



# 1211 PROSPECT ST. Fredericton, N.B.



True North Properties Ltd.



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# ***STRATEGIC LOCATION***

The City's Principal Commercial Area

Fredericton's main street for shopping, restaurants and student life.

Neighbours include Best Buy, Sobeys Supermarket, Marshalls, GoodLife & Staples

## **FOOD**

McDonald's  
Tim Horton's  
KFC & Dairy Queen  
Boston Pizza  
Booster Juice

## **SERVICES**

Regional Hospital  
Goodlife Gym  
Staples  
Irving Gas Station  
RCMP Headquarters

## **EDUCATION HUB**

Fredericton High School  
Ecole Sainte-Anne High  
Priestman St Elementary  
University of New  
Brunswick

# DESTINATION LOCATION

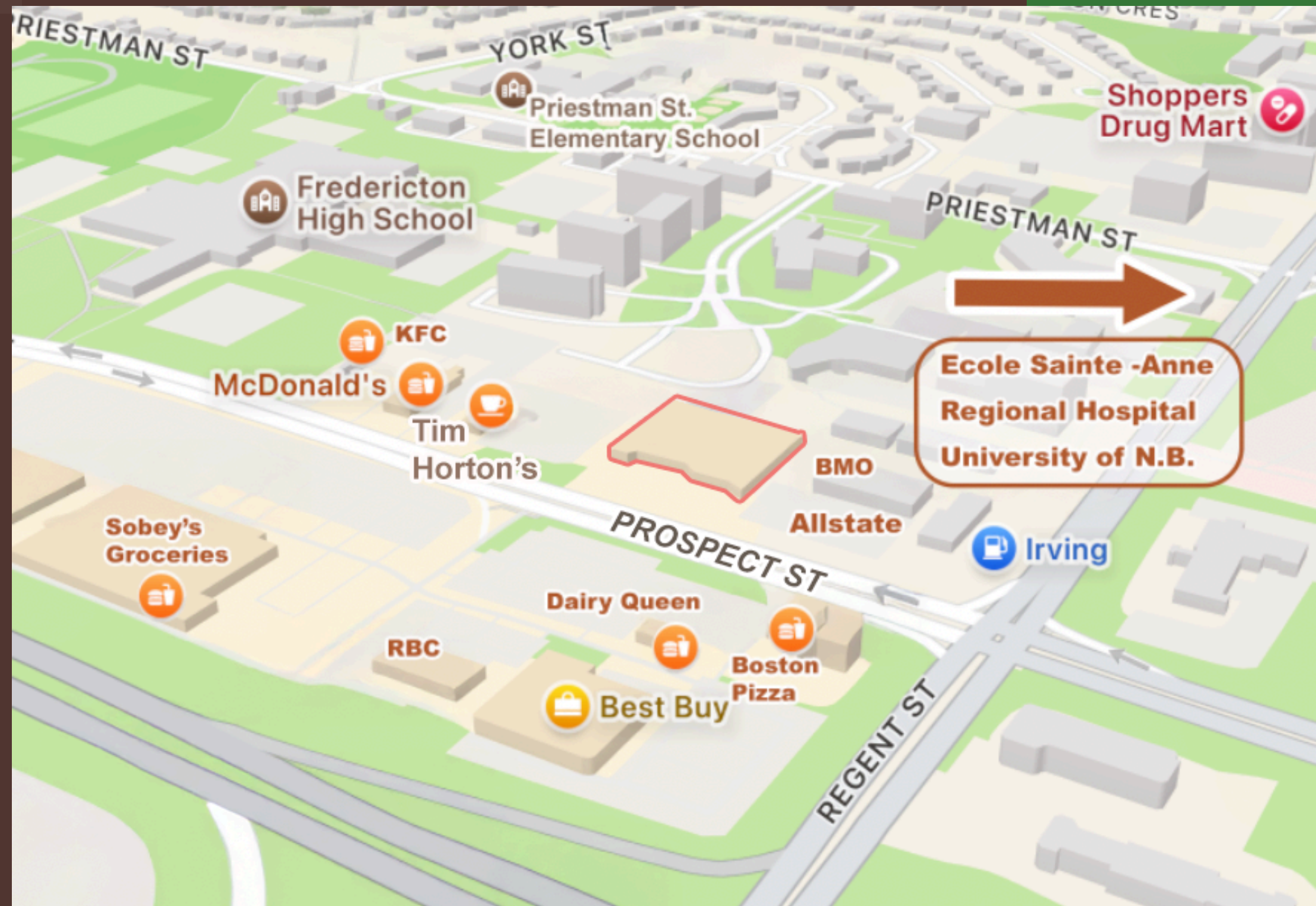


**Average Annual Daily Traffic Count (AADT) in front of site is 30,000+ vehicles per day.\***

**Signalized set of traffic lights leading into the property from the Uptown Shopping Centre**

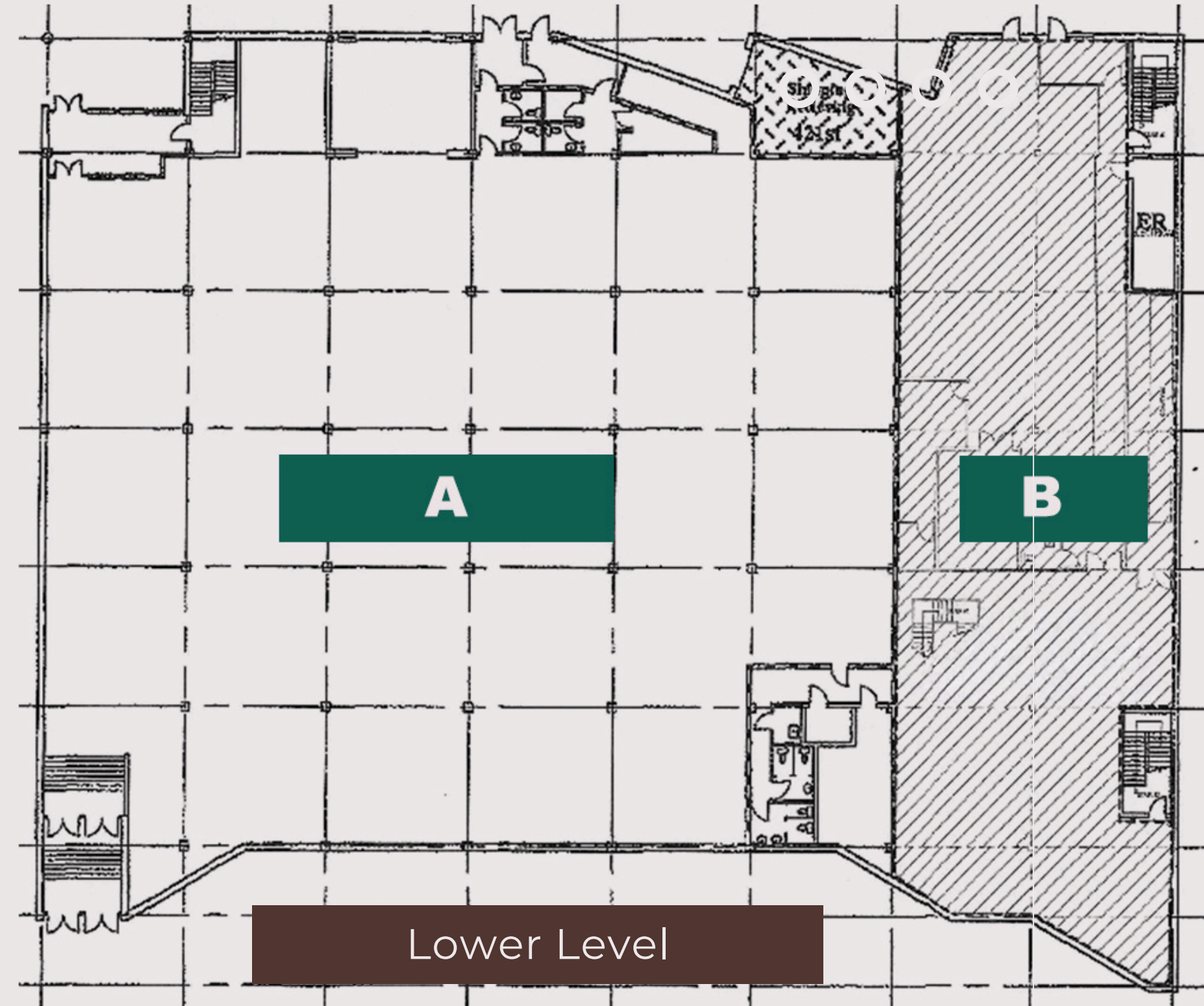
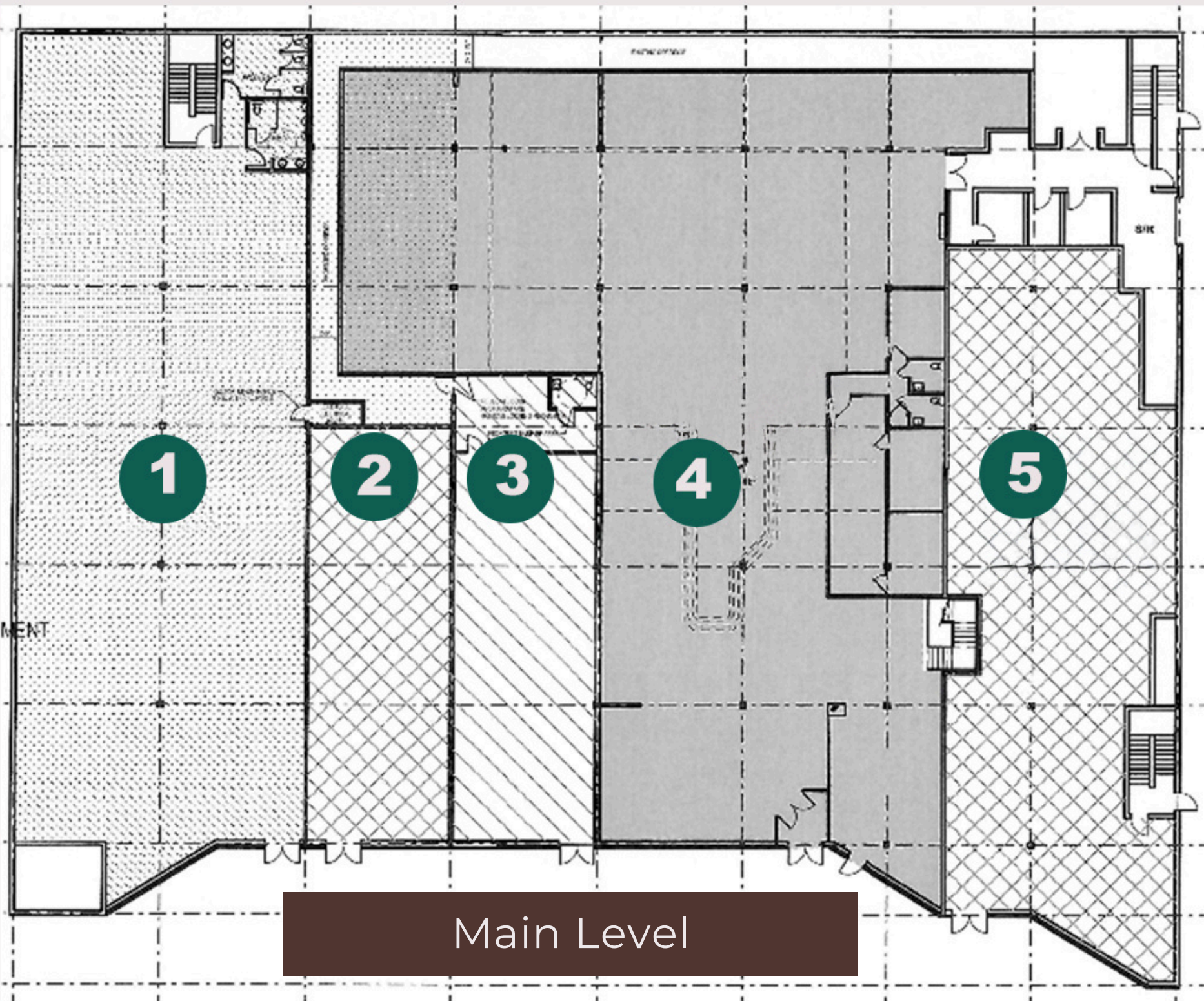
## **Near:**

- TransCanada highway
- Expanding Residential Neighbourhood
- RioCan “Big Box” shopping centre



\*Traffic Count Summary, City of Fredericton 2023





# DIVISIONS OF SPACE

- 1 Dooly's
- 2 GameZilla
- 3 CosmoProf
- 4 Hotchkiss Furnishings
- 5 TD Bank

A Fabricville  
B Hotchkiss Warehouse





# ***PARKING STALLS***

## **120 Options to choose from**

- Three unique areas for short, medium and no-rush visits
- Staff park in the back
- 36 stalls just for quick stops

# KEY POINTS



## Signalized Traffic Entrance

Direct from the Sobeys's end of the shopping centre



## Growing Space

Weighted toward home decor and entertainment



## Local Management

Issues are dealt with quickly thanks to constant contact





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