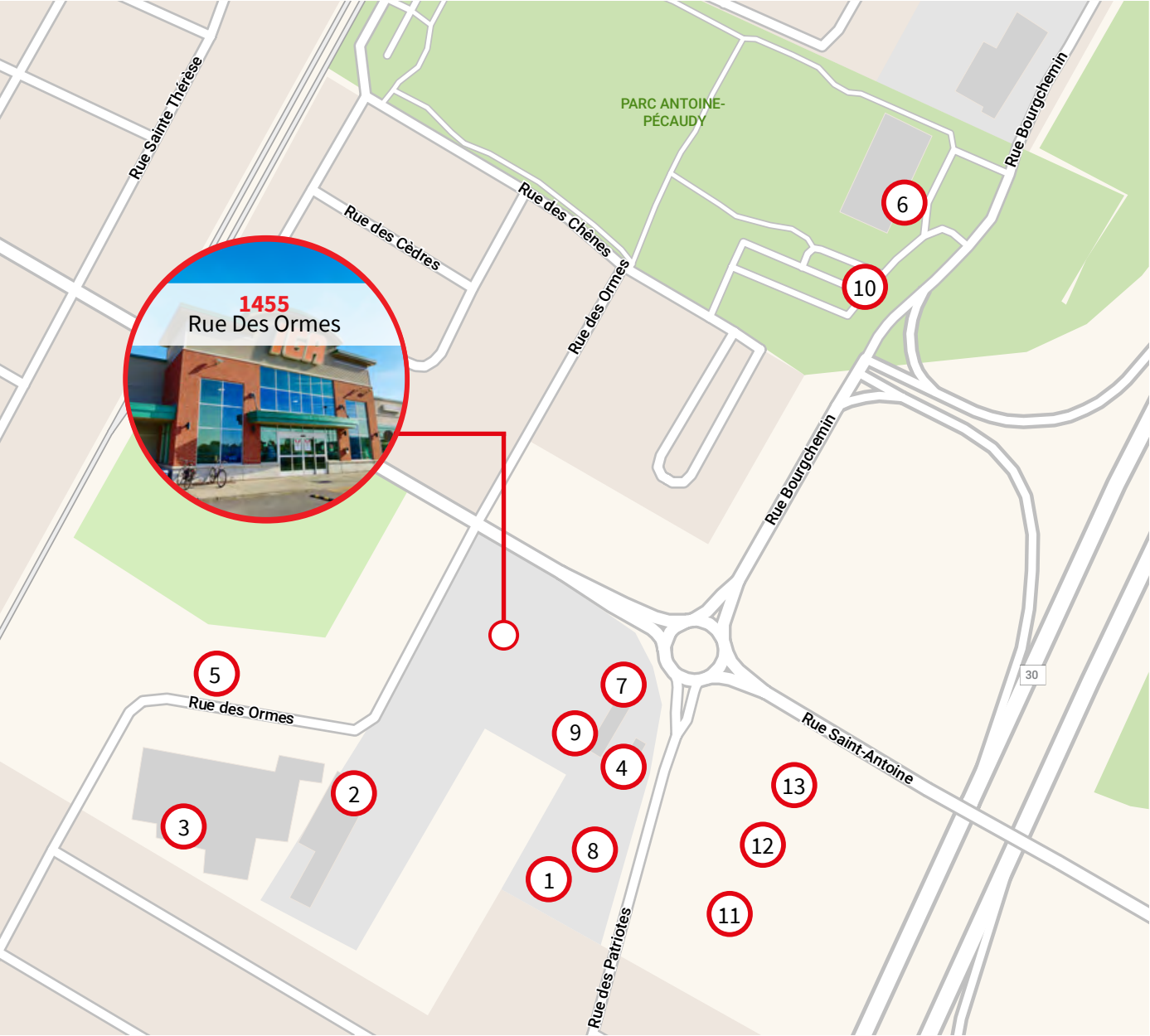
ADDITIONAL RENT | \$ 5.51 PSF (est. 2021)

Highlights

- Ample parking spaces available
- Neighbouring tenants include : IGA extra, La SAQ, La Banque Nationale, Opto-Reseau, Chico, Dollarama, Eggspress, A&W, Rona, Shell, Tim Hortons, Caisse Desjardins, Uniprix, etc.
- Over the next 20 years, approximately 375 companies are expected to relocate to Contrecoeur, creating 24,000 jobs, at the rate of 2,000 jobs per year
- The population of the commercial area exceeds 20,464 people (2019) with a strong demographic growth over the last five years. A growth of 5.1% is projected (2020-2025) for the next years.



Retailer Map



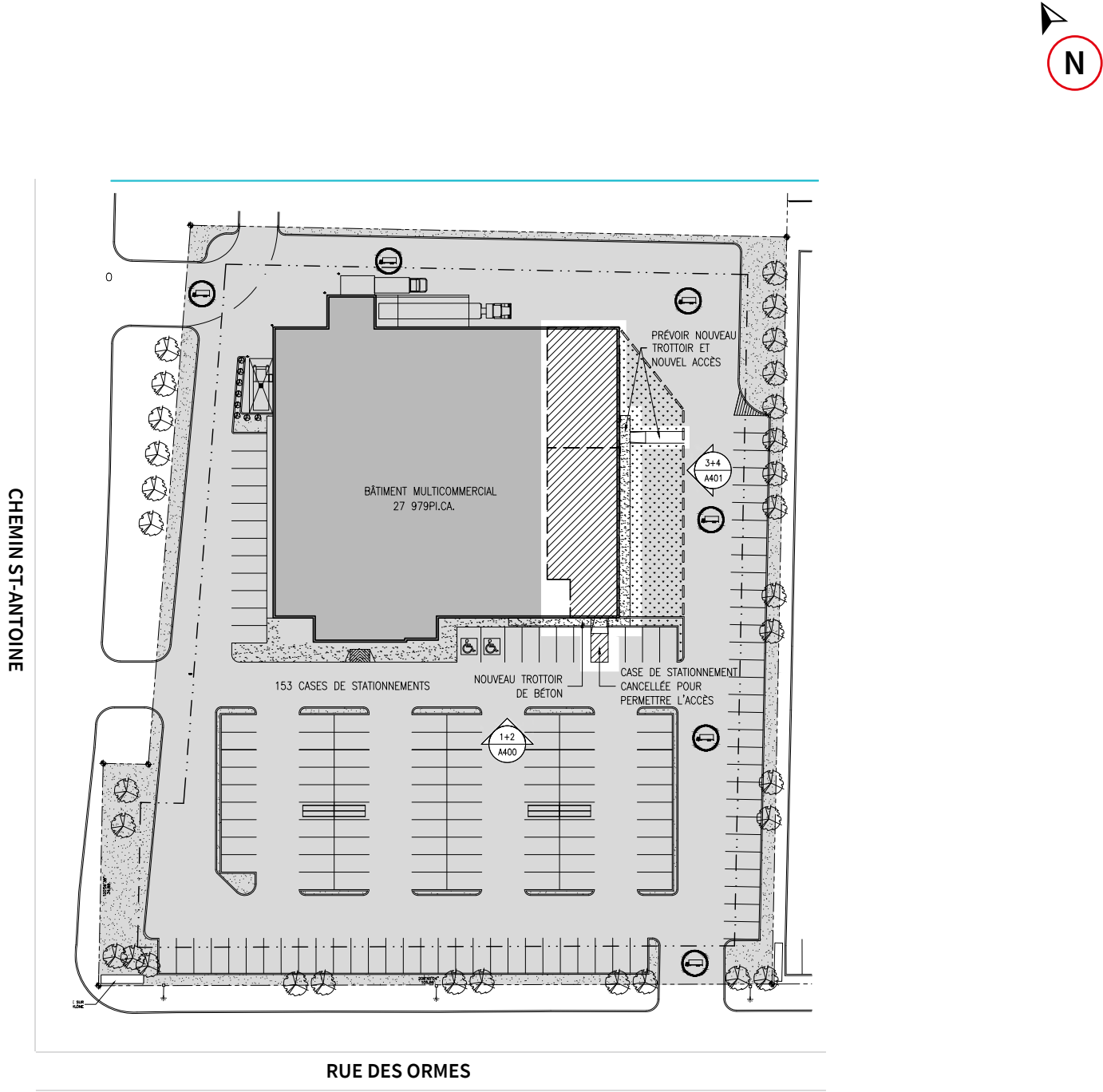
RETAILERS

- 1 Uniprix Isabelle Gourdes et Daniel Messier - Pharmacie affiliée
- 2 RONA Contrecoeur
- 3 Formedica
- 4 Station-Service Shell
- 5 Clinique Vétérinaire Contrecoeur Inc
- 6 École des Coeurs-Vaillants
- 7 Tim Hortons
- 8 Caisse Populaire Contrecoeur Verchere
- 9 Dépanneur Boni-Soir
- 10 Centre Sportif Régional De Contrecoeur 2004 Aréna
- 11 IGA Extra
- 12 Dollarama
- 13 Chico

Floor Plan

BUILDING | 27,983 SF

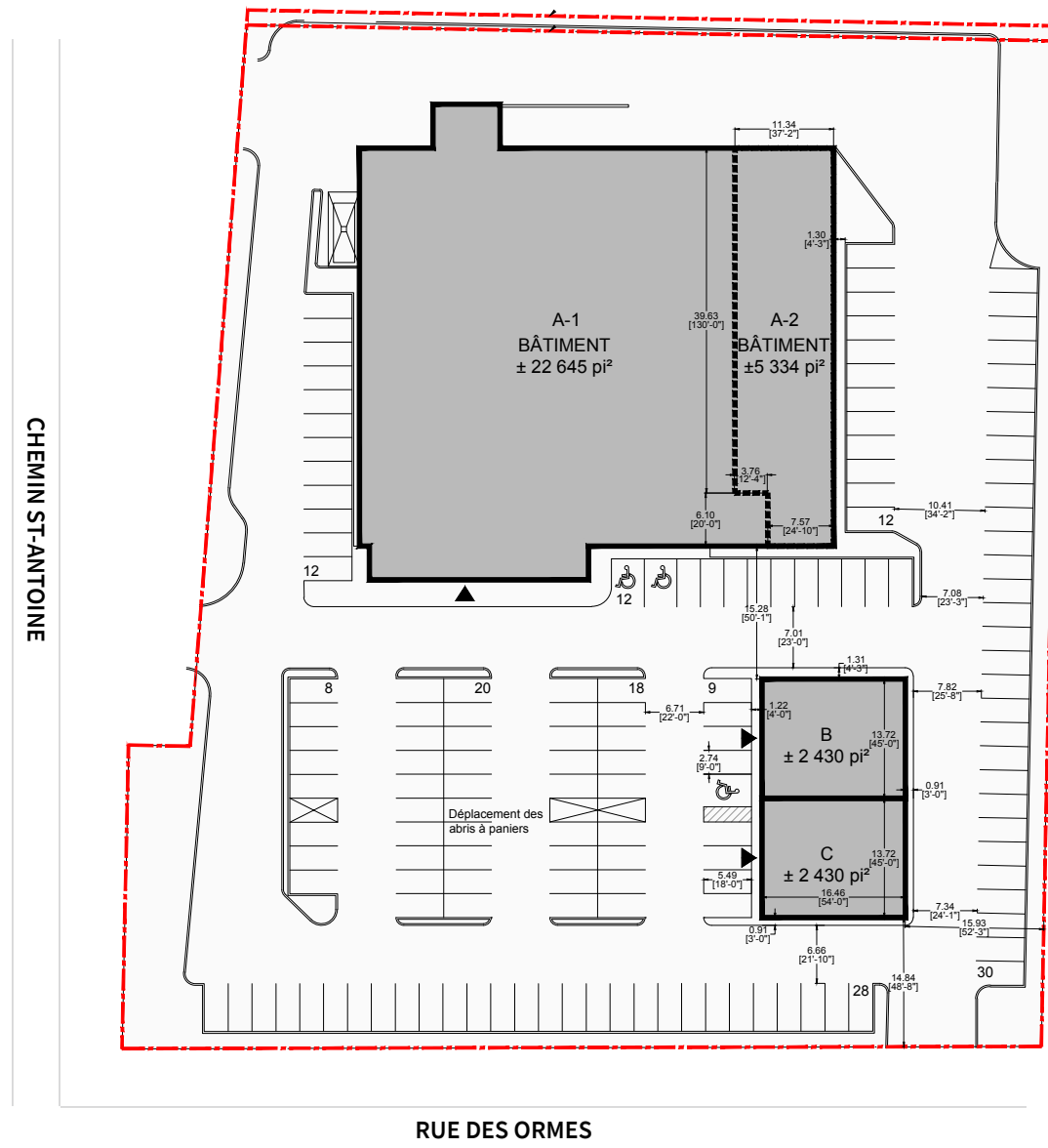
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Potential Floor Plan

BUILDING | 27,983 SF

SITE | 124,144 SF



FOR LEASE | 4999 RUE DES ORMES, CONTRECOEUR, QC

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