



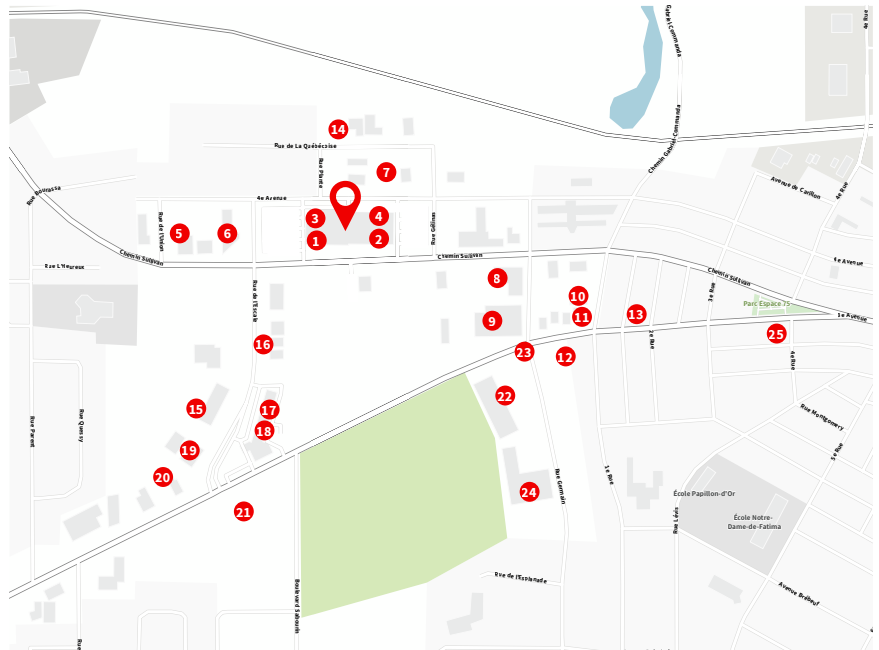
FOR LEASE

1500 CHEM. SULLIVAN, VAL-D'OR, QC

LOCATION HIGHLIGHTS

1500 Chem. Sullivan

- | | |
|---|----------------------------------|
| 1. Fabricville - Magasin de Tissus | 22. Bâton Rouge Steakhouse & Bar |
| 2. Hart | 23. CIBC ATM |
| 3. Les Galeries Val-d'Or | 24. Branchaud |
| 4. Resto du Coin | 25. Subway |
| 5. CARQUEST Pièces d'Autos | |
| 6. Branchaud Econo | |
| 7. Point S - Succursale Pneus G.B.M. inc. | |
| 8. Place - Mattresses - Wall bed - Cabinets | |
| 9. RONA Bois Turcotte Ltée | |
| 10. Centre athlétique des chaînes | |
| 11. Vitrierie Pomerleau Inc | |
| 12. NAPA Pièces d'auto - Pièces d'auto Norbec | |
| 13. Médic Santé | |
| 14. Becs & Museaux inc | |
| 15. Quality Inn & Suites | |
| 16. Les Becs Sucrés-Salés | |
| 17. Le Canon | |
| 18. L'Escal Hotel Suites | |
| 19. Barbin Sport - Gauthier Marine | |
| 20. Les Aliments M&M | |
| 21. Microtel Inn & Suites by Wyndham Val-d Or | |



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

*Chartered real estate broker, DA
 ** Commercial real estate broker



OVERVIEW







Located in Les Galeries Val D'Or, a shopping center situated along a main boulevard. Surrounded by many well-known co-tenants such as Dollarama, Hart and Fabricville. In the heart of the town, this space has its own entrance and offers great visibility.

HIGHLIGHTS


- Many parking spaces available
- In a shopping Centre with a separate entrance
- Surrounded by well-known banners

AREA DEMOGRAPHICS


Source: Statistics Canada, 2021

	10KM	25KM	50KM
 Total Population	30,131	35,917	44,993
 Daytime Population	29,784	36,489	45,182
 Median Age	42.9	42.8	42.5
 Total Households	14,107	16,522	20,154
 Average HH Income	\$103,495	\$103,268	\$102,402
 Total Expenditure (Per Household)	\$94,233	\$94,180	\$93,872

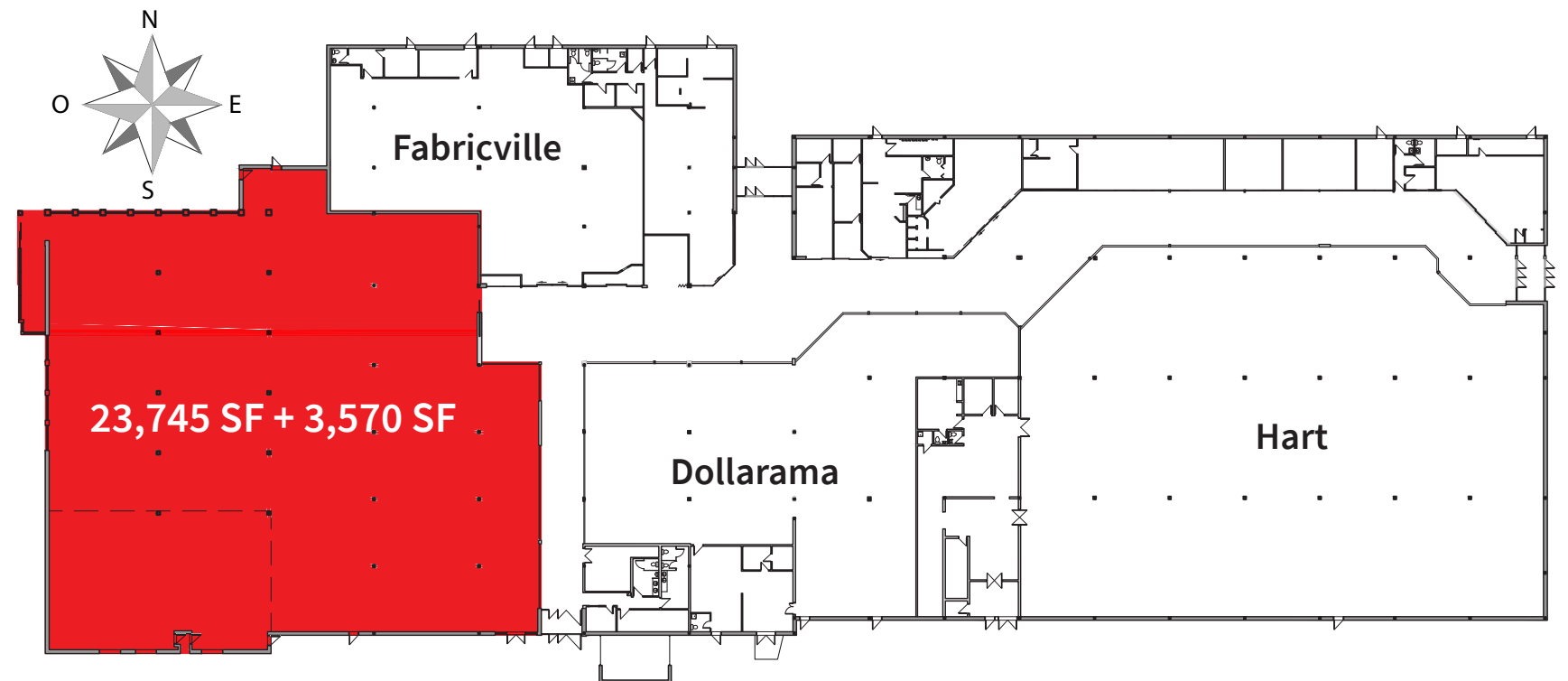
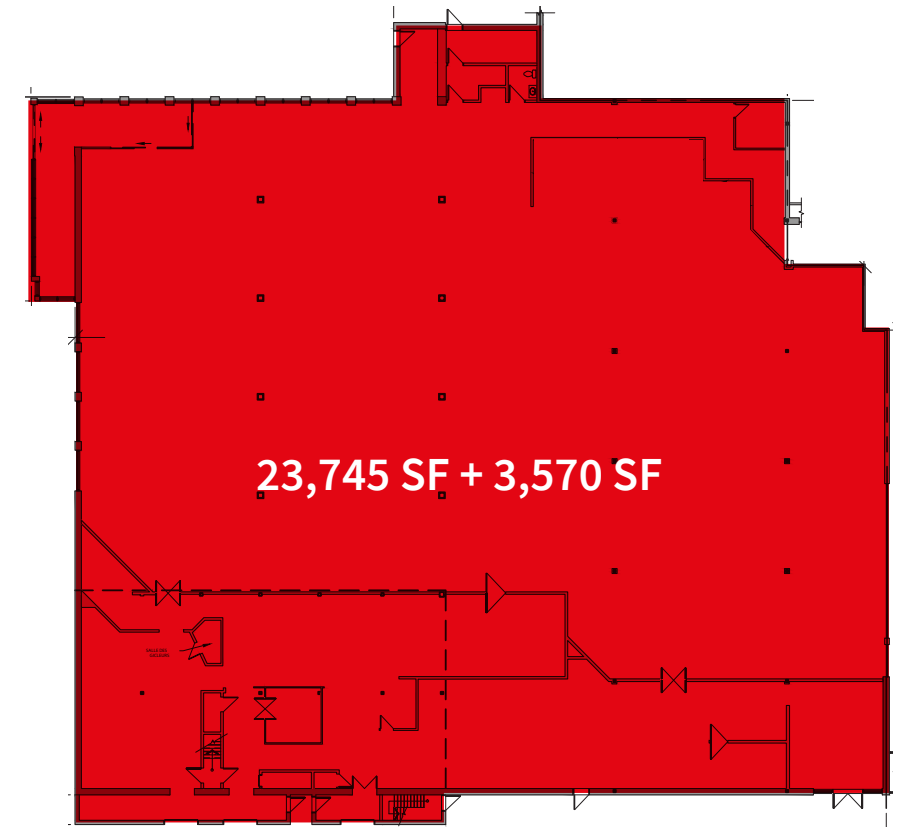
PROPERTY DETAILS

 **Ground floor:** 23,745 SF
Mezzanine: 3,570 SF
Total: 27,315 SF

 **Available:** Immediately

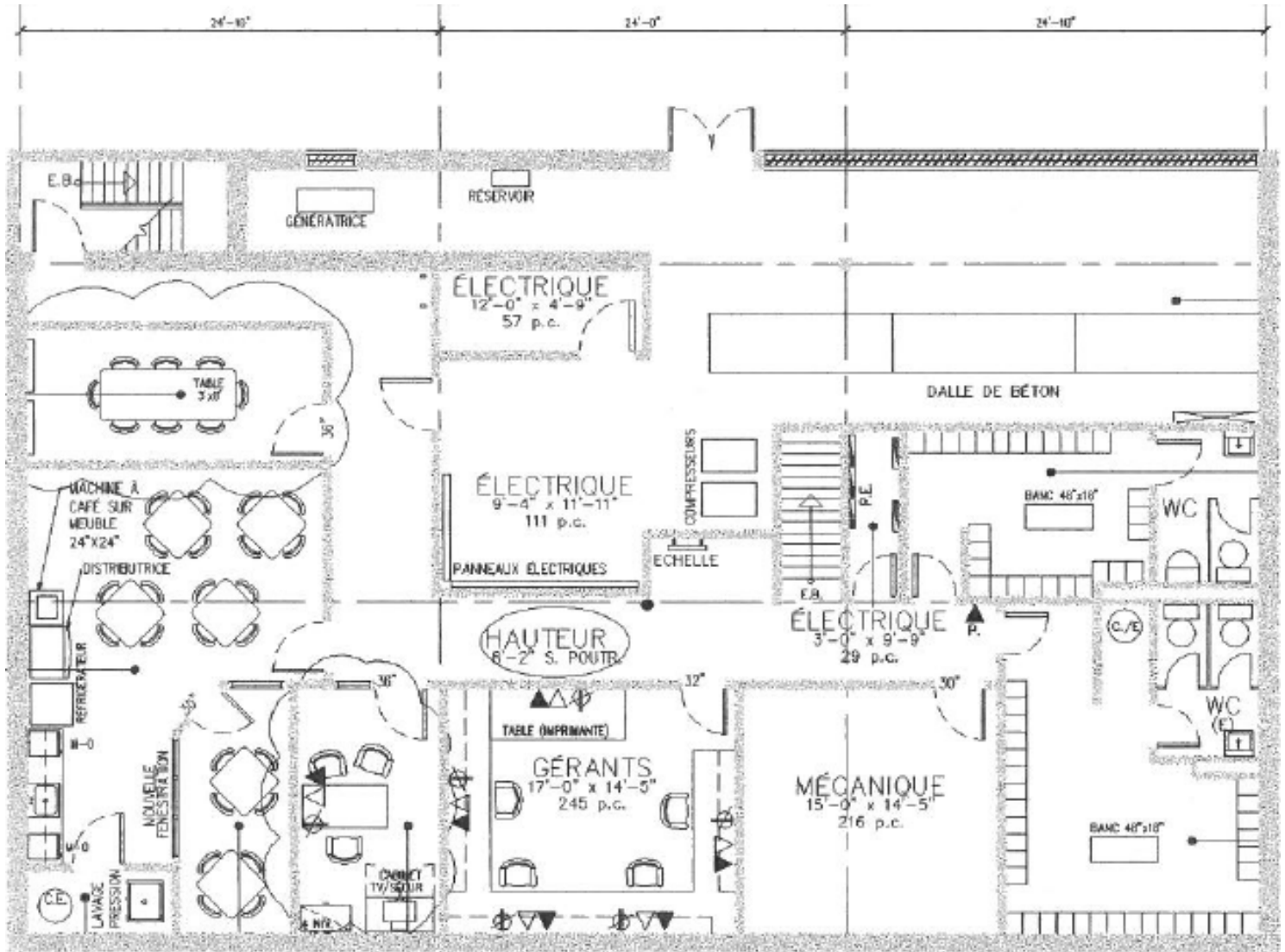
 **Net Rent:** Please contact listing brokers

 **Add. Rent:** \$9.22/sf (2021)



FLOOR PLAN

MEZZANINE



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, DA ** Commercial real estate broker

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

*Chartered real estate broker, DA
 ** Commercial real estate broker

