

Mail Montenach

Beloeil, Quebec, Canada



433 Chabanel O, Suite 300
Montreal, QC H2N 2J4



(514) 383-3636



www.hsprop.com



leasing@hsprop.com

Beloeil Township

The picturesque City of Beloeil is nestled in the heart of the Montérégie Region of Québec, just 32 kilometers to the east of the vibrant Island of Montréal. Surrounded by an array of charming municipalities, Beloeil is bordered to the northwest by Saint-Mathieu-de-Beloeil, to the north by Saint-Marc-sur-Richelieu, to the east by the serene Richelieu River with the stunning City of Mont-Saint-Hilaire just across, to the south by McMasterville, and to the southwest by the historical City of Saint-Basile-le-Grand.

A proud member of the Vallée-du-Richelieu Regional Municipality, Beloeil is a thriving community with a rich heritage and an area of 25.5 square kilometers. In 2021, the population of Beloeil reached 24,448 inhabitants, marking a notable growth of 9.8% over 5 years.

Beloeil is easily accessible, with major highways such as Highway 20 and Routes 223, 229, and 116 linking the city to surrounding regions. The city's residents benefit from a range of educational and health services, including five French-language elementary schools, one English-language elementary school, a French-language high school, a CLSC, and a CHSLD. Strategically positioned, Beloeil's industrial zone enjoys a prime location along Highway 20, with easy access to Highways 30 and 10 as well as Route 116, making it an ideal hub for business and commerce.

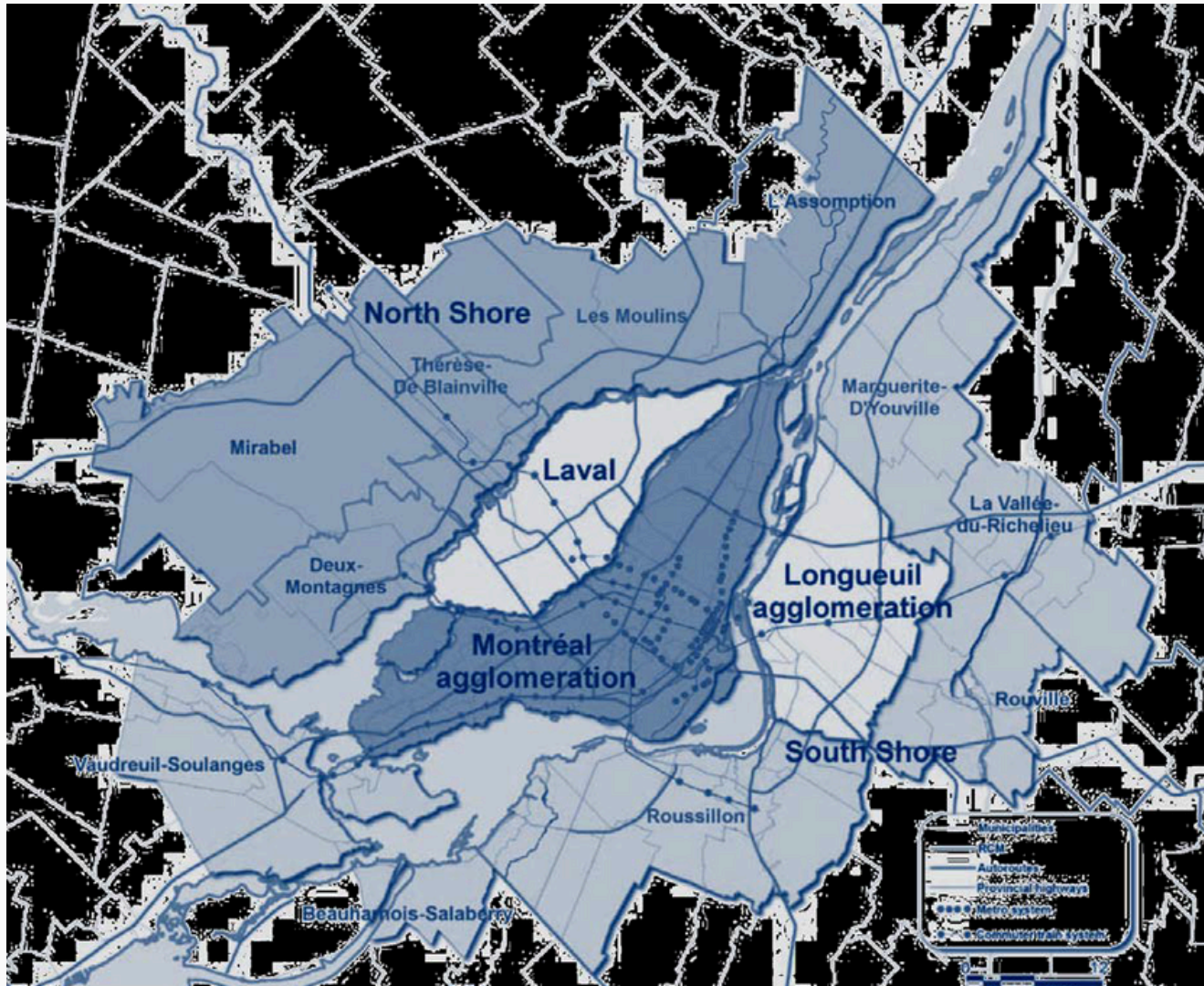
A High-Potential Community Urban Centre

Mail Montenach is the largest shopping centre of the Richelieu Valley area. A must for young families in the region, this shopping centre includes a wide variety of different retailers to meet the evolving needs of the community.

Renowned for its accessibility and friendliness, the Mail Montenach is at the heart of the community and makes its customers' lives easier by offering an environment and a commercial offer suited to their lifestyle.

Flanked by the Richelieu River and the breathtaking Mont Saint-Hilaire, Beloeil is a highly sought-after municipality that offers an exceptional quality of life with an abundance of green spaces.

Island of Montreal & Suburbs



Key Features

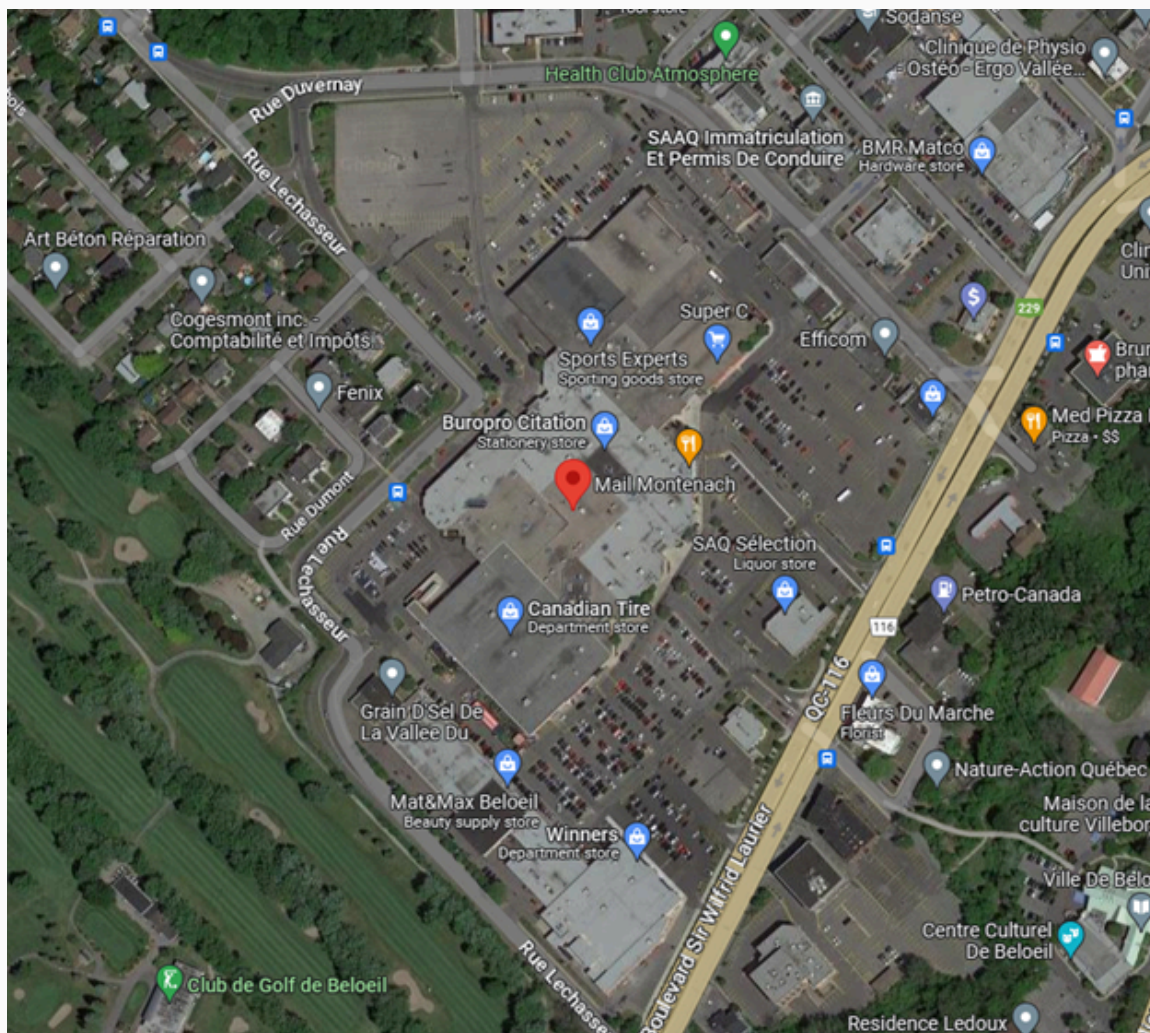
- **Excellent Connectivity:** Easily reachable via Highways 116, 20, and 30.
- **Convenient Transit Options:** Just 2 kilometers from Exo train and bus stations, with a bike path providing direct access to Mail Montenach.
- **Rich Lifestyle Amenities:** 40 parks, 1 golf course, 2 marinas, a cultural centre, and breathtaking views of Mont-Saint-Hilaire.
- **Retail Space & Foot Traffic:**
 - Gross leasable area: 371,150 sq. ft.
 - Stores and services: 60
 - Annual visitors: 4 million in 2024
- **Ample Parking & High Visibility:**
 - Parking spaces: 1,773
 - Daily traffic on Highway 116: 32,190 vehicles

Highlights

- **Growing Population:** Beloeil's population in 2024 stands at 24,448 reflecting a 3% annual increase and a 9% rise over five years.
- **Extensive Customer Reach:** The primary and secondary zones encompass a total population of 234,600.
- **Demographics:** The region has an average age of 42 and includes 23 elementary schools within the primary zone.
- **Affluent Community:** Beloeil ranks among the wealthiest cities in the province, with an average household income of \$103,000.
- **Major Residential Growth:** By 2027, Beloeil will see the addition of 3,870 new housing units through developments like Domaine du Centenaire, Bourgs de la Capitale, Faubourgs Richelieu, and Project Rive-Gauche.
- **Exciting New Attractions:** Oceania, Quebec's largest and only indoor water park, is set to open in 2025.
- **Infrastructure Enhancements:**
 - Duvernay Street Revitalization: A \$5 million investment in the adjacent area.
 - Beloeil Water Centre: Opened in 2023 with a \$10 million budget.



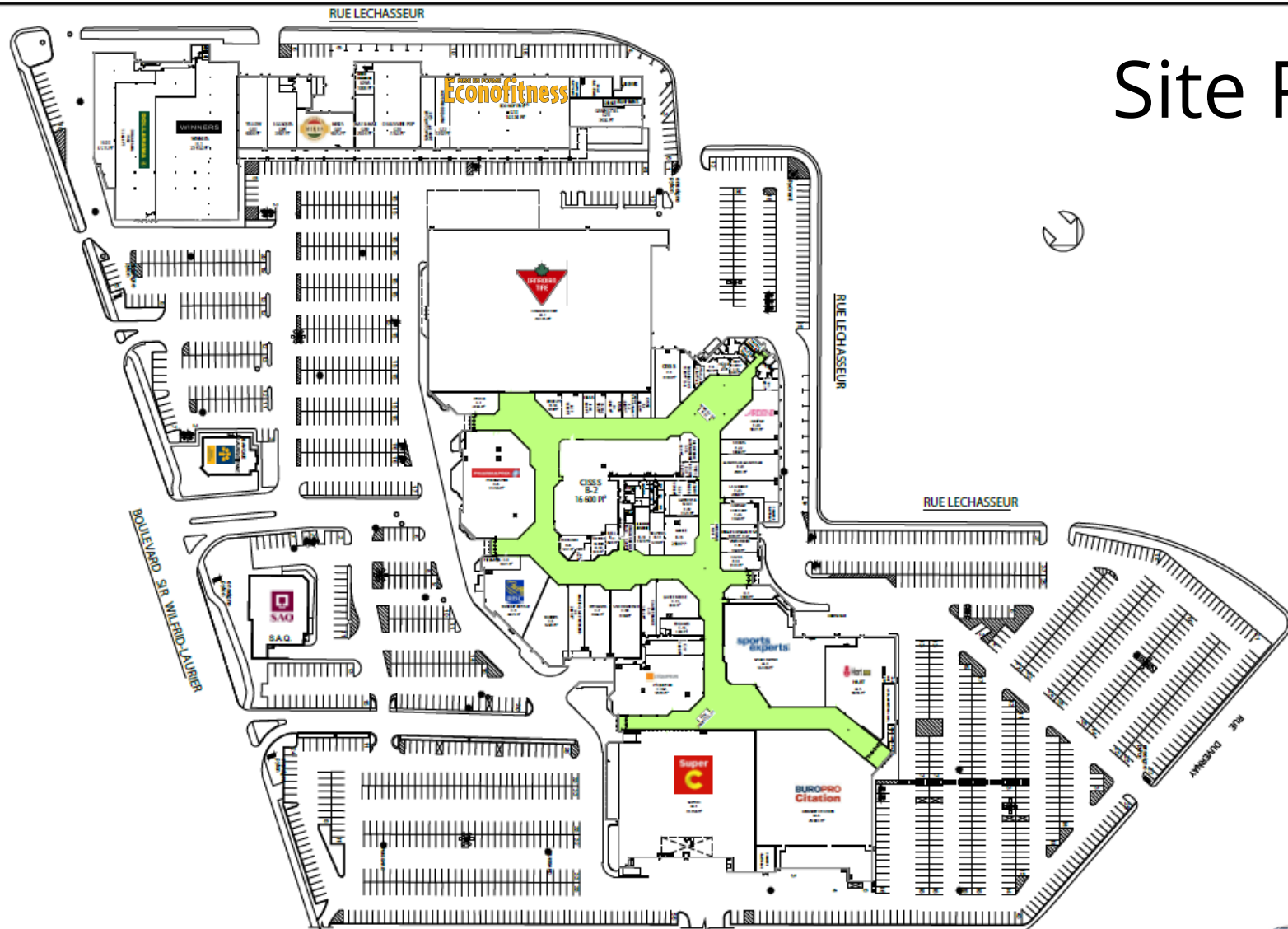
Aerial View



Major Tenants



Site Plan



Mall Plan



Thank you for your interest!



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