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For Lease

70 Lewisville Road, Moncton, NB

High-Visibility Retail Space at Prominent Moncton East Intersection

±700 SF Available

Colliers East
Victoria Place
101-29 Victoria Street
Moncton, NB E1C 9J6



Property Overview

Position your business at one of Moncton East's most visible intersections. Located at 70 Lewisville Road, this ±700 SF retail and service-oriented commercial unit offers strong exposure, convenient access, and excellent visibility at the signalized intersection of Lewisville Road and Pleasant Street.

The space features a functional open-concept storefront layout with large windows that provide excellent natural light and street-facing visibility. Additional features include a private in-unit washroom and rear office/storage area, creating flexibility for retail, professional service, office, health-and-wellness, or specialty commercial users.

Surrounded by established residential neighbourhoods and complementary commercial businesses, the property benefits from consistent daily traffic, strong local demographics, and convenient access to Wheeler Boulevard, Highway 2, and key areas throughout Greater Moncton.

Key Features

- **Civic Address:** 70 Lewisville Road, Moncton, NB
- **Available Space:** ±700 SF
- **Property Type:** Retail / Office
- **Layout:** Open-Concept Storefront
- **Washrooms:** Private In-Unit Washroom
- **Storage/Office:** Rear Office & Storage Area
- **Zoning:** SC | Suburban Commercial
- **Parking:** Ample Paved On-Site
- **Signage:** On-Building Signage Opportunities
- **Exposure:** Signalized Corner Intersection
- **Accessibility:** Easy Access to Wheeler Boulevard & Highway 2
- **Occupancy:** Vacant

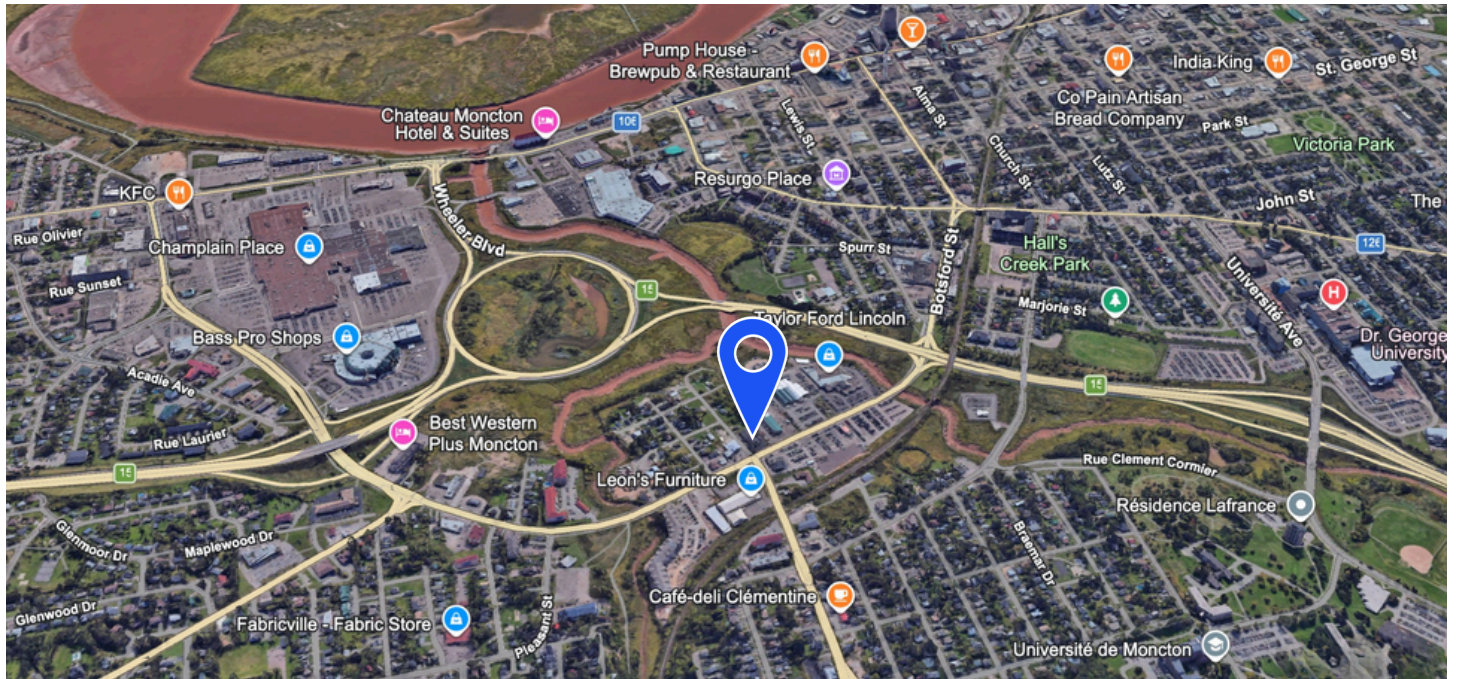
Lease Rate: \$2,000/Month Gross + HST

Interior | ±700 SF

Property Photos



Area Overview



Positioned at the signalized intersection of Lewisville Road and Pleasant Street, 70 Lewisville Road offers excellent visibility within one of Moncton East's established commercial areas. The property benefits from consistent daily traffic, strong accessibility, and convenient connections throughout Greater Moncton.

The location provides quick access to Wheeler Boulevard and the Trans-Canada Highway, allowing efficient travel to Downtown Moncton, Dieppe, Riverview, and surrounding communities. Major amenities are located within minutes, including Champlain Place, Downtown Moncton, the Université de Moncton, Moncton Industrial Park, the Greater Moncton Roméo LeBlanc International Airport, and numerous restaurants, retail centres, professional services, and residential neighbourhoods.

Surrounded by established residential communities, educational institutions, and complementary commercial businesses, the property is well-suited for retailers, personal service providers, professional offices, and customer-facing businesses seeking an accessible location with strong exposure and a built-in customer base.

Demographics | Within 5 KM Source: 2021 Census

Total Population	Daytime Population	Total Households	Average Household Income	Median Household Income
91,834	110,806	39,479	\$92,209	\$70,830



Accelerating success.



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