



Retail For Lease

Prime Opportunity for Retail or Restaurant

14140 Pierrefonds Boulevard









Overview

- There will be a new REM station in Pierrefonds-Roxboro facilitating transportation towards Downtown Montreal.
- The site is surrounded by residential projects.
- The premise is located at the crossroads of two major boulevards of the area: Boulevard St-Jean and Boulevard Pierrefonds.
- Pierrefonds Boulevard has a total length of 9.3 km and is an important commercial street in the west of the island of Montreal.
- The boulevard is well-served by the STM. Routes include: 68 and 470-Express, both of which connect to the Côte-Vertu Metro station, and the 376, which runs during the over-night period.
- The area is home to several English-Speaking elementary schools and other educational institutions.
- There will be a new 25-meter, 10-lane pool Aquatic Centre and Recreation Complex constructed at 13665 Pierrefonds Blvd, which will bring a lot of traffic close to the property.

Demographics

	1km	3km	5km
 Population	3,089	123,550	377,926
 Daytime Population	8,094	122,470	337,140
 Avg. Household Income	\$68,691	\$82,665	\$89,337
 Median Age	38	41	40

Property Details

GROUND FLOOR | 4,132 SF

AVAILABLE | Immediately

NET RENT | Contact Listing Brokers

ADDITIONAL RENT | \$8.00 PSF (EST. 2021)

Highlights

- A lot of parking spaces available.
- Retail banners around include: Jean Coutu, Subway, A&W, Bento Sushi, SAQ, Dairy Queen, Tevere Express and Hyundai.
- L'Intermarché, a 20 000 Sq.Ft. Grocery store will open at the end of 2021 onsite, generating traffic at the property.
- Premises are already set to receive a restaurant, but can be modified for another use.
- Daily traffic counts at corner Pierrefonds and St-Jean boulevards is 35,174 Vehicles per day. (source: PiinPoint)





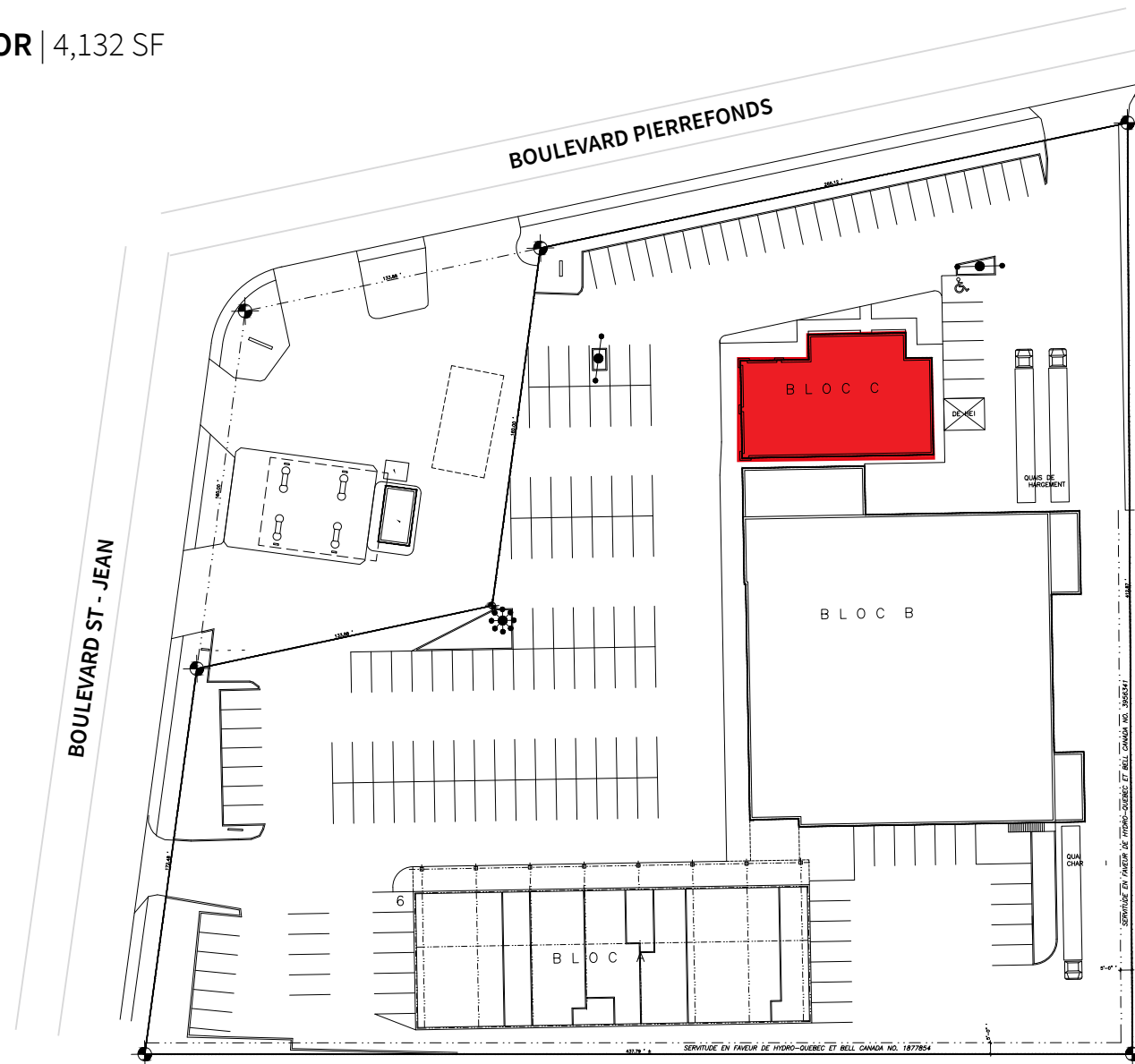
Neighbouring Retailers

- | | |
|-----------------------------|---------------------------|
| 1 Lahore Karahi Restaurant | 7 Hyundai Gabriel Ouest |
| 2 Subway | 8 TD Canada Trust ATM |
| 3 Camille Fleurist-Boutique | 9 Marche Namaste |
| 4 École Saint-Gérard | 10 Bento Sushi |
| 5 Tevere Express | 11 Restaurant Le Canal |
| 6 PJC Jean Coutu | 12 Alfy's Pizza and Wings |



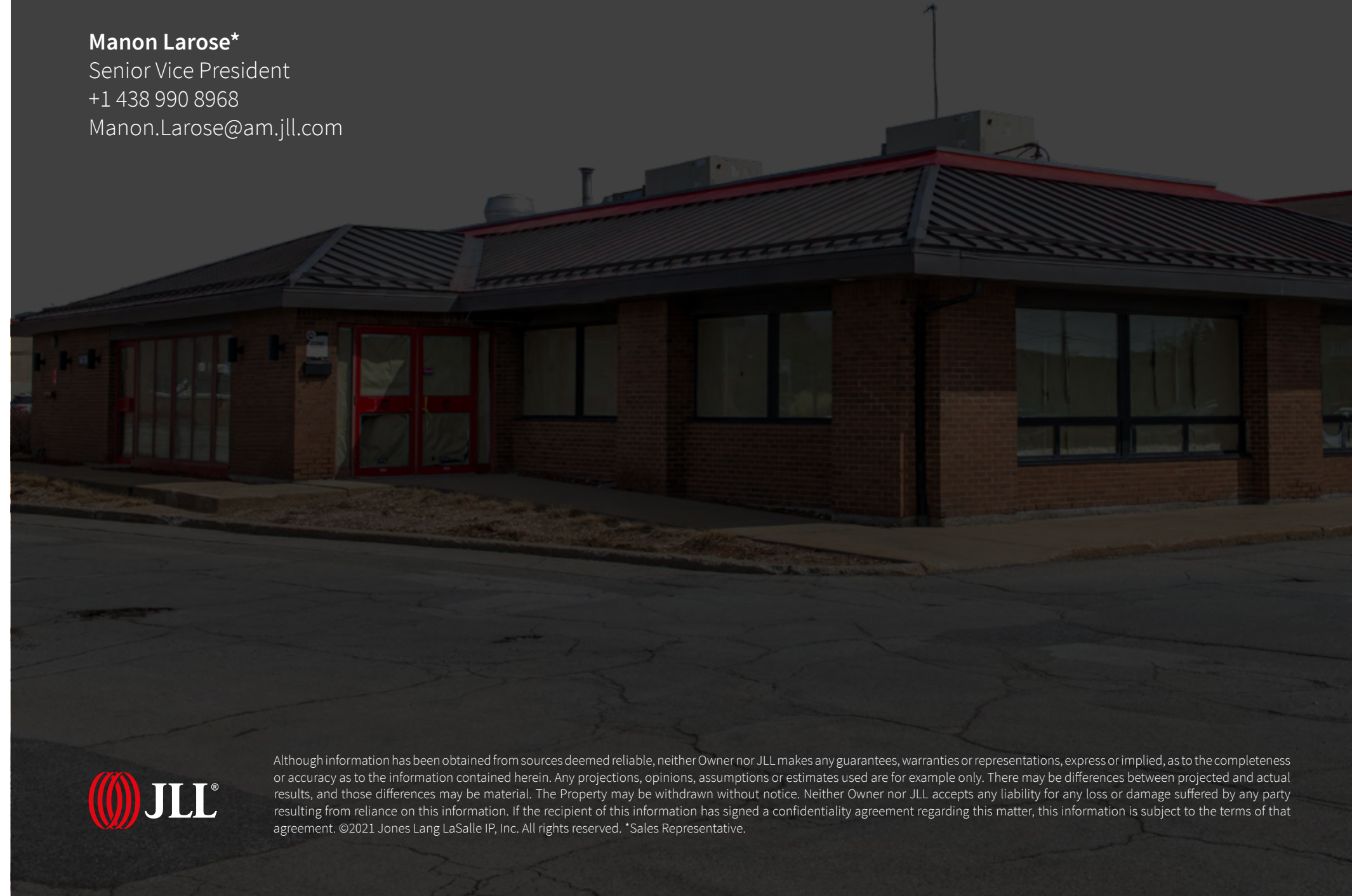
Floor Plan

GROUND FLOOR | 4,132 SF



FOR LEASE | 14140 PIERREFONDS BOULEVARD | MONTREAL, QC

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