



FOR SALE OR FOR LEASE

Quartier Bromont: Your Destination for Prime Retail Spaces

8 Commercial Units Available
2,500 - 14,226 SF





Bromont, Premier Destination in Québec for Leisure Travellers

Bromont is a vibrant destination driven by its residents and visitors, blending culture, wellness, and leisure. The town draws traffic with its many attractions, including sporting, cultural and gastronomic events such as the **International Bromont** and **Bromont en Art**. Bromont is also home to quality accommodations, renowned health centers and bucolic panoramas.

Bromont lies at the foot of North America's largest lighted ski area, **Bromont, montagne d'expériences**. In summer, the resort is transformed into a water park and mountain bike trails. Bromont defines itself as a sports hub, and is also surrounded by golf courses, bike paths linked to the Route verte, the National Cycling Centre, over 70 km of multifunctional trails and the site of Olympic equestrian competitions.



13,812

Population

19.9% increase in the last 5 years



\$123,034

Median HH Income

27% higher than Med. HH Income
for the Province of Québec.



48.3

Median Age



96.4%

Employment Rate

Source: Colliers Hydra, 2024. 5km radius from Property

Quartier Bromont

Prime Location and Visibility

Quartier Bromont is located less than 60 minutes from Montreal on the edge of the Eastern Townships. **Adjacent to Highway 10 at the corner of Boulevard des Carrefours, retailers at Quartier Bromont benefit from unparalleled visibility from Highway 10, with more than 6.3 million vehicles passing in front of the property per week, on average.**

The site's proximity to the highway, to Bromont Village and to the Bromont ski hill makes it a highly coveted retail location in the area.

With over 162,000 SF of land and an open-plan shopping center concept for all outlets, Quartier Bromont offers a wide variety of quality stores, restaurants and services. With plenty of parking spaces and a vast outdoor area offering a playful atmosphere, visitors can take full advantage.



2.7km
to Bromont Village



4km
to ski hill



6.3M
Average weekly
traffic on hwy 10



< 1hr
drive from Montreal

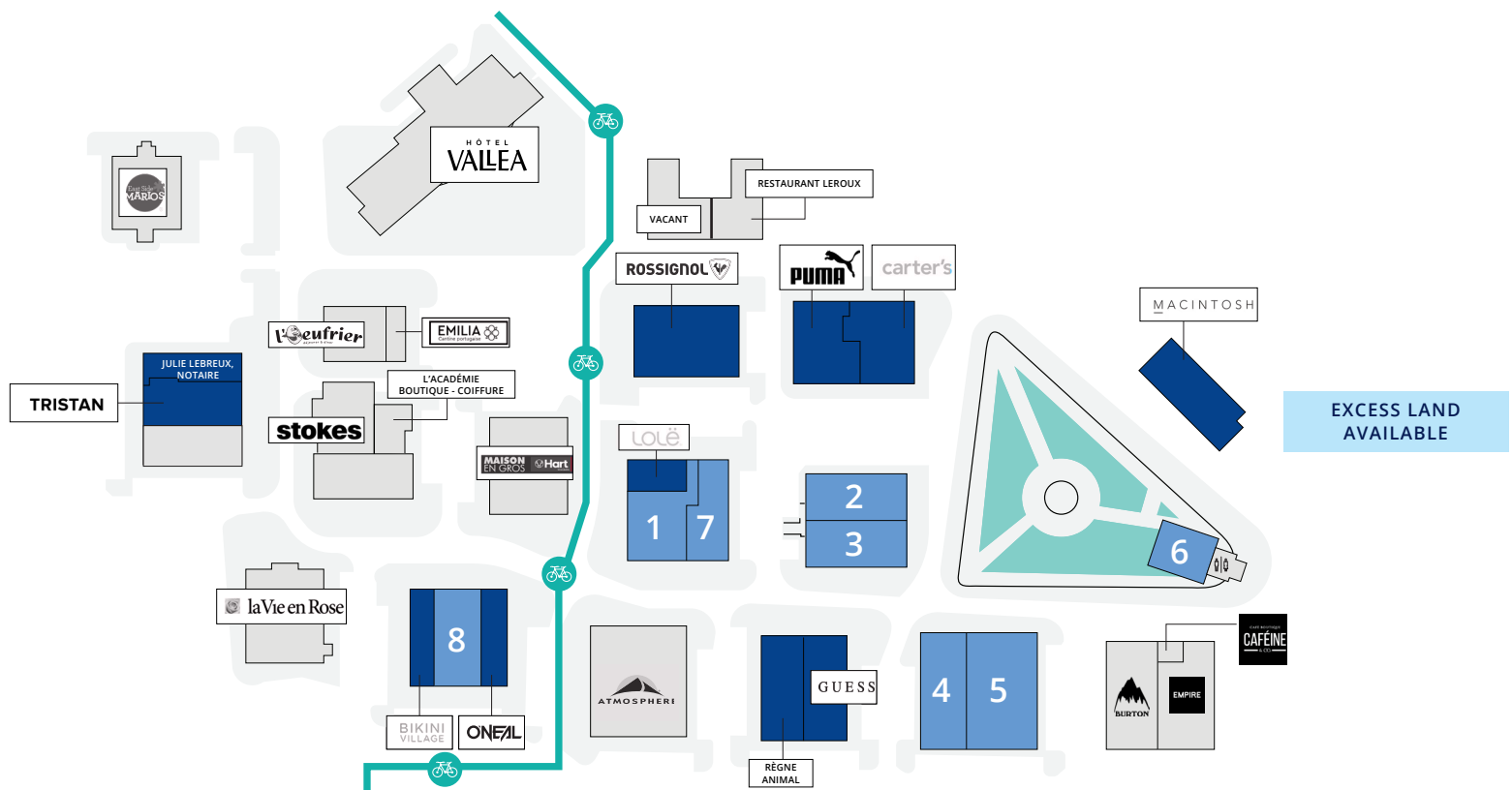
Source : ESRI, Société de Transport de Montréal – 5km Radius



AVAILABLE SPACES

Total Leasable Area	40,267 SF
Construction Year	2006
Number of Floors	1
Parking	Ample
Asking Price	Contact us
Asking Rent	Contact us
Additional Rent (yearly est.)	\$6.50 PSF

Unit 1*	Suite 710	4,530 SF
Unit 2**	Suite 2220	4,999 SF
Unit 3**	Suite 2210	5,007 SF
Unit 4*	Suite 1320	5,083 SF
Unit 5*	Suite 1310	9,143 SF
Unit 6	Suite 2010	2,993 SF
Unit 7*	Suite 720	3,837 SF
Unit 8	Suite 520	4,675 SF



FOR LEASE AND/FOR SALE

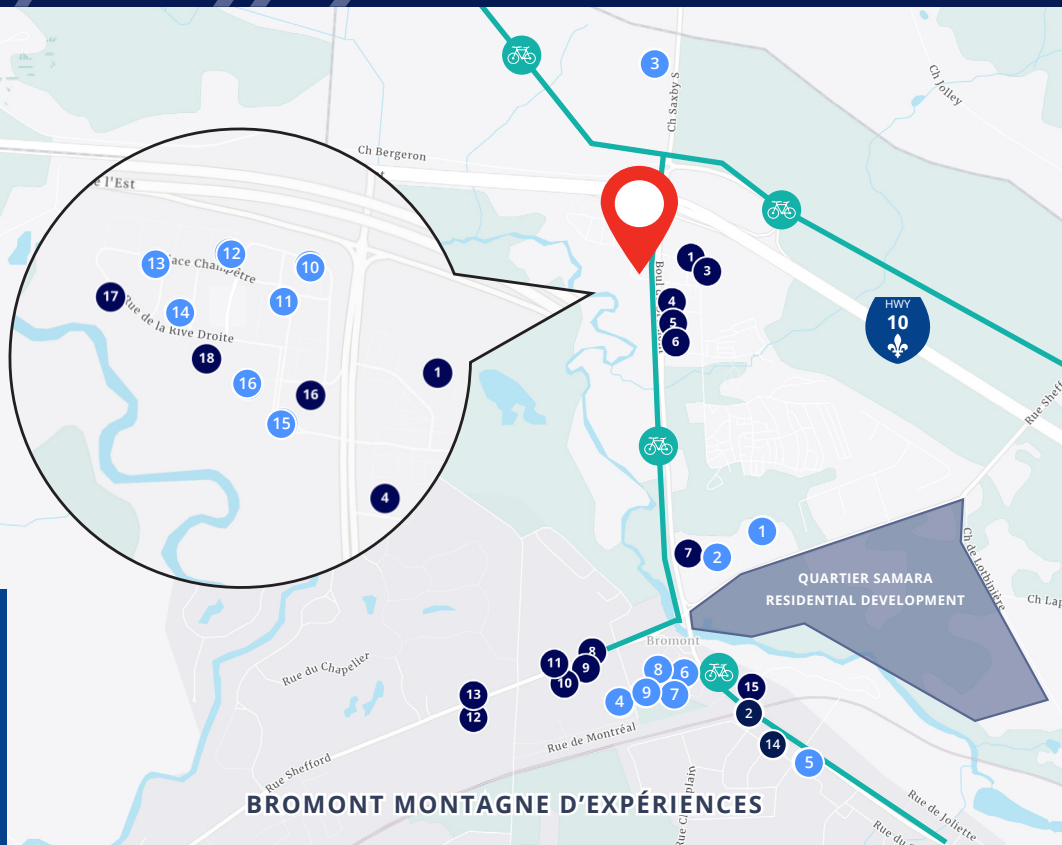
* Contiguous ** Contiguous and demisable

Retail Spaces

Most Spaces are Turn-Key
for Retail Use



Location Overview



Multimodal Access



Quartier Bromont offers unparalleled access via Highway 10 connecting Montreal to Bromont, Granby, and other neighboring cities. Ample outdoor parking is available for visitors and residents year round, in addition to an advanced bike path network with shared lanes encouraging alternative means of transportation. In terms of public transit, Bromont is serviced by Transdev limocar buses, with express lines connecting Bromont to major cities in the area.

RECREATION AND HOSPITALITY

1	Centre National de Cyclisme de Bromont
2	IGA
3	Camping Vélo Bromont
4	Bromont Arena
5	Community Center
6	Métro Plus
7	Dollarama
8	SAQ Selection
9	Rona
10	La Vie en rose
11	Stokes
12	Sports Experts
13	Guess
14	Puma
15	Shell
16	Hôtel Vallea

FOOD AND BEVERAGE

1	St-Hubert
2	Subway
3	Starbucks
4	Tim Hortons
5	McDonald's
6	Café Van Houtte
7	Pittstop Vélo Café
8	Restaurant Babar
9	Bistro Le 633
10	Pizzeria NO.900
11	Musée du chocolat
12	Place Mcpherson
13	L'Espace Vie
14	Brouemont
15	Edgar Hyperlodge
16	Sushi Shop
17	Le Macintosh Pub
18	Le Roux

Quartier Bromont:
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Prime Retail Spaces

105 du Carrefour Boulevard
Bromont, Québec

Quartier Bromont

Charming Village-Style Retail Area



REQUEST MORE
INFORMATION

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