



For Lease

Place Fleurimont

1635-1645 King E., Sherbrooke, QC
Prime Opportunity for Retail



**For more information,
please contact:**

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Overview

Located along a main boulevard in the heart of Sherbrooke. This space is surrounded by well-known retailers including **Dollarama**, **Domino's Pizza**, **Super C**, **Tim Hortons** and many more. This 58,657 square foot space is divisible and offers a large parking lot.



PROPERTY DETAILS

SQUARE FOOTAGE Ground Floor: 58,657 SF (divisible)
ADDRESS 1635-1645 King E. Sherbrooke, QC
AVAILABILITY October 1, 2022
BASIC RENT Contact listing brokers
ADDITIONAL RENT (2022) \$6.59 psf

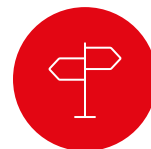
PROJECT HIGHLIGHTS



Many parking spaces available



Surrounded by many retailers









Along a main boulevard



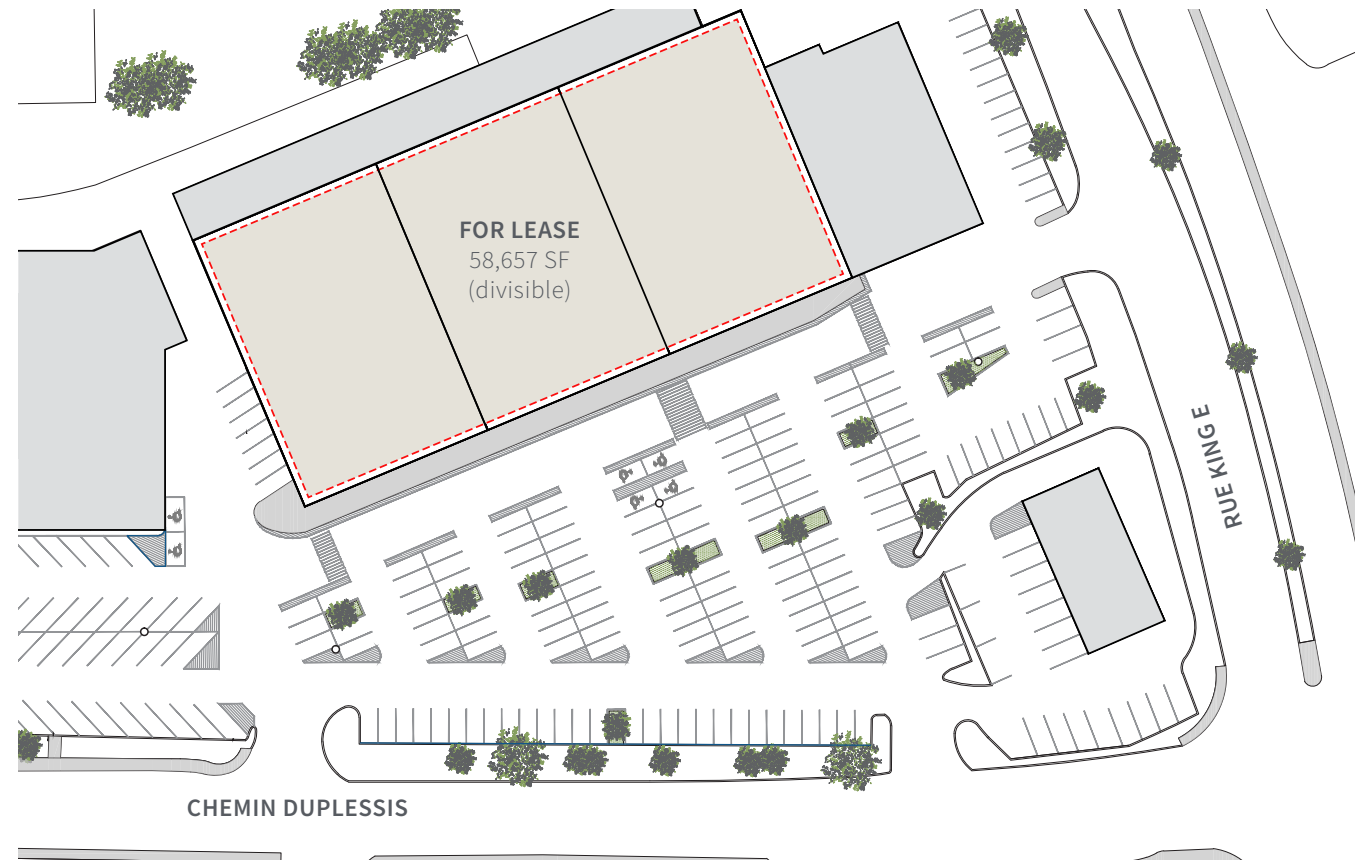
9,163 vehicles per day
1,829 pedestrians per day
(Pinpoint, 2020)

Area Demographics

Source: Statistics Canada, 2021

	5KM	10KM	15KM
 Total Population	73,845	130,987	172,909
 Daytime Population	74,228	141,920	174,160
 Median Age	40.4	42.1	41.4
 Total Households	35,255	61,650	78,319
 Average HH Income	\$67,871	\$75,657	\$81,008
 Total Expenditure (Per Household)	\$62,759	\$70,318	\$76,523

Floorplan

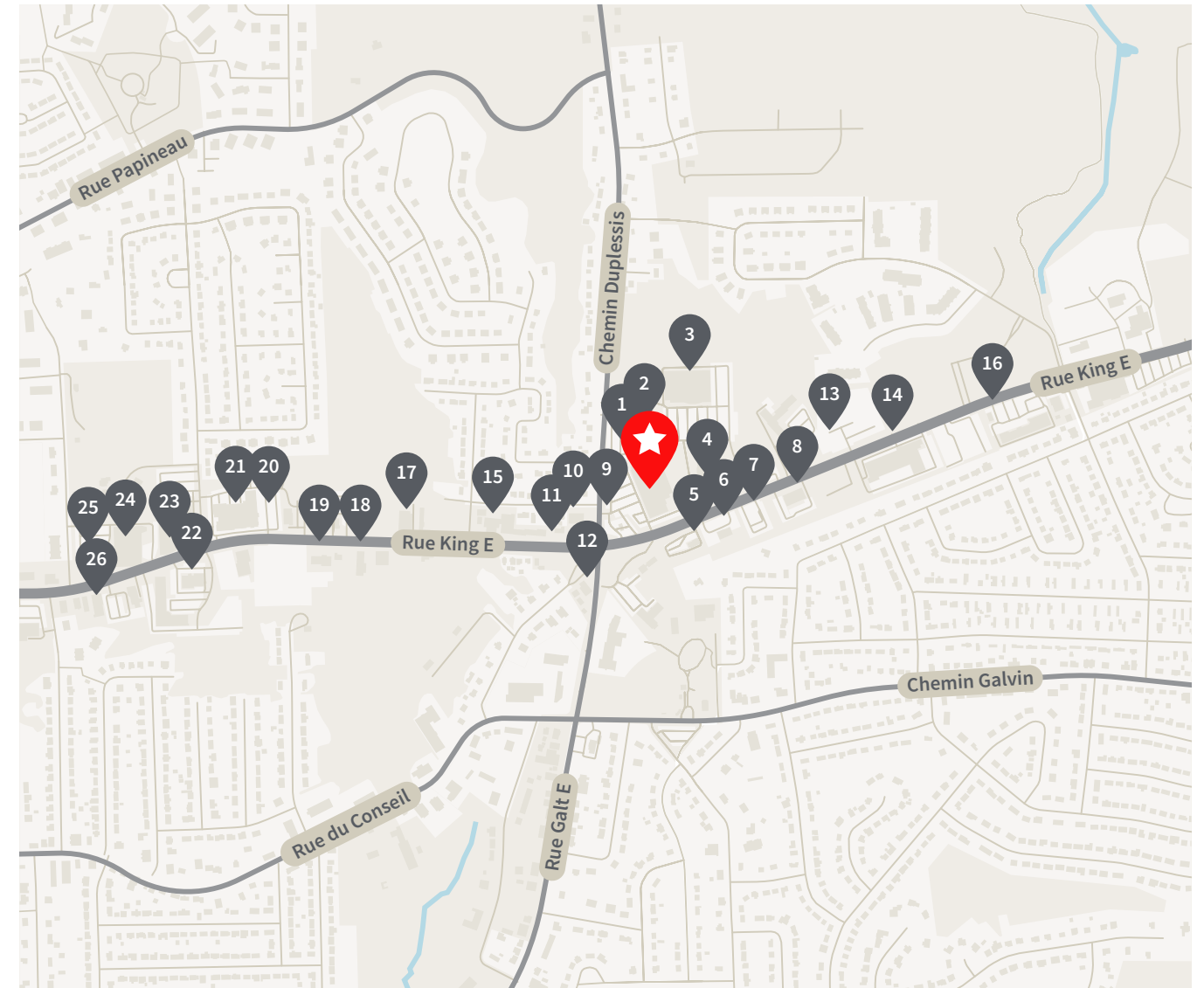


AVAILABLE SUITES

UNIT	SF
Unit 1	58,657 SF (divisible)



Nearby Area



- | | | |
|--------------------------------------|-----------------------------|------------------------|
| 1. Bar Cafe Le Mondial | 11. Super Relais | 19. Speedy |
| 2. Dollarama | 12. Groupe Pro-Transmission | 20. Le Dauphin |
| 3. Super C | 13. Enterprise Truck Rental | 21. Excellence Fitness |
| 4. Hôpital Vétérinaire de Sherbrooke | 14. Boulangerie Georges Inc | 22. Mondou |
| 5. Tim Hortons | 15. EconoPlus | 23. Coco Frutti |
| 6. Couche-Tard | 16. Subway | 24. Metro Plus Plouffe |
| 7. St-Hubert Express | 17. NAPA | 25. SAQ |
| 8. Uniprix | 18. Long & McQuade | 26. CARQUEST |



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