



FOR LEASE

PRIME OPPORTUNITY FOR RETAIL

16850 BOUL. LACROIX
ST-GEORGES, QC

OVERVIEW

PROPERTY DETAIL



Ground floor: 12 134 SF
The addition of a +/- 8000 SF building on the site is possible



Available: April 2022



Net Rent: Contact Listing Broker



Add. Rent: \$4.12/sq ft. (2021)

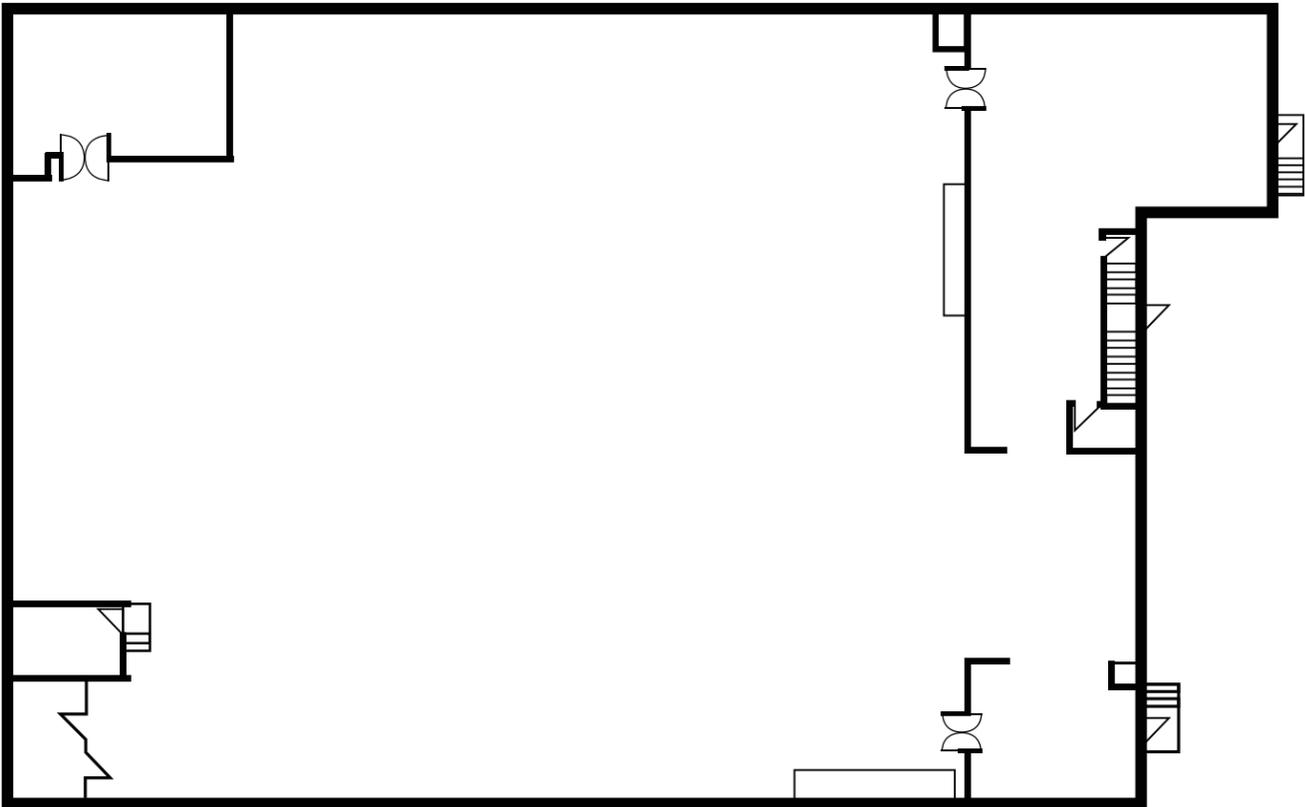
HIGHLIGHTS

- Many parking spaces available
- 3,555 vehicles per day, 184 pedestrians per day (pinpoint)
- Located on a main boulevard
- Suitable Tenants: Value offering, pharmacies

Located in St-Georges, Beauce, Quebec on a main boulevard that runs throughout the town. Surrounded by residential projects as well as restaurants, gyms and spas. Offering a loading dock as well as many parking spaces.



FLOOR MAP



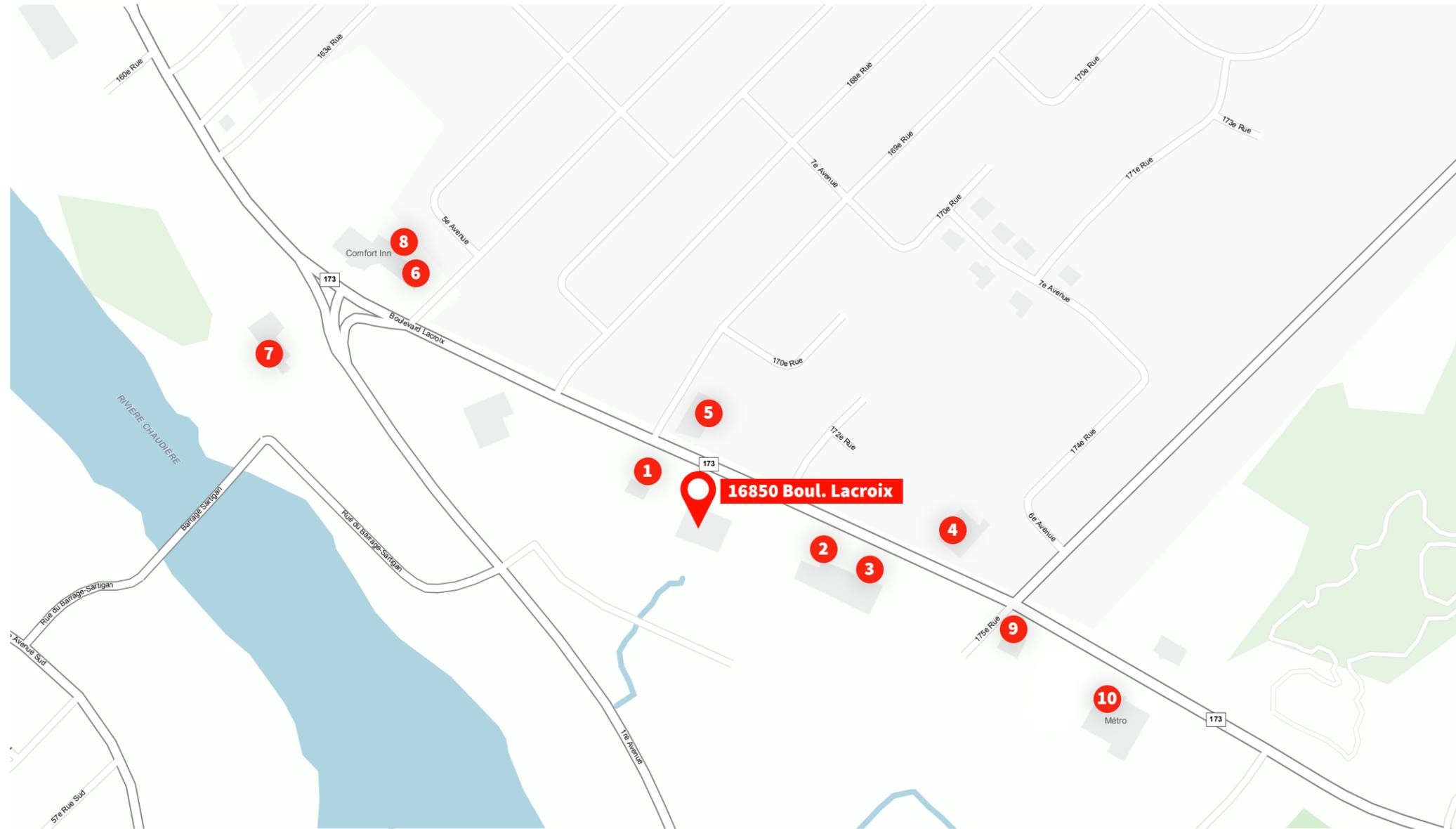
DEMOGRAPHICS

	5km	10km	15km
Population	25,735	35,273	45,546
Daytime Population	28,983	38,116	46,223
Growth Rate (2020-2025)	1%	1%	1%
Avg. Household Income	\$82,453	\$86,038	\$85,729
Median Age	46.2	45.1	44.7

SATELLITE VIEW



NEARBY RETAILERS



16850 Boul. Lacroix Saint-Georges, QC

1. Bar Laitier St-Georges
2. Studio Santé Gym
3. Diamond Esthétique
4. Marché 7-23 Inc.
5. Gravure & Trophée Fato
6. Comfort Inn
7. NAPA Pièces d'auto - Auto Quirion & Drouin Inc.
8. Rôtisserie St-Hubert
9. Fromagerie La Pépité d'Or Inc.
10. Metro Laval Veilleux



Contact

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