



1211 PROSPECT ST. Fredericton, N.B.



True North Properties Ltd.



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FABRICVILLE



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

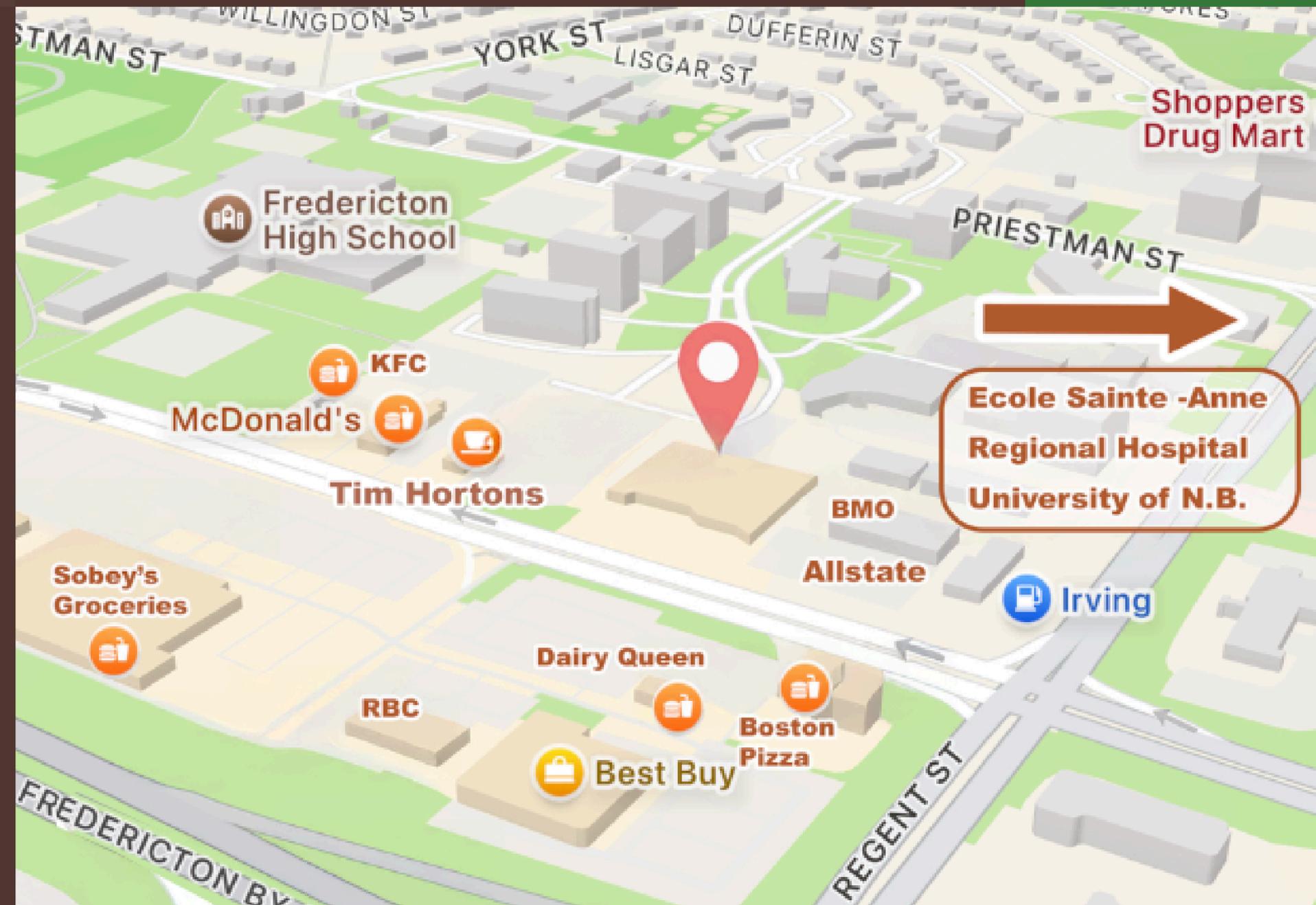


Average Annual Daily Traffic Count (AADT) in front of site is 30,000+ vehicles per day.*

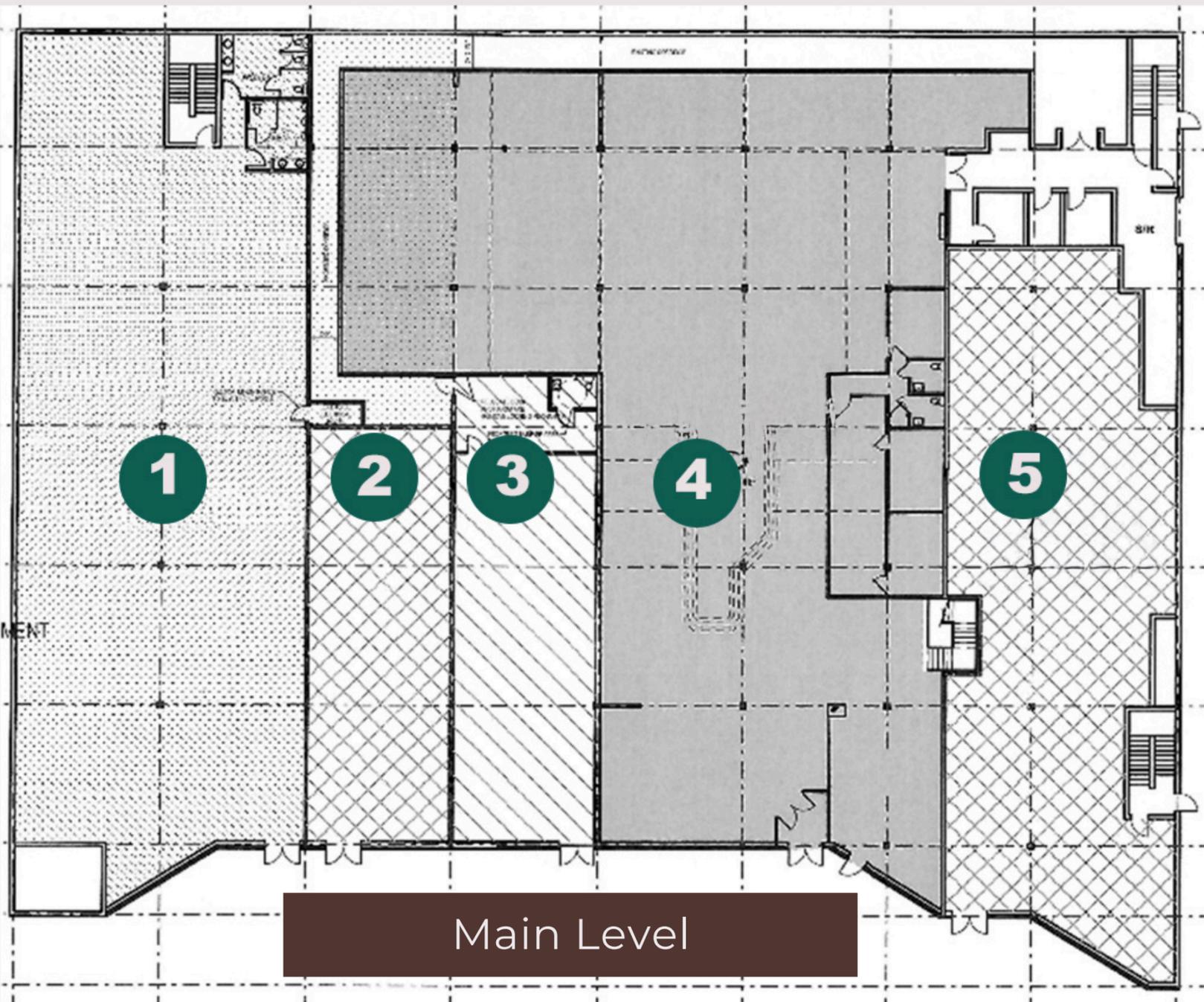
Signalized set of traffic lights leading into the property from the Uptown Shopping Centre

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 Sobey'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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