

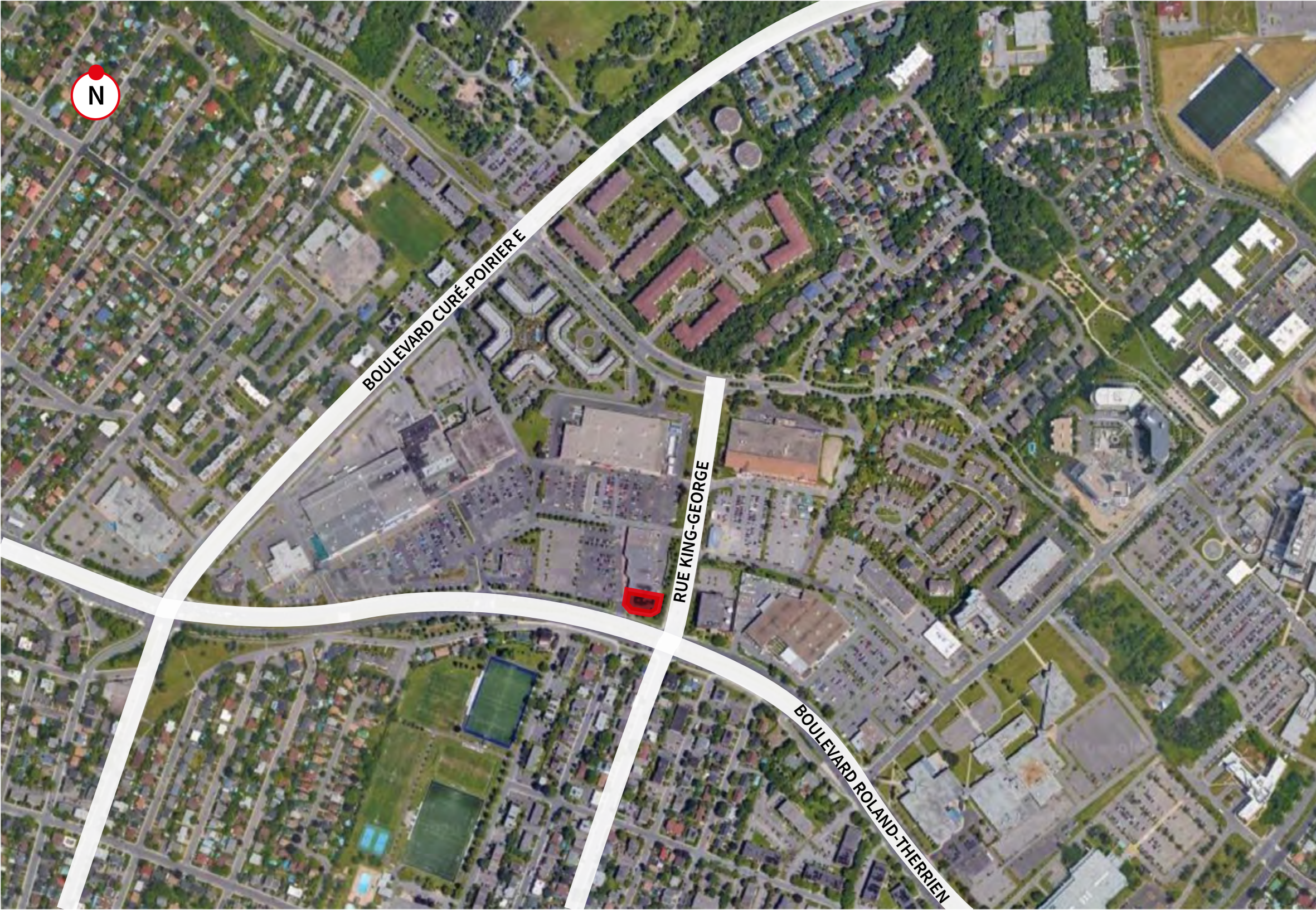


Retail

For Lease

2235

BOULEVARD ROLAND-THERRIEN
LONGUEUIL, QC



Overview

Longueuil is a city in the province of Quebec, Canada. It sits on the south shore of the Saint Lawrence River directly across from the Montreal island. The population as of the Canada 2020 Census totalled 430,724 citizens and 175,735 households, making it Montreal's second largest suburb, the fifth most populous city in Quebec and twentieth largest in Canada. Longueuil is home to residential, commercial and industrial developments, with a total of 11,062 businesses on its territory. Longueuil can be classified as a commuter town because a large portion of its population commutes to work in Montreal.

Boulevard Roland-Therrien begins at the intersection of Boulevard Vauquelin at the limits of the Saint-Hubert borough as a residential boulevard with 2 lanes in each direction. From Roberval Boulevard, the artery has 3 lanes in each direction and becomes more commercial north of Des Ormeaux Boulevard. The boulevard ends north of rue d'Auteuil by becoming the access ramp to Autoroute 20 / Route 132.

Project Overview

- On a very busy plaza
- Easily accessible through public transportation and close to highway
- High visibility on Roland-Therrien Boulevard
- Excellent amount of traffic
- Closeby tenants include Tim Horton's, Walmart, Canadian Tire, Subway, Provigo and Scotia Bank

Property details

UNIT A | 1,942 SF


UNIT B | 2,238 SF

AVAILABILITY | Immediately

NET RENT | Contact Listing Brokers

ADDITIONAL RENT | \$13.00 PSF (Est. 2021)

Demographics

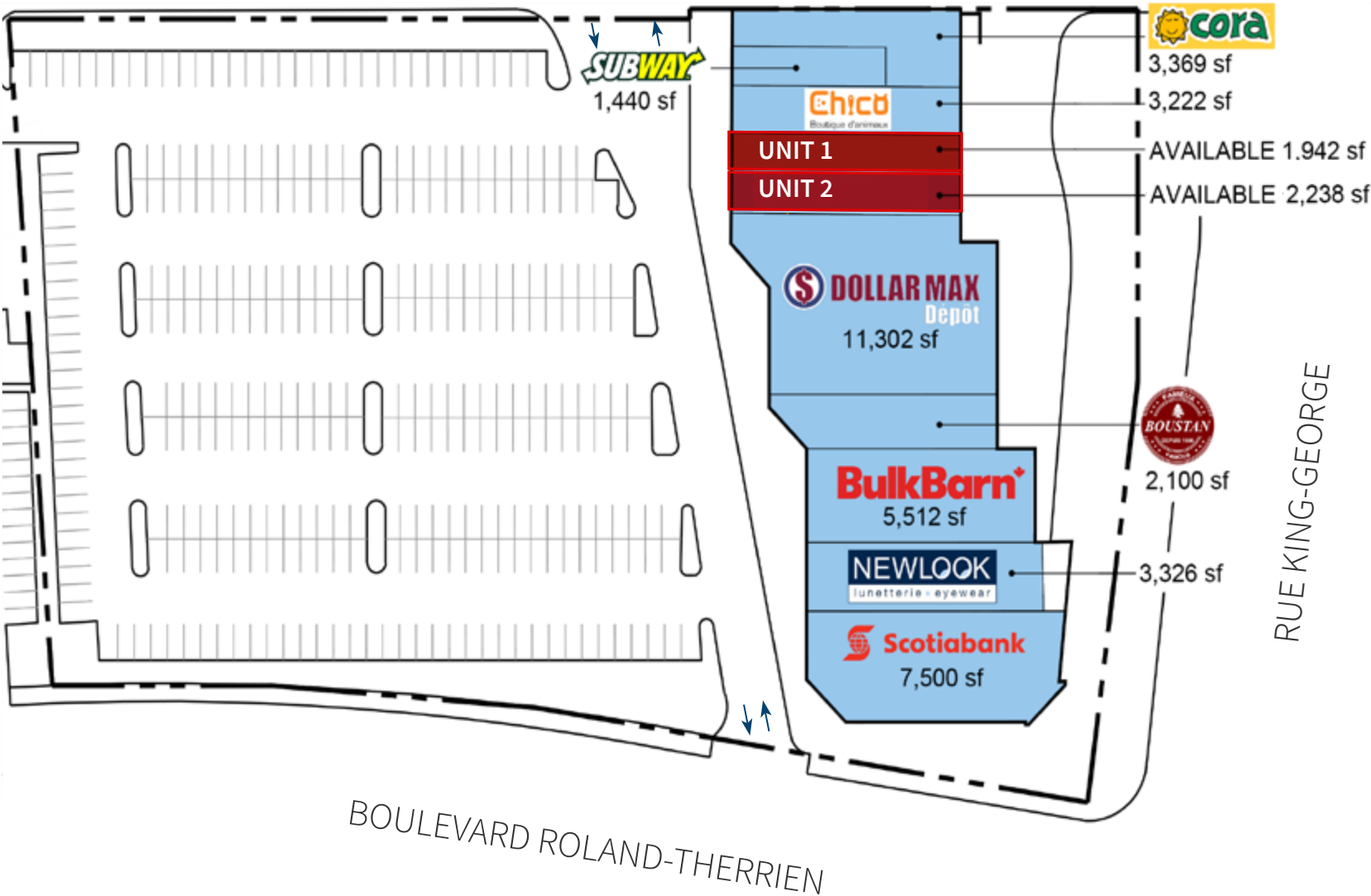
	1km	3km	5km
 Population	14,606	101,666	173,509
 Daytime Population	12,698	94,120	172,752
 Avg. Household Income	\$73,449	\$82,586	\$78,885
 Median Age	46	42	42

Source: Statistics Canada, 2020

Floor plan

UNIT A | 1,942 SF

UNIT B | 2,238 SF



FOR LEASE | 2235 BOULEVARD ROLAND-THERRIEN

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*Certified Real Estate Broker DA

**Commercial Real Estate Broker