

4-8-20 NEW PINE GROVE ROAD

RETAIL SPACE

FOR LEASE

HWY 103 &
HWY 10 (BRIDGEWATER, NS)



PROPERTY PROFILE & LOCATION

- South East Corner of Pinegrove Road and Hwy 10 (Minutes from Hwy 103 exit)
- Total Size 46,707 square feet Gross Leasing Area
- Family Oriented Center in a fast growing Mixed Use Development Area

OFFICE SPACE AVAILABLE (UNITS CAN BE COMBINED TO 3,150 SQ. FT)

Unit #	Square Footage
Unit 6	1,176 sq. ft
Unit 7	1,974 sq. ft

CRU Expansion opportunity up to 5000 sq. ft.

Variety of pad opportunities from 5,000 sq. ft. to 25,000 sq. ft

SITE FEATURES

- Shadow Anchored by Canadian Tire and Walmart
- Tenants include Staples, Swiss Chalet & Boston Pizza
- Conveniently located at Hwy 103 exit into Bridgewater
- Largest centre in area servicing many municipalities and counties
- Plenty of parking
- Customizable pad sizes
- Drive-thru opportunities

DEMOGRAPHICS

- Trade Area Population: 58,0189
- Average Household Income: \$62,000 (7 km)
- 3.7% increase in population growth 2006-2011

**CRU EXPANSION & PAD OPPORTUNITIES
FROM 5,000 SQ. FT. TO 25,000 SQ.FT.**

Owned & Managed By:

**Firm
Capital**
Firm Capital Properties Inc.

FIRM CAPITAL PROPERTIES INC. LEASING CONTACT

Chris Serrie, National Director of Leasing

163 Cartwright Avenue, Toronto, ON M6A 1V5

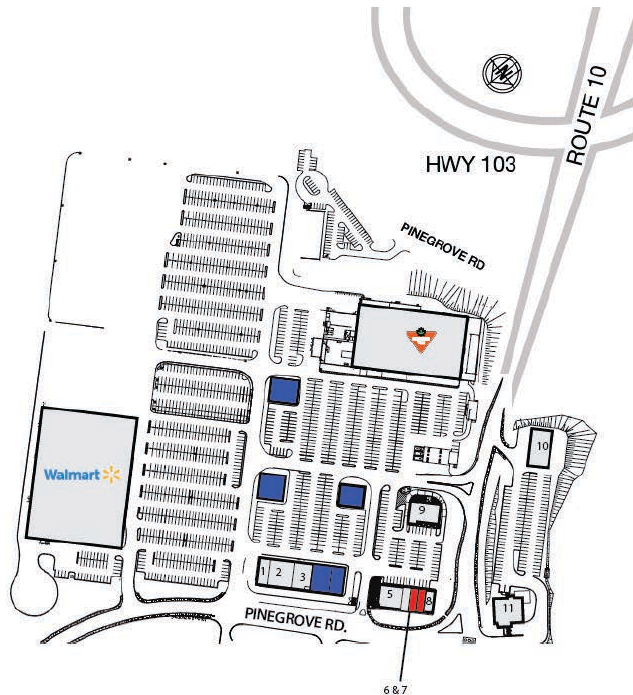
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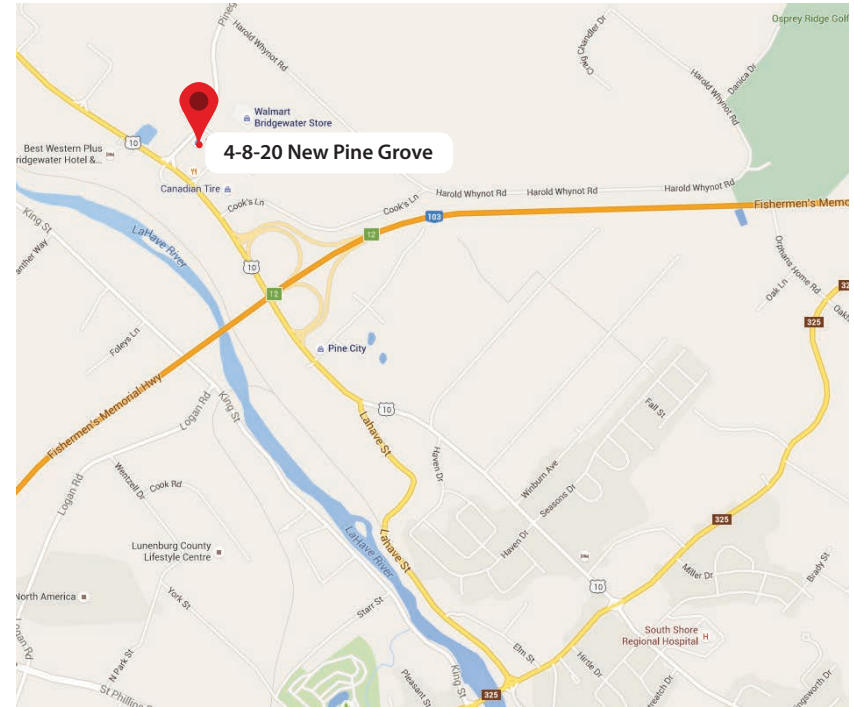


-  1. Payless Shoesource
-  2. Reitmans
-  3. Easyhome
-  4. Hearing Institute Atlantic
-  5. Pet Valu
- 6. Vacant (1,176 sq. ft.)
- 7. Vacant (1,974 sq. ft.)
-  8. EB Games
-  9. Swiss Chalet
-  10. Staples
-  11. Boston Pizza

 Vacant Units
up to 3,150 sq. ft.

 Pad and End-Cap
Opportunities
from 5,000 sq. ft. to
25,000 sq. ft.

NOTE: Vacant units can
be individually leased or
combined as two or three



CURRENT TENANTS

- Payless Shoesource, Reitmans, Easyhome, Pet Valu, EB Games, Swiss Chalet, Staples, Boston Pizza, and Hearing Institute of Altantic.

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