



For Lease | Horsman Plaza, 91 Horsman Road, Moncton, NB

Newly constructed plaza offering prime commercial units for lease in a rapidly expanding area of Moncton, NB.



Heidi Daigle
Commercial Sales & Leasing
506 851 5400
Heidi.Daigle@colliers.com

Martine Godbout
Commercial Sales & Leasing
506 899 2690
Martine.Godbout@colliers.com

Salient Facts

Opportunity Type:
Office/Retail Space for Lease

Location:
Horsman Plaza
91 Horsman Road,
Moncton, New Brunswick

Building Area:
• Total of 29,900 SF

Max Contiguous Space:
2,340 SF

Available Units:
• Unit 101: 2,200 SF
• Unit 108: 2,340 SF

On-Site Tenants:
• Brunswick Optical
• Horsman Road Animal Hospital

Zoning:
SC | Suburban Commercial

Parking:
Ample Paved On-Site

Signage:
Prominent On Building

Visibility & Accessibility:
Excellent

Asking Rent:
\$18 PSF NET

Additional Rent:
\$11 PSF | 2025

Opportunity

Establish your business in a newly constructed, professionally designed commercial plaza located in a high-traffic area with available units, ranging in size from 2,200 to 2,340 square feet.

Designed with flexibility in mind, the layout accommodates a wide range of uses including retail, service, medical, and professional, making it an excellent fit for businesses of all sizes.

Available Units:

Unit 101: 2,200 SF

Unit 108: 2,340 SF

Each unit is a blank canvas, ready to be fully customized to suit your business's unique needs and branding.

The site features ample on-site paved parking for tenants and customers, along with prominent signage opportunities to maximize visibility.

Strategically located near major residential subdivisions and schools, Horsman Plaza benefits from strong local traffic and a growing customer base. Positioned along a well-traveled corridor, the property is easily accessible by both vehicle and public transit.

Whether you're an expanding retailer, franchise operator, or independent business looking for a new location, this property delivers the space, exposure, and flexibility to help your business thrive.

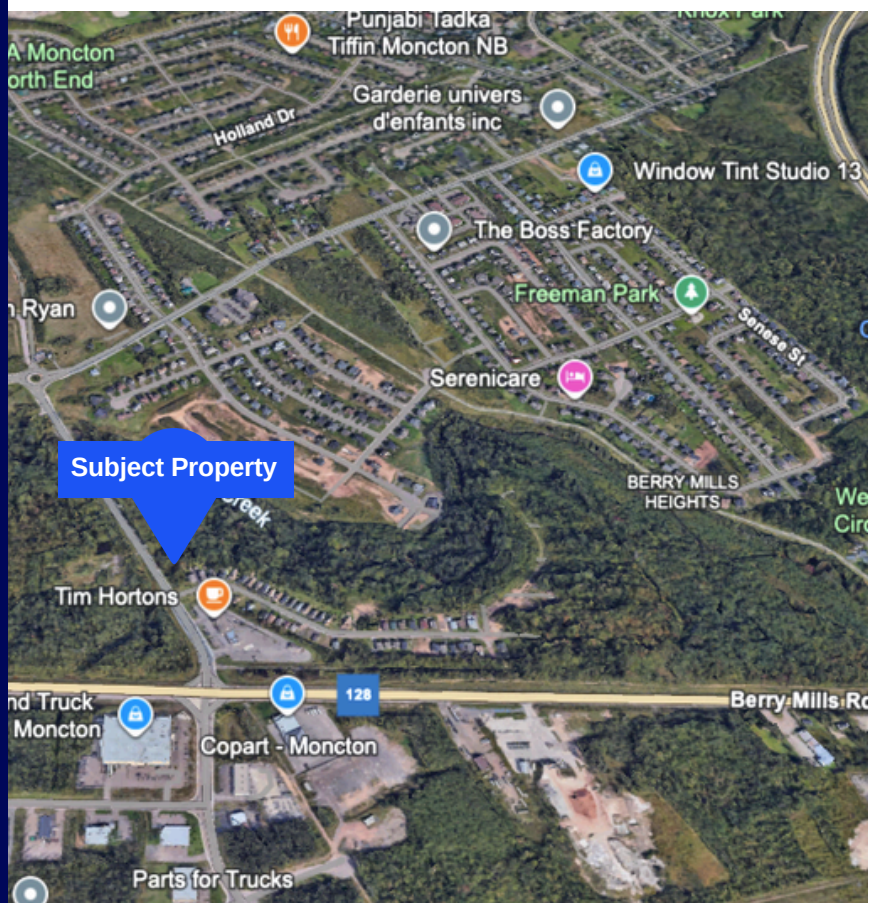
Location

Horsman Plaza is ideally situated in a high-growth area with excellent connectivity to major routes, including Highway 2, Wheeler Boulevard, and the Trans-Canada Highway.

This prime location ensures strong visibility and easy access for customers and employees alike, making it an ideal choice for retailers, service providers, and medical or professional users. Surrounded by established and expanding residential subdivisions, as well as multiple schools, the property benefits from steady local traffic and a growing customer base. Businesses at this location enjoy high exposure, convenient access, and proximity to key amenities.

Points of Interest Nearby:

- Evergreen Park School – Grades K–5
 - ±1.2 km
- YMCA Moncton North – Community fitness and childcare facility
 - ±1.3 km
- Northrop Frye School – Grades K–4
 - ±1.5 km
- École Le Sommet – Grades K–8
 - ±1.5 km
- The Briarlea on Ryan – Assisted living residence
 - ±1.5 km
- Moncton Industrial Park West – Established industrial park
 - ±1.5 km
- Berry Mills Industrial Park Area – Expanding industrial zone adjacent to Horsman and Berry Mills Roads
 - ±1.5 km
- Casino New Brunswick – Entertainment and hotel complex
 - ±1.5 km
- Magnetic Hill – Major tourist attraction including the Magnetic Hill Zoo and Water Park
 - ±1.5 km



Demographics

Within 5 km of Horsman Plaza, 91 Horsman Road, Moncton, NB

Current Population
53,795

Daytime Population
66,850

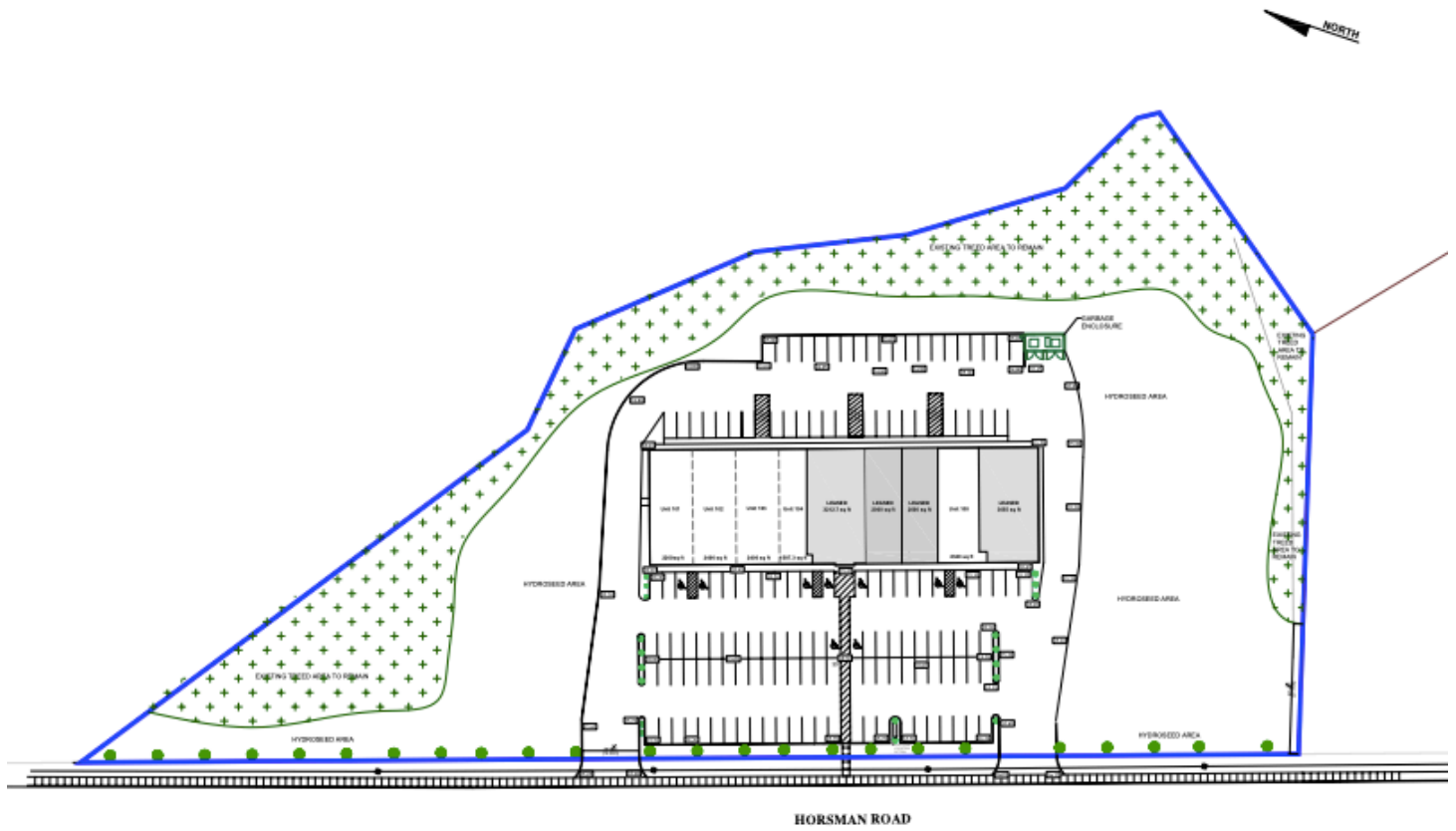
Median Age
39.4

Average Household Income
\$99,651

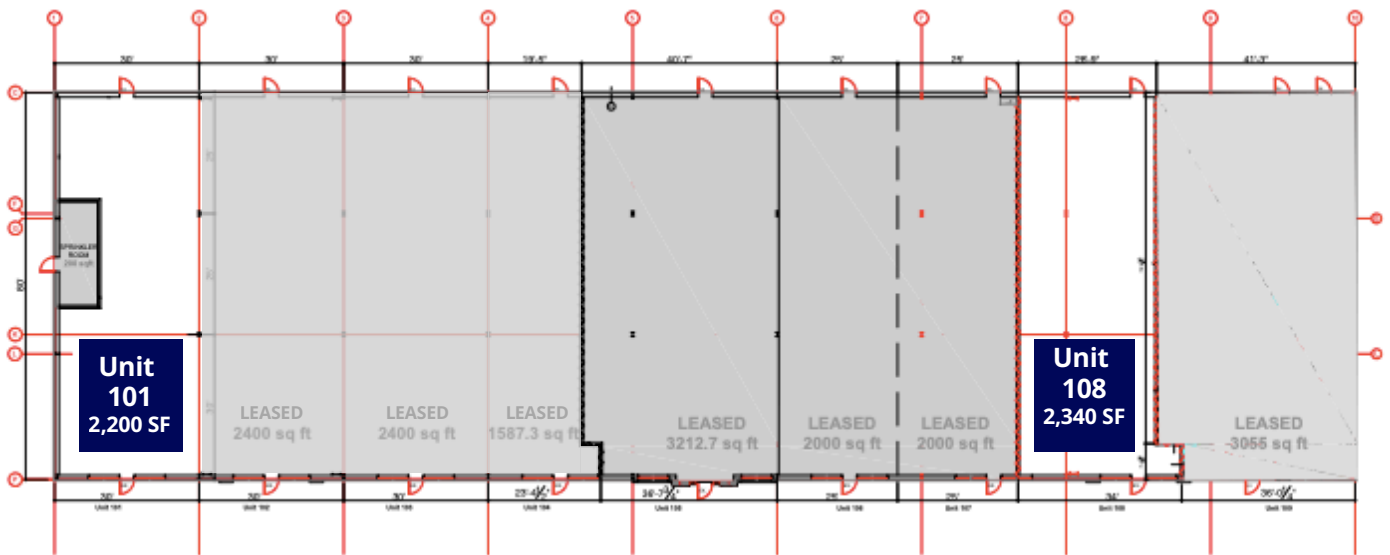
Labour Employment Rate
93.0%

Number of Households
21,808

Site Plan



Floor Plan



Photos





For Lease | Horsman Plaza, 91 Horsman Road, Moncton, NB

Heidi Daigle
Commercial Sales & Leasing
506 851 5400
Heidi.Daigle@colliers.com

Martine Godbout
Commercial Sales & Leasing
506 899 2690
Martine.Godbout@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.