

Commercial Space For Lease

**NEW CONSTRUCTION
POINTE-AUX-TREMBLES,
Boul. Sherbrooke E./ Rue Robert-Chevalier**

OVERVIEW

This property is well situated along a main boulevard in Pointe-aux-Trembles. Located across from the mall, Carrefour de la Pointe and surrounded by many major retailers including Walmart, Super C, SAAQ, SQDC, Allo Mon Coco, Scores, IGA, Uniprix, and many more. Ample parking and easily accessible by all modes of transportation, the future REM station will be just one block away. This property is to be built so it is an ideal space to customize to your liking.

PROPERTY DETAIL

 1,327 SF -
3,482 SF

 Available:
End of 2023

 Net Rent: Contact
listing brokers

 Add. fees:
\$10 PSF (2022)

HIGHLIGHTS

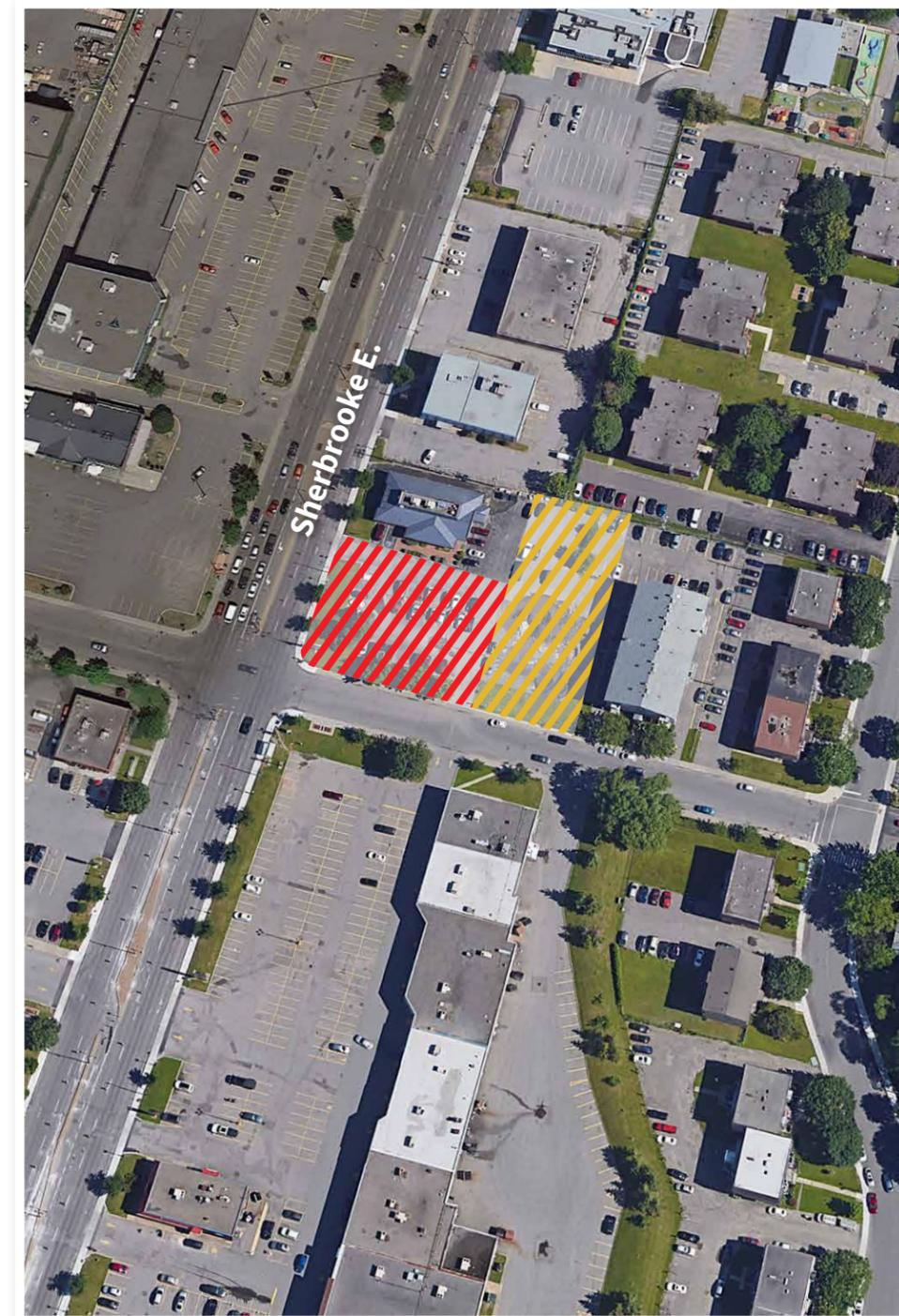
- Parking spaces available
- Future REM station planned on the next street corner
- Surrounded by all the major brands
- 27,945 vehicles per day, 2,012 pedestrians per day (Piinpoint, 2020)

DEMOGRAPHICS

SOURCE: STATISTICS CANADA, 2022

	1km	3km	5km
 Population	9,812	49,173	77,202
 Daytime Population	15,812	50,705	73,555
 Growth Rate (2021-2026)	1%	4%	6%
 Avg. Household Income	\$90,204	\$83,890	\$90,109

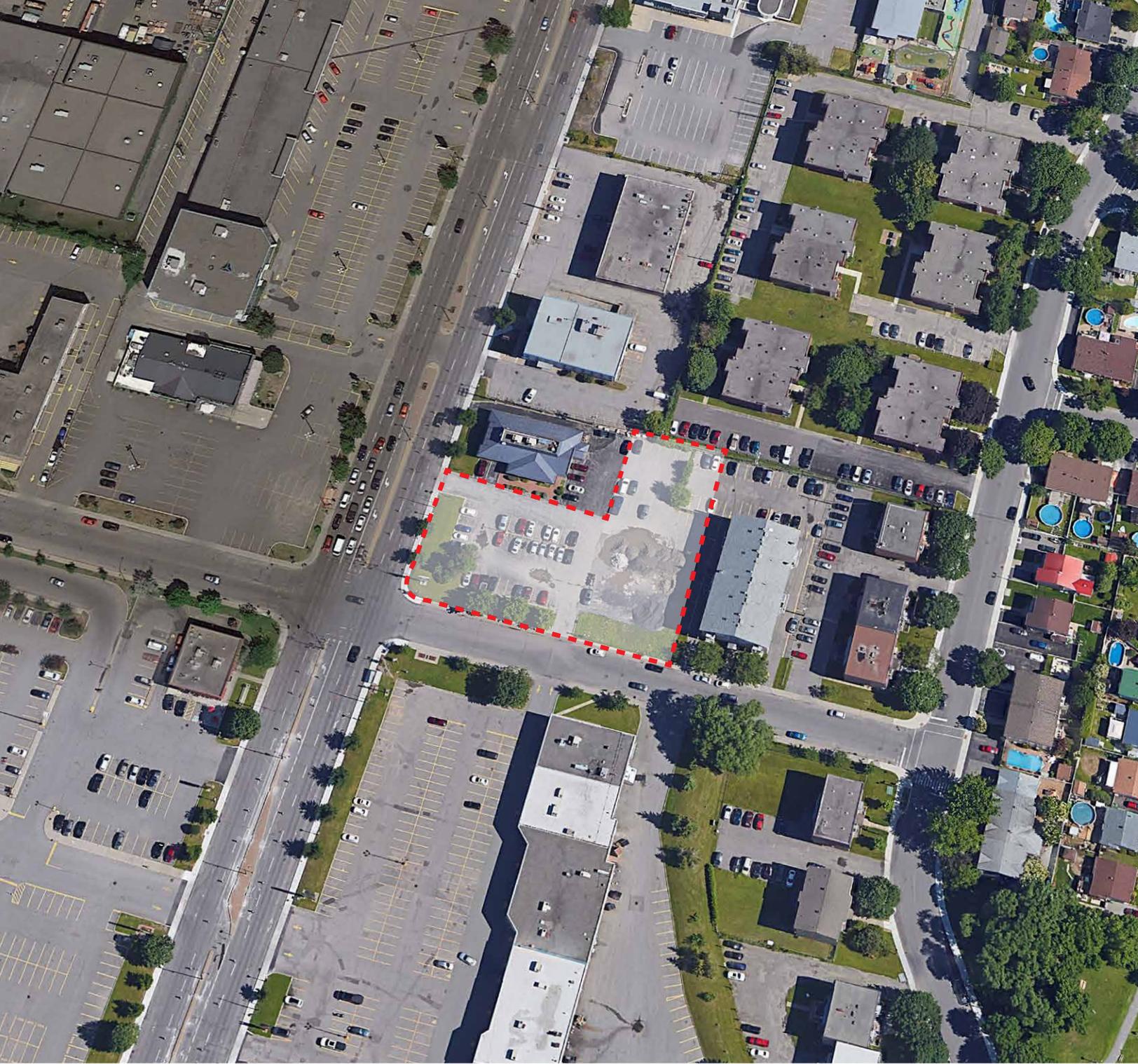
FLOOR PLAN



NEARBY RETAILERS



-  Building
- 1** Allô! Mon Coco
- 2** Société de l'assurance automobile du Québec (SAAQ)
- 3** Éconofitness
- 4** Jean Coutu
- 5** Rôtisserie Scores
- 6** Dollarama
- 7** Caisse Desjardins de
- 8** IGA extra Godin Family
- 9** Uniprix
- 10** Fortier Chrysler Dodge Jeep Ram
- 11** Fleurs-O-Max Inc
- 12** SQDC
- 13** Tim Hortons
- 14** Restaurant Montaza
- 15** RBC
- 16** Accès pharma
- 17** Super C
- 18** Walmart
- 19** SAQ Selection
- 20** Au Vieux Duluth
- 21** Pharmaprix
- 22** Carrefour de la Pointe
- 23** Maxi
- 24** EconoMax
- 25** Best Western Plus
- 26** Cora déjeuners
- 27** Tomate Basilic
- 28** Benny&Co.
- 29** Mondou
- 30** Toujours Mikes
- 31** Newlook
- 32** Sushi Shop
- 33** Amir
- 34** Thai Express
- 35** Sushi Sama
- 36** Belle Pro's
- 37** A&W
- 38** Scotiabank
- 39** Bétonel-Dulux
- 40** Bell



CONTACT

Manon Larose*

Senior Vice President, Retail

+1 438 990 8968

Manon.Larose@am.jll.com

Michelle Marcotte-Blart**

Sales Associate, Retail

+1 514 972 6163

Michelle.Marcotte@am.jll.com



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2021 Jones Lang LaSalle IP, Inc. All rights reserved. *Chartered real estate broker **Commercial real estate broker