# COMMERCIAL SPACE FOR LEASE

## 1395-1463 Chambly

**Longueuil, Québec**

CENTRE JACQUES-CARTIER

A well-anchored retail opportunity with ample on-site parking in an established Longueuil commercial destination.

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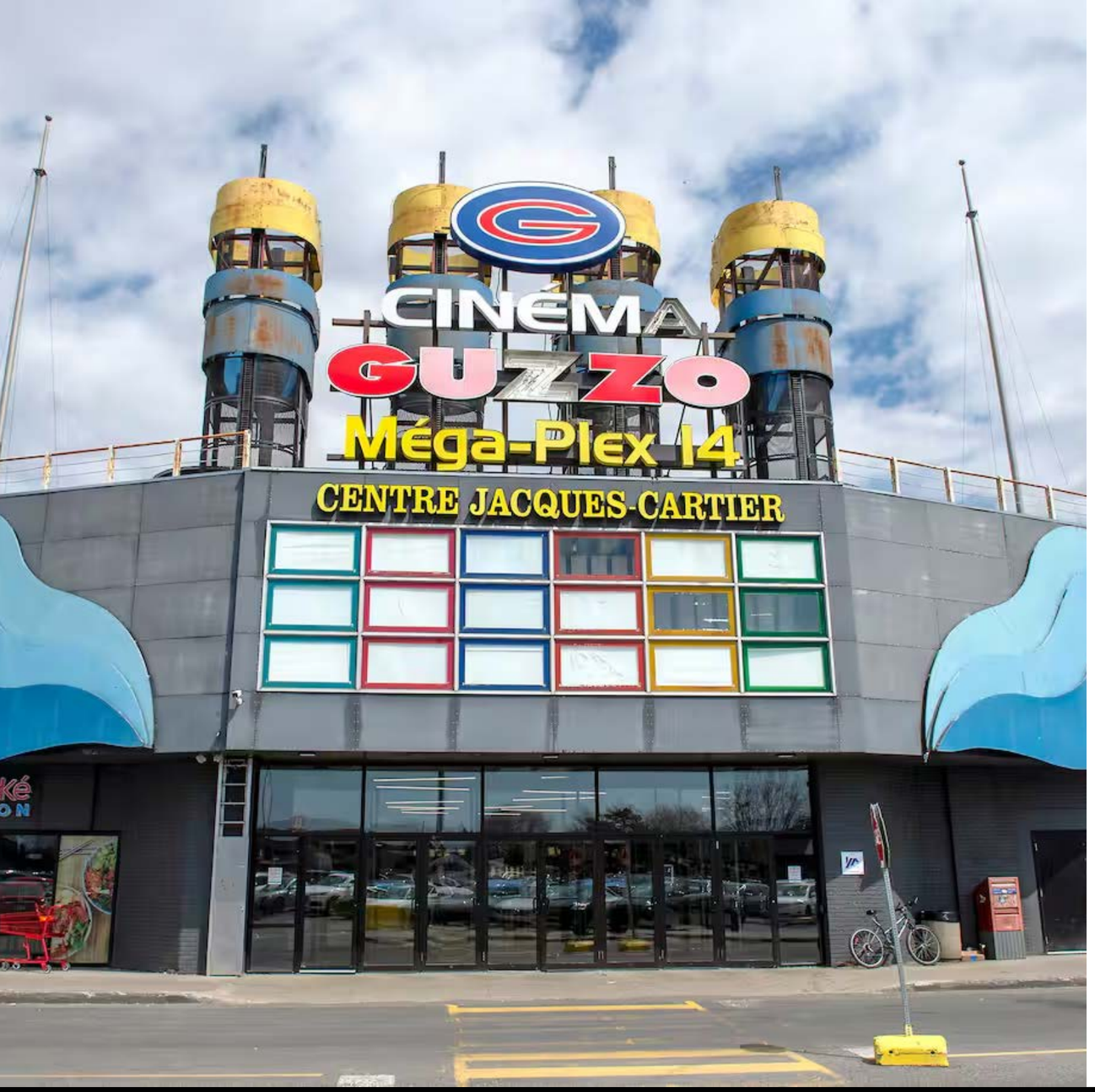


# THE OPPORTUNITY

AN ESTABLISHED RETAIL DESTINATION.
**MULTIPLE OPPORTUNITIES.**

**Positioned within Centre Jacques-Cartier, 1395–1463 Chambly offers commercial tenants the opportunity to join an established retail environment in Longueuil.**

With multiple spaces ranging from 562 SF to 6,900 SF, the property can accommodate a variety of commercial concepts and space requirements.
The centre combines an established retail presence with ample on-site parking and convenient access for surrounding residents and customers.

**562 - 6,900 SF**
Available retail space

**WELL-ANCHORED**
Retail Center

**AVAILABLE**
For immediate occupancy

**AMPLE PARKING**
Convenient on-site parking

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# A flexible fit for a range of concepts

The property offers multiple commercial spaces within an established retail environment, creating opportunities for businesses that benefit from visibility, accessibility and convenient on-site parking.

**POTENTIAL TENANT CATEGORIES***

- **Food & beverage**
- **Quick-service restaurant**
- **Café / bakery**
- **Personal services**
- **Health & wellness**
- **Specialty retail**
- **Service retail**
- **Fitness**
- **Everyday retail**

*Potential uses are subject to zoning, landlord approval and applicable building and technical requirements.





**Multiple spaces**

**Established centre**





# POTENTIAL

# WHY THIS LOCATION?

## Where an established community meets everyday retail.

### ESTABLISHED RETAIL CENTRE

A well-anchored commercial destination serving the surrounding Longueuil community.

### STRONG CUSTOMER BASE

More than one million residents within the supplied 10 km trade area.

### AMPLE PARKING

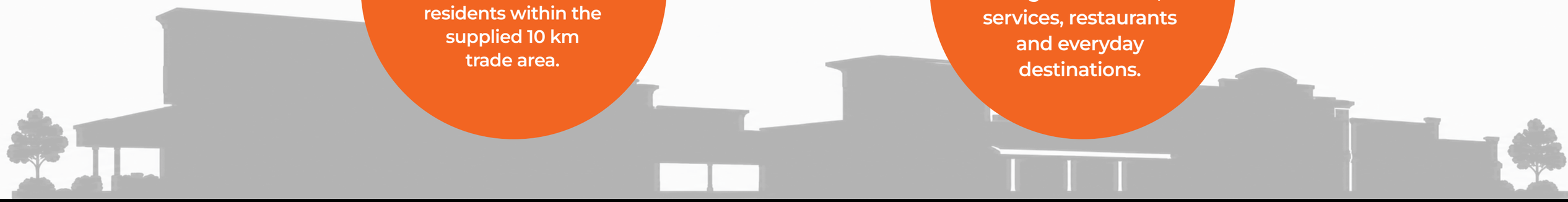
A large on-site parking area provides convenient access for customers and employees.

### CONNECTED TO THE COMMUNITY

Surrounded by residential neighbourhoods, services, restaurants and everyday destinations.

### FLEXIBLE OPPORTUNITIES

Multiple available spaces ranging from 562 SF to 6,900 SF accommodate a variety of commercial concepts.



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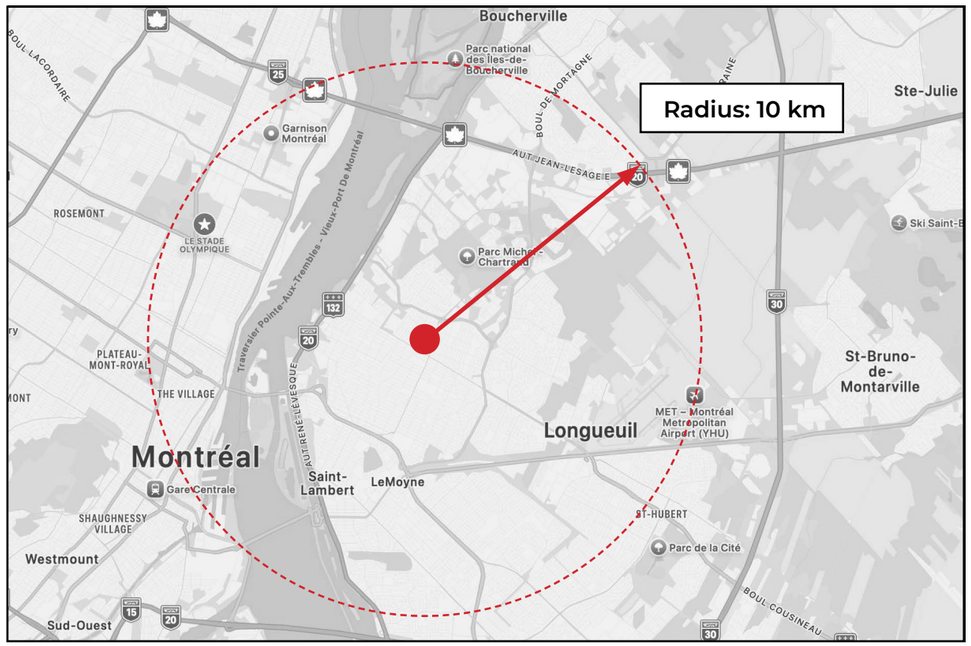
SHOP. DINE. CONNECT.

# An established customer base within a strong commercial area

**1395–1463 Chambly is surrounded by a substantial Longueuil-area population, providing access to residents, households and a significant daytime population.**




**1,337,705***
2024 Daytime Population

**1,089,823***
2024 Population

**531,853***
Households

**10 km TRADE AREA**
*Demographics: Environics 2024

**39.0***
Median Age

**$97,650***
Average Household Expenditure

**$105,594***
Average Household Income

DEMOGRAPHICS.

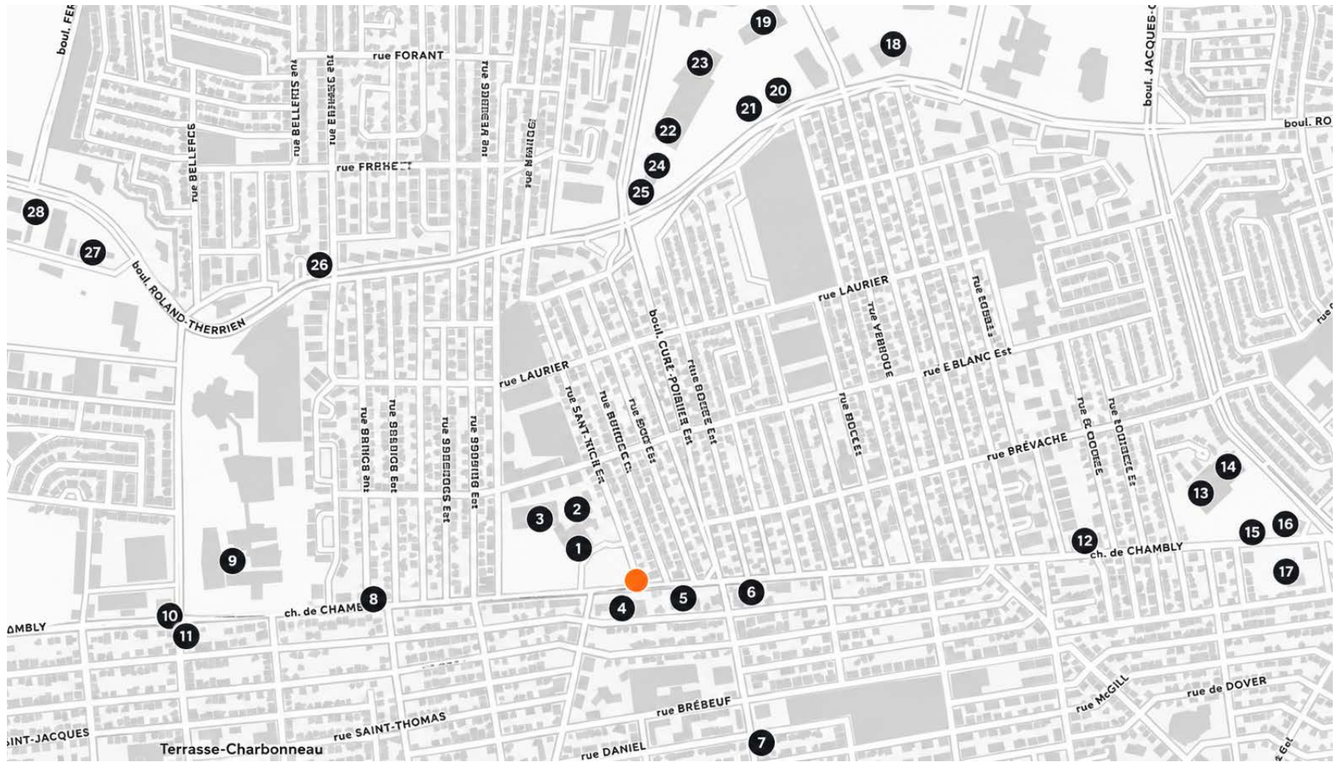
# Surrounded by established retailers

**Located within an active Longueuil commercial area,** the property benefits from a broad mix of shopping, dining, services and everyday necessities surrounding the site.

## KEY RETAILERS

- Grocery and everyday necessities nearby
- Restaurants and quick-service dining
- Pharmacy and personal services
- Major national retailers
- Cégep Édouard-Montpetit nearby

1 SUBWAY
2 CINEMA GUZZO
3 IGA
4 PIZZA HUT
5 JEAN COUTU
6 RESTAURANT L'OEUF COCHON
7 DAIRY QUEEN
8 PROHIBITION
9 CÉGEP ÉDOUARD-MONTPETIT
10 TIM HORTONS
11 KFC
12 LONG & MCQUADE MUSIC
13 MAXI
14 JEAN COUTU
15 MCDONALDS
16 TIM HORTONS
17 METRO
18 RONA
19 CANADIAN TIRE
20 SAQ
21 DOLLARAMA
22 WALMART
23 SUPER C
24 A&W
25 ST.HUBERT
26 JEAN COUTU
27 MCDONALDS
28 MONDOU

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POSITION

# Spaces ready for your concept

**Multiple available spaces provide flexibility for a range of commercial concepts and space requirements.**

- **Multiple available units**
  *from 562 SF*
- **Flexible commercial opportunities**
  *up to 5,000 SF*
- **Established retail environment**
  *within Centre Jacques-Cartier*
- **Ample on-site parking**
  *convenient customer access*
- **Ventilation available**
  *supporting additional commercial possibilities*



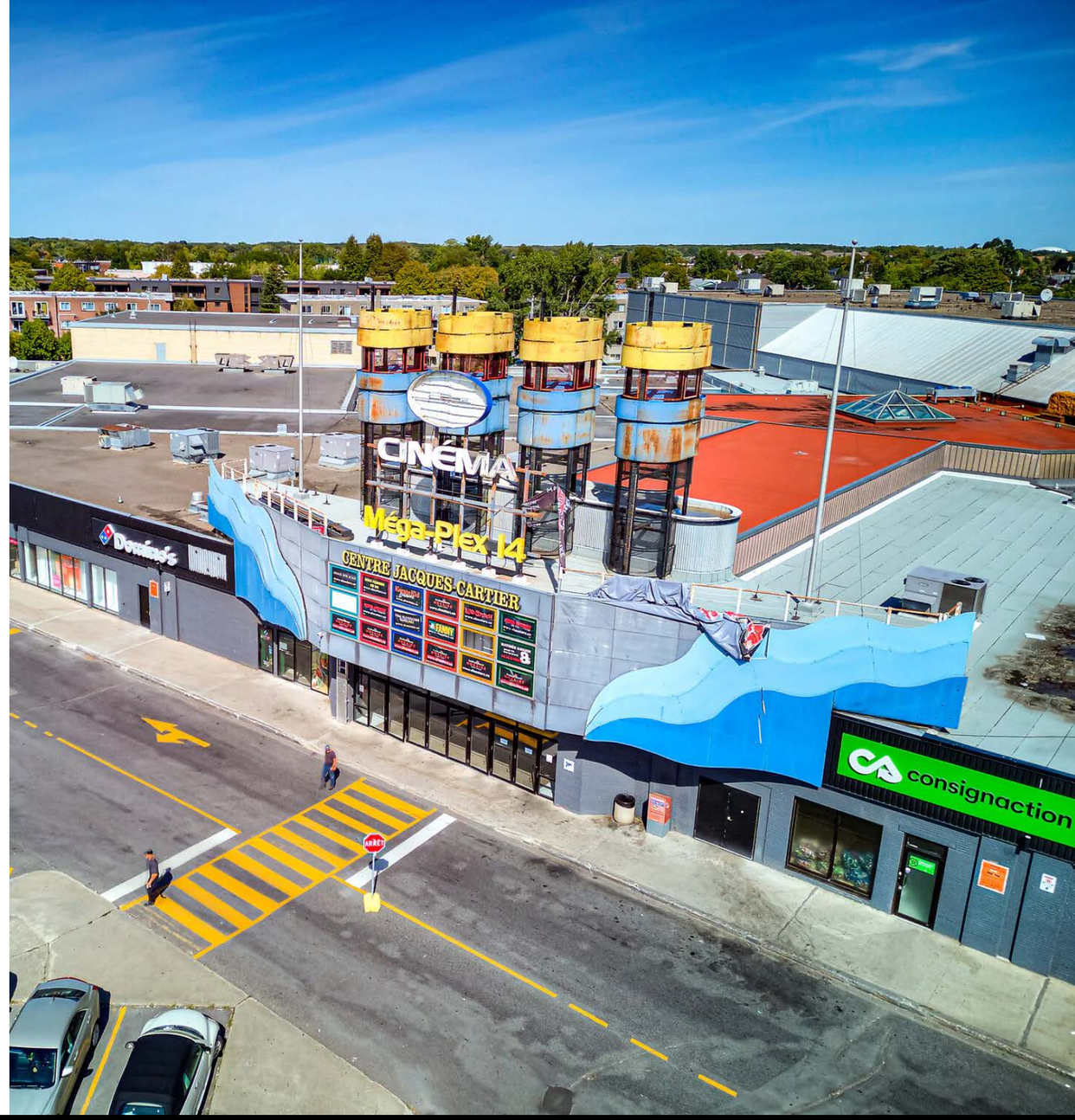

| UNIT | SF |
|---|---|
| **S52C** | 5,000 |
| **B02** | 562 |
| **S51A** | 700 |
| **10** | 3,070 |
| **C** | 4,169 |

FLEXIBILITY

# An established retail location ready for your business

## Bring your next location to Longueuil

For leasing information, plans and site visits,
Contact the listing brokers.




**Opportunity at a glance:**

| | |
|---|---|
| **ADDRESS** | 1395–1463 Chambly, Longueuil, QC |
| **AVAILABLE AREA** | 562 - 5,000 SF |
| **CONFIGURATION** | Contact listing brokers |
| **AVAILABILITY** | Immediately |
| **NET RENT** | Contact listing brokers |
| **ADDITIONAL RENT** | $12.77/SF |



FOR MORE INFORMATION

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