




NorthAMERICAN[®]
DEVELOPMENT GROUP

Sobeys INC. 

LE PROJET SENATOR

ROUYN-NORANDA, QUÉBEC

RONA 

IGA
extra



PROPERTY OVERVIEW

PROPERTY ADDRESS

Chemin Senator / Boulevard Rideau
Rouyn Noranda, Québec J9X 5Y6

PROPERTY DESCRIPTION

Le Projet Senator once completed will comprise approximately 150,000 square feet. Located in the heart of Senator district in Rouyn-Noranda (Abitibi-Temiscamingue region of Québec), anchored by an IGA, Rachelle-Bery, Rona and Shell gas bar. Rouyn-Noranda is a prosperous mining community with a population of 42,942 including 9,200 students from elementary to university level. Senator district has been identified by the municipality for the construction of additional new housing given its proximity to essential services and the transportation network.

TRADE AREA DEMOGRAPHICS

	3 km	5 km	7 km
Total Population	16,275	25,067	30,539
Median Age	45.0	44.1	43.1
Avg. Household Income	\$85,133	\$93,110	\$98,108

Source: Environics Analytics

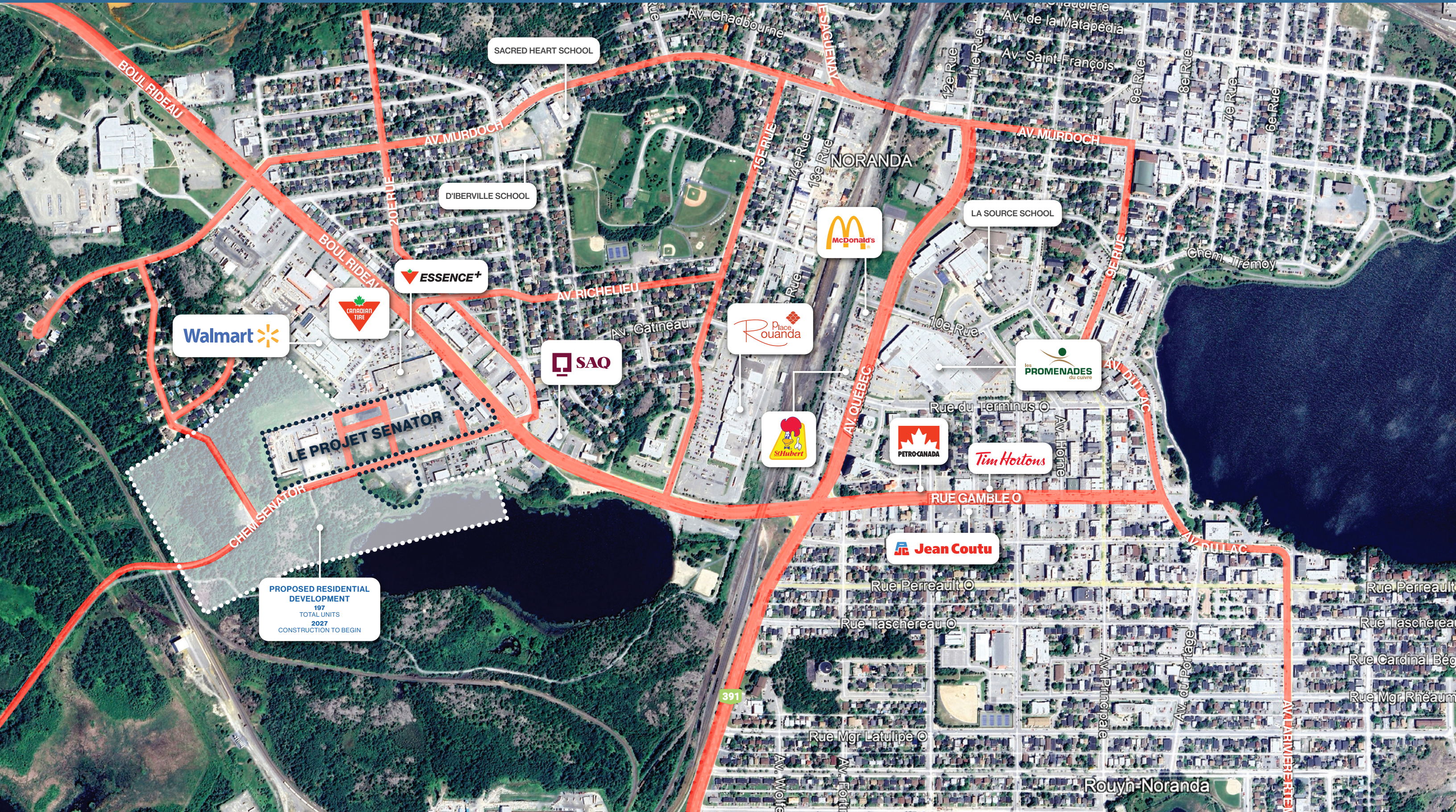
~43,000
POPULATION
(ROUYN NORANDA)

~18,000
EMPLOYEES WORKING IN
ROUYN NORANDA

~150,000 sf
TOTAL RETAIL SPACE
ONCE COMPLETE



MARKET OVERVIEW



Walmart



RONA

FUTURE DEVELOPMENT
±10,723 SF

FUTURE DEVELOPMENT
±7,700 SF

FUTURE EXPANSION

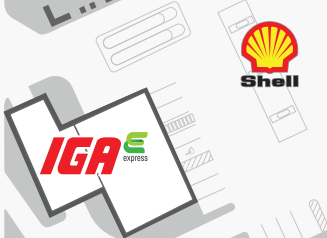
IGA
extra

FUTURE DEVELOPMENT
±4,500 SF

FUTURE DEVELOPMENT
±2,800 SF ±1,500 SF ±2,200 SF

FUTURE DEVELOPMENT
2,500 SF

FUTURE DEVELOPMENT
4,000 SF



BOULEVARD RIDEAU

CHEMIN SENATOR

RESIDENTIAL PROJECT
96 UNITS
COMING 2025

LAC NORANDA



Proposed Rendering

AREA DEVELOPMENT



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TO FIND OUT MORE ABOUT LE PROJET SENATOR

PLEASE VISIT:

[**nadg.com**](http://nadg.com)

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