



MAPLETON CENTRE

DOMINANT RETAIL CENTRE LOCATED IN
MONCTON'S PREMIER RETAIL NODE



THE OFFERING

JLL's National Retail Investment Group ("JLL" and/or the "Advisor") is pleased to offer for sale a 100% freehold interest in Mapleton Centre, a 274,447 SF recently constructed power centre located in the heart of Moncton, New Brunswick's most dominant retail node. Situated on more than 30 acres, Mapleton Centre is currently 98.2% occupied with a diverse mix of needs-based and service-oriented retail with national tenants representing 79.6% of leased GLA.

The centre is anchored by a roster of national tenants including PetSmart, GoodLife Fitness, Golf Town, Bed Bath & Beyond, Sleep Country, Banana Republic, Structube, Party City, and a Tommy Hilfiger Outlet Store. The centre was meticulously constructed in stages, beginning in 2012 with the most recent phase being completed in 2018.

Mapleton Centre is located in a pre-eminent location benefiting from premium access and visibility, at the corner of Mapleton Road and Wheeler Boulevard with approximately 40,000 vehicles traversing the site daily. The site is surrounded by additional major retailers which continuously draw in visitors from across the region. The site is easily accessible by both public transportation and vehicle, capitalizing from a central location less than 1 km south of the Trans-Canada Highway.

Moncton is the largest city in New Brunswick and has been experiencing a booming economy with strong population growth. The city is located at the geographical centre of the Atlantic Provinces and provides regional services to a large trade area, with 250,000 people within a one hour drive of the city. In 2017, the city became the top development hub in the Atlantic Provinces, surpassing both Halifax and St. John's.

PROPERTY SPECIFICATIONS

274,447
SQUARE FEET

79.6%
NATIONAL

98.2%
LEASED

6.21
WALT

30.68
ACRE SITE

EXCELLENT TENANCY PROFILE

MODE CHOC
LE GRAND MAGASIN DE LA MODE

Ashley
HOMESTORE

**BED BATH &
BEYOND**

**GoodLife
FITNESS**

**GOLF
TOWN**

**CLEVE'S
Source
for sports**

BR
BANANA REPUBLIC

TOMMY HILFIGER

DSW
DESIGNER SHOE WAREHOUSE®

PETSMART
Happiness in store.®



INVESTMENT HIGHLIGHTS

- Mapleton Centre is currently 98.2% leased to a diverse mix of needs-based and service-oriented tenants with national tenants representing 79.6% of leased GLA.
- Moncton is Atlantic Canada's entertainment capital and Mapleton Centre is situated in the heart of Moncton's most dominant retail and entertainment node, in close proximity to national retailers which continuously draw consumers to this area from across the region.
- The centre is situated on a large 30.68 acre corner lot with more than 1,008 parking stalls, achieving a parking ratio of 3.67 stalls per 1,000 SF of GLA. The site offers multiple access points including one at a signalized intersection.
- The site is easily accessible by both vehicle and public transportation, less than 1 km away from the Trans-Canada Highway, with frontage and access on two of the city's busiest thoroughfares.
- The population within a 1 km radius of the site is expected to increase by 11.3% over the next 5 years, offering excellent exposure to a growing population and consumer base.

NORTHWEST PLAZA



Sobeys
SPORTCHEK
Marshalls



WINNERS

Walmart
Supercentre

Value
Village

Michaels
Where Creativity Happens



MONTANA'S

carter's | OshKosh
babies and kids

BANANA REPUBLIC

TOMMY HILFINGER

STRUCTUBE

CHAUSSURES
POP
SHOES

LE GRENIER

SUPPLEMENT
KING

wicker
emporium

MASTERMIND
toys

GoodLife
FITNESS

MODECHOC
LE GRAND MAGASIN DE LA MODE

MAPLETON ROAD

WHEELER BOULEVARD / HIGHWAY 15

WHEELER PARK POWER CENTRE

Atlantic
Superstore™

KENT

CINEPLEX

Mark's
HOMESENSE

citi financial

Thaizone

panizza

CLEVE'S
Source
for sports.

CANNABIS
NB

CAA

PartyCity

MOXIE'S
GRILLBAR

SleepCountry

DSW
DESIGNER SHOE WAREHOUSE®







ASHLEY
FURNITURE INDUSTRIES, INC.

BED BATH &
BEYOND

PETSMART
Happiness in store.™







ECONOMIC INDICATORS

Moncton Demographics

	2017 Total Population	150,501
	Population Change (% 2017-2022)	5.90%
	Total Households	64,362
	Average Household Size	2.30
	Average Household Income	\$81,906
	Median Age	41.40

TRADE AREA DEMOGRAPHICS

Radius Demographics (Distance from Centre)

	1 km	5 km
	2017 Total Population	1,795 62,991
	Population Change (% 2017-2022)	11.33% 4.12%
	Total Households	981 29,061
	Average Household Size	1.89 2.12
	Average Household Income	\$75,048 \$73,197
	Median Age	50.50 40.80







FOR MORE INFORMATION, PLEASE CONTACT:

Matthew Smith*
Executive Vice President
National Retail Investment Group
+1 416 304 6004
MatthewT.Smith@am.jll.com

Nick Macoritto*
Associate Vice President
National Retail Investment Group
+1 416 238 5874
Nick.Macoritto@am.jll.com

Mark Leshchyshyn*
Sales Associate
Capital Markets, NRIG
T +1 416 304 6022
Mark.Leshchyshyn@am.jll.com

Patrick Daly**
Owner/Broker
MarCap Realty Managers Limited
+1 902 468 3366
Lbearpat@aol.com

JLL.CA/NRIG
