

# BRUNSWICK

BROKERS  
COMMERCIAL REAL ESTATE

## Professional Healthcare Medical Suites FOR LEASE 40 MAPLETON ROAD

Moncton | NB

**John Johnston**



40 Mapleton Road | Moncton, NB  
John Johnston



## Property Highlights

GROSS RENT  
**\$28.00 PSF**  
(Base Year 2024)

On the corridor leading to a high-growth residential area, 40 Mapleton Road is part of Mapleton Plaza's strong existing tenant mix includes Giant Tiger, Dollarama, Lawtons and more.

This location offers ample surface parking with easy access and is just minutes from Walmart, Home Depot, Sport Chek, Canadian Tire, Kent Building Supplies and more. Additionally, Mapleton Plaza has frontage and access from both Mountain and Mapleton Roads, and enjoys **total traffic counts of over 50,000 cars a day**. 40 Mapleton has Lawtons on the complete ground floor.

On the second story are various doctors and medical uses and existing vacancies are **ideal for doctors and medical uses**, see page 5 for available suites.



**GREAT  
LOCATION**



**SIGNAGE  
OPPORTUNITIES**



**ON-SITE  
PARKING**



**RECENT  
RENOVATIONS**



**TRANSIT  
ACCESSIBLE**

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80 Mapleton Road | Moncton, NB  
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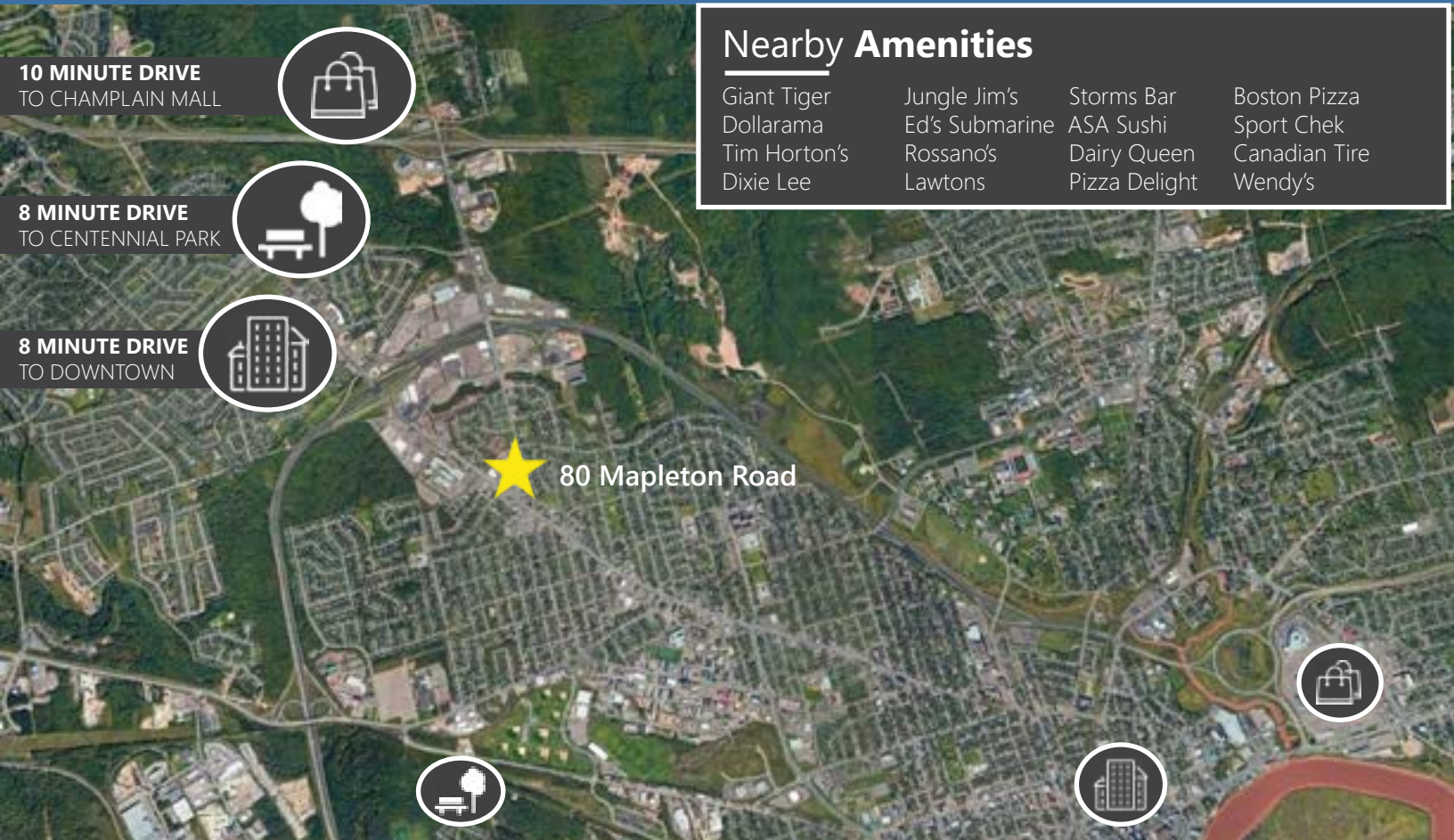
## Property Details

AVAILABLE  
IMMEDIATELY

<b>NUMBER OF FLOORS</b>	Two
<b>SIZE AVAILABLE</b>	Suite 203: 1,717 SF Suite 205: 890 SF Suite 206: 1,967 SF Suite 208: 1,050 SF
<b>MAX CONTIGUOUS SPACE</b>	4,734 sf
<b>MIN DIVISIBLE SPACE</b>	890 sf
<b>PARKING</b>	500 parking spaces (far exceeding the zoning requirements of 1 space per 300 square feet)
<b>LEASE TERM</b>	Negotiable



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### Nearby Amenities

- Giant Tiger
- Dollarama
- Tim Horton's
- Dixie Lee
- Jungle Jim's
- Ed's Submarine
- Rossano's
- Lawtons
- Storms Bar
- ASA Sushi
- Dairy Queen
- Pizza Delight
- Boston Pizza
- Sport Chek
- Canadian Tire
- Wendy's

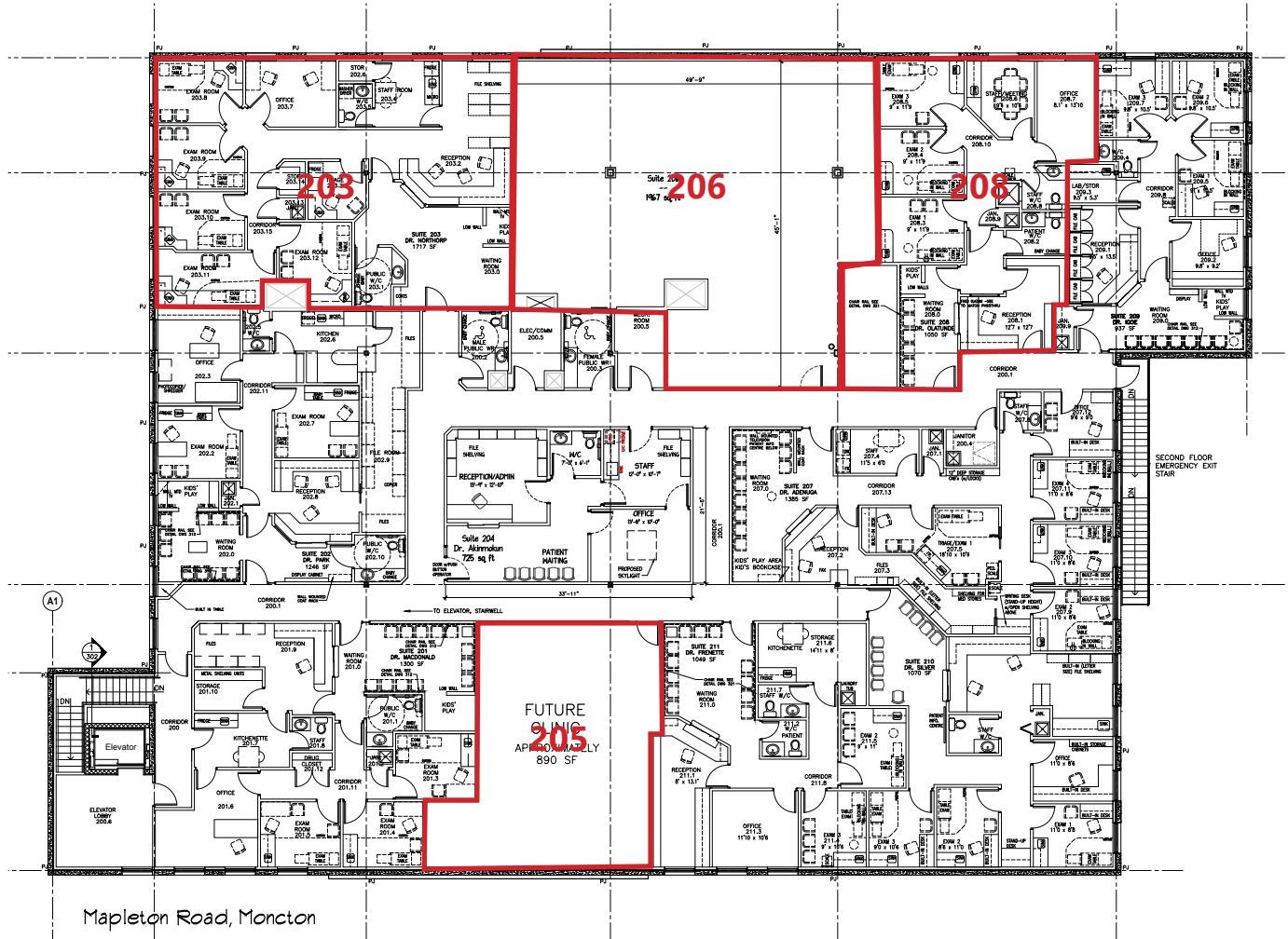
## Moncton

<b>2021 POPULATION</b>	157,717 persons
<b>POPULATION CHANGE (2016 - 2021)</b>	8.9%
<b>MEDIAN AGE</b>	42.4 years old
<b>AVERAGE HOUSEHOLD INCOME</b>	\$78,783



## SPACE AVAILABLE

- Suite 203: 1,717 SF
- Suite 205: 890 SF
- Suite 206: 1,967 SF
- Suite 208: 1,050 SF



# Property Photos

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