

FOR LEASE

PRIME OPPORTUNITY FOR RETAIL

2300 BD PÈRE-LELIÈVRE, QUÉBEC, QC

PLACE DUBERGER



OVERVIEW

Located at the crossroads of two major autoroutes, along a major boulevard, Place Duberger is a prime retail location. The vacant unit is 19,125 square feet and will be available in September 2022. Anchored by major retailers such as National Bank, Familiprix and Dollarama.

PROPERTY DETAILS

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Ground floor: **19,125 SF**
Basement: **8,697 SF**
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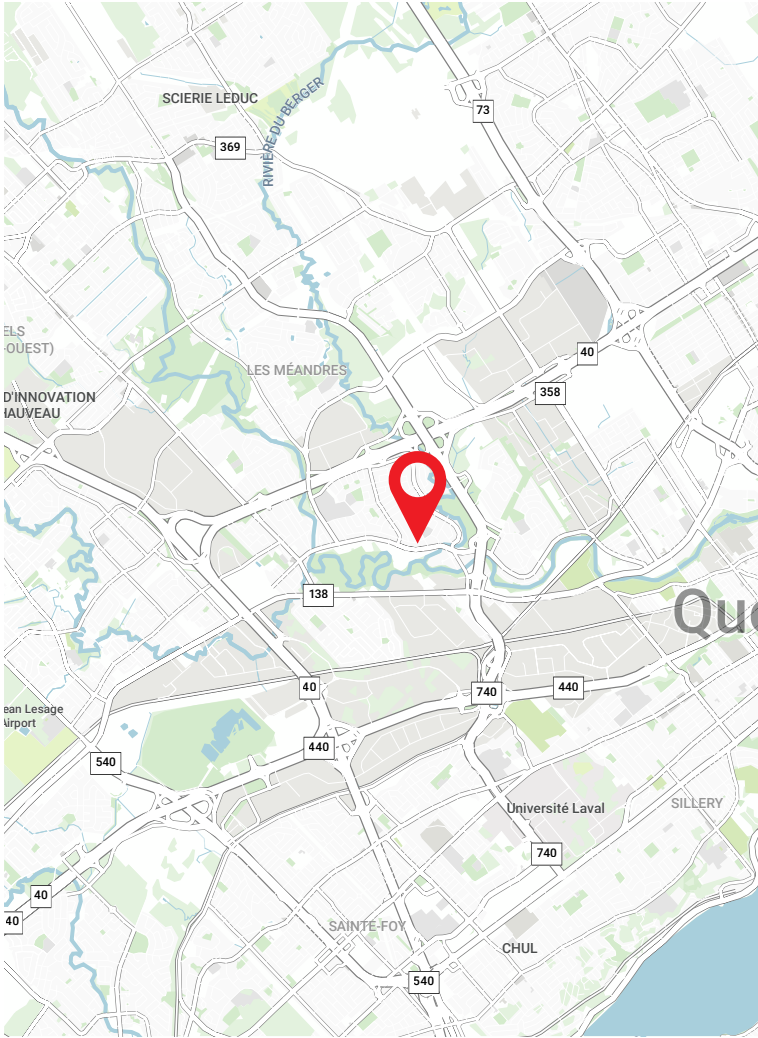
Available: **Fall 2022**
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Net Rent: Please contact Listing Brokers
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Add. Rent: \$10 PSF
(Ground floor only)







HIGHLIGHTS

- Many **parking spaces** available
- Surrounded by well-known banners
- Easily accessible by two major autoroutes (**40 & 740**)
- **11,557** vehicles per day, **222** pedestrians per day *(Piinpoint, 2020)*

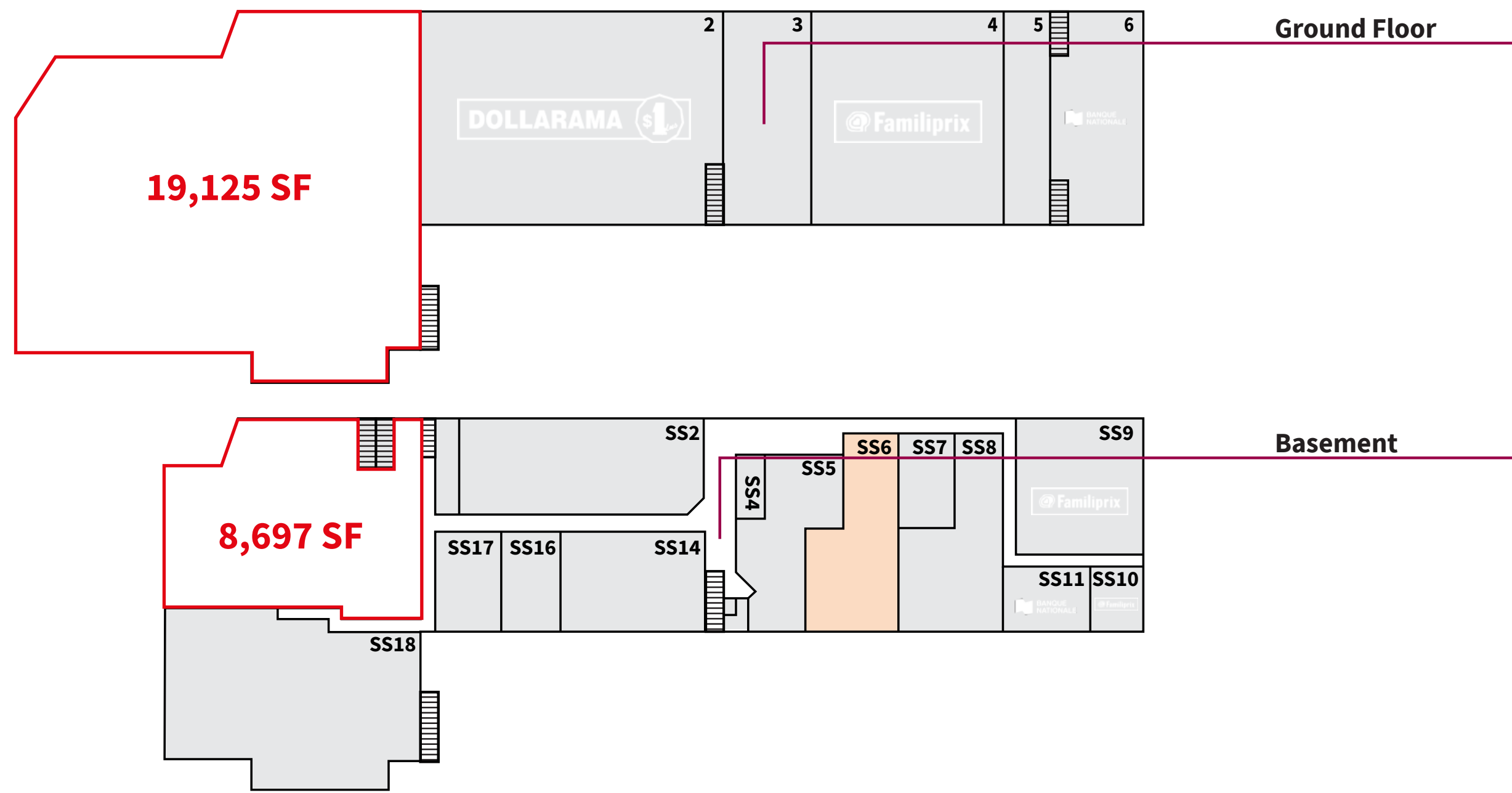


AREA DEMOGRAPHICS

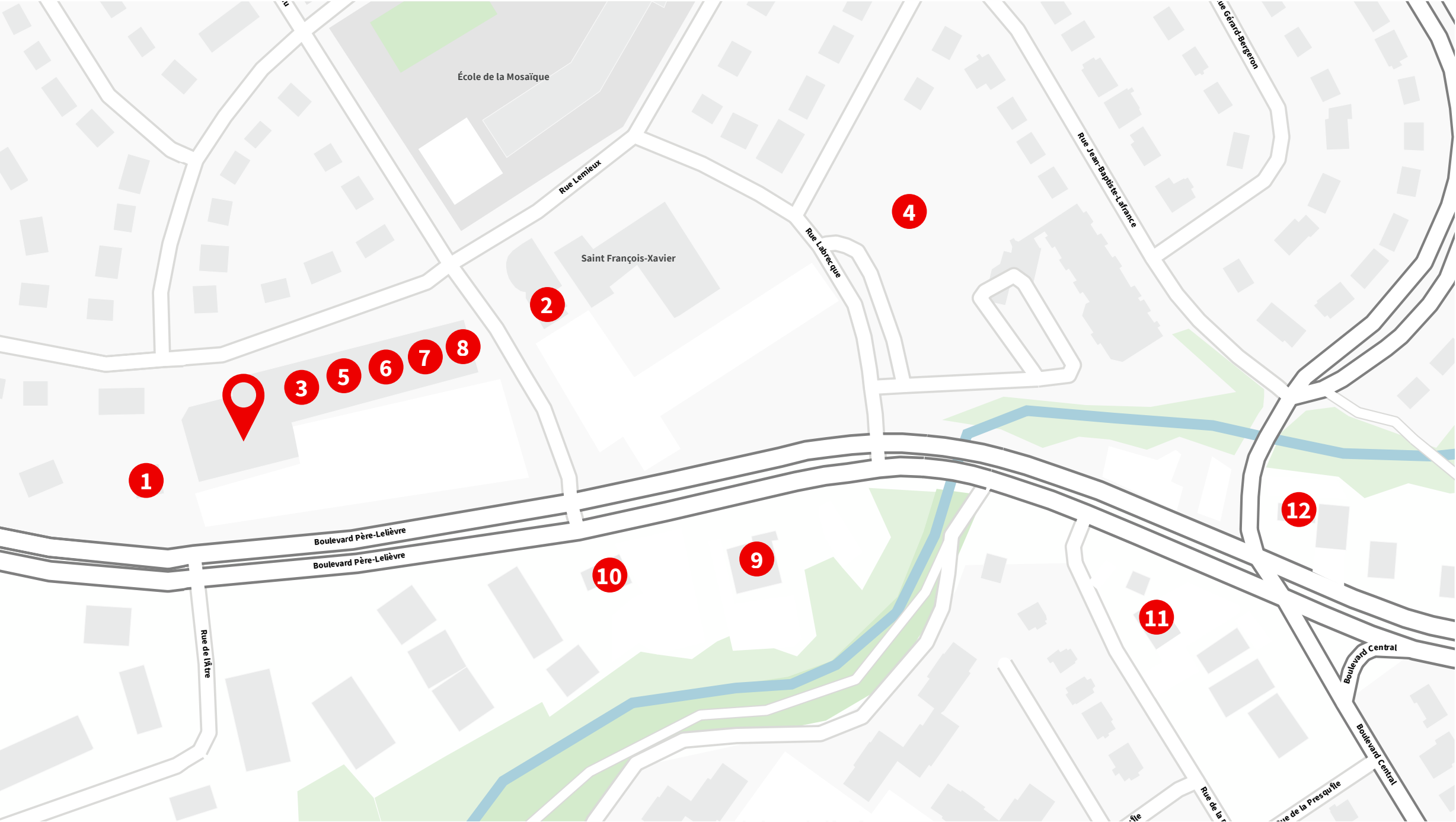
Source: Statistics Canada, 2021

	Primary 1KM	Secondary 3KM	Greater 5KM
 Total Population	5,480	36,626	169,821
 Daytime Population	5,542	73,557	229,584
 Median Age	40.9	42.5	43.5
 Total Households	2,741	17,632	84,014
 Average HH Income	\$77,873	\$82,953	\$86,715
 Total Expenditure (Per Household)	\$70,990	\$73,569	\$75,325

SITE PLAN



NEARBY RETAILERS



Sites

-  **Place Duberger**
- 1. Cordonnerie Le Sabot 2000
- 2. Desjardins - ATM
- 3. Truffé Pastry Catering
- 4. Manoir Duberger
- 5. L'arène des dieux
- 6. Familiprix Extra - Mathieu Labonté
- 7. Canada Post
- 8. Aspirateur Duberger Inc
- 9. Restaurant Normandin
- 10. Du-Berger Fleuriste
- 11. Valentine
- 12. Esso



Contact

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