



For Lease

Prime opportunity for retail

Quartier Beauport

2400 Boul. Louis-XIV, Quebec, QC

Overview

Located in Quartier Beauport with mixed use tenants including a dentist, driving school, florist, café and others bringing tons of traffic to this center. Situated along a main boulevard, building 1 is perfect for a restaurant since it has the possibility of a drive-through.

PROPERTY DETAILS

| |
|---|
| SQUARE FOOTAGE |
| BUILDING 1: 6,000 SF |
| UNIT 102: 2,841 SF |
| UNIT 204: 750 SF |
| UNIT 205: 875 SF |
| ADDRESS |
| 2400 BOUL. LOUIS-XIV, QUEBEC, QC |
| AVAILABILITY |
| Immediately |
| BASIC RENT |
| Contact listing brokers |
| ADDITIONAL RENT (2022) |
| \$10 psf |



2400 Boul. Louis-XIV

PROJECT HIGHLIGHTS



Drive-through opportunity



Surrounded by well-known retailers



Along a main boulevard









9,610 vehicles per day
329 pedestrians per day

(Piipoint, 2020)

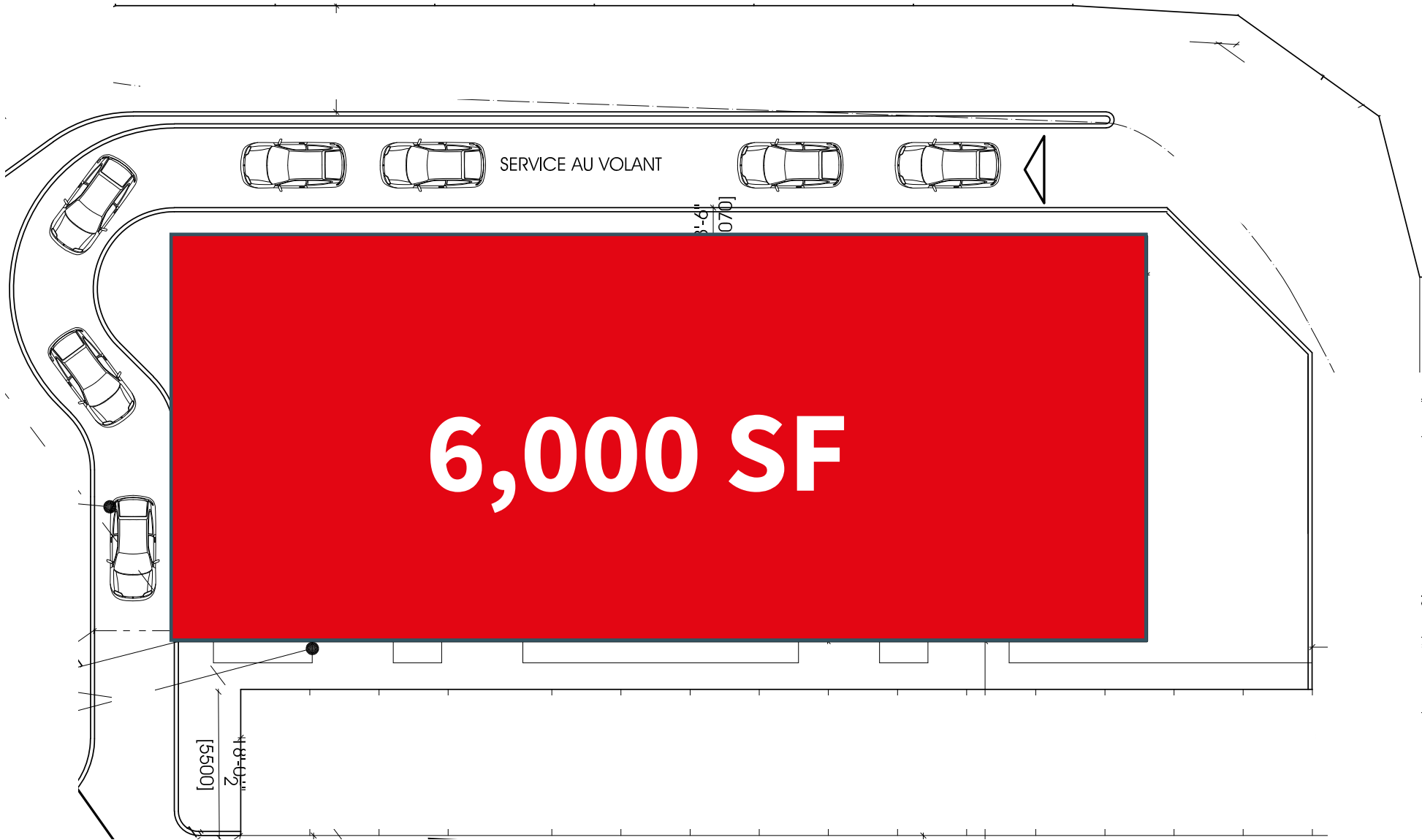
Area Demographics

Source: Statistics Canada, 2021

| | 1KM | 3KM | 5KM |
|---|-----------|-----------|----------|
|  Total Population | 9,457 | 41,965 | 103,438 |
|  Daytime Population | 5,795 | 31,363 | 79,693 |
|  Median Age | 45.1 | 43.8 | 45.6 |
|  Total Households | 3,607 | 16,758 | 44,804 |
|  Average HH Income | \$117,305 | \$112,579 | \$98,970 |
|  Total Expenditure (Per Household) | \$112,928 | \$105,209 | \$90,336 |

Floor Plan

Building 1



Nearby Retailers





Contact

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