



FAUBOURG BOIS FRANC

SAINT-LAURENT, PQ

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FAUBOURG BOIS FRANC

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Faubourg Bois-Franc is a recently built, well located, pharmacy-anchored neighbourhood retail centre on the Island of Montréal in the Borough of Saint-Laurent. The property consists of two buildings, strategically located at the entrance to a new, upscale town home development being built by Bombardier. As a result of this large, new master-planned development, population and average income in the immediate area are both increasing at an above average pace. Access is very good, with a fully signalized entrance, including an advance left turn signal across Marcel-Laurin Boulevard at the entrance to the property.

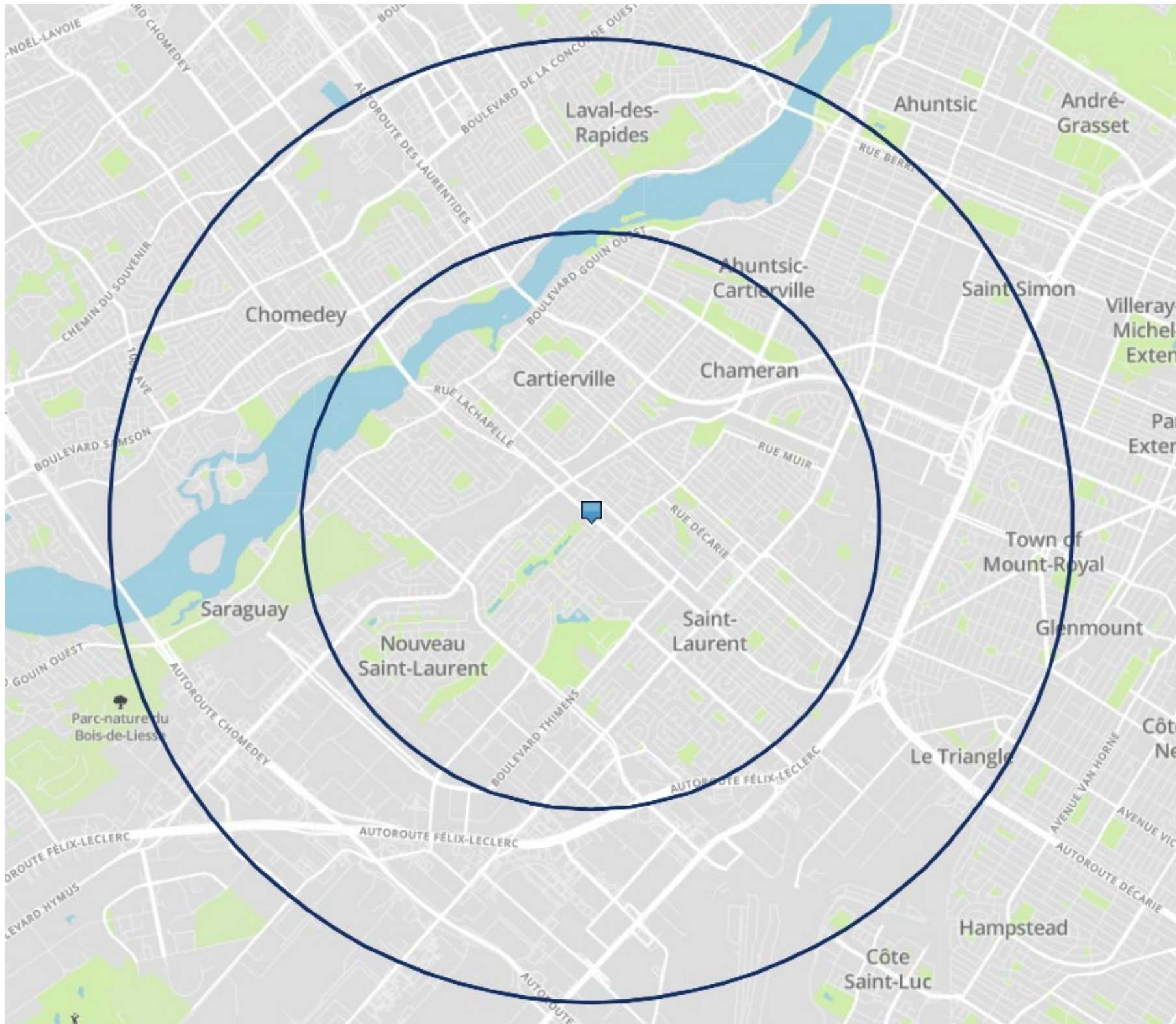


PROPERTY HIGHLIGHTS





ADDRESS	1900 - 1950 and 2000-2090 Marcel Laurin Boulevard,Saint Laurent, PQ H4R 1J9
MAJOR INTERSECTION	Henri-Bourassa Boulevard West and Marcel-Laurin Boulevard
GLA (SQ. FT)	78,203
NUMBER OF STORES AND SERVICES	12



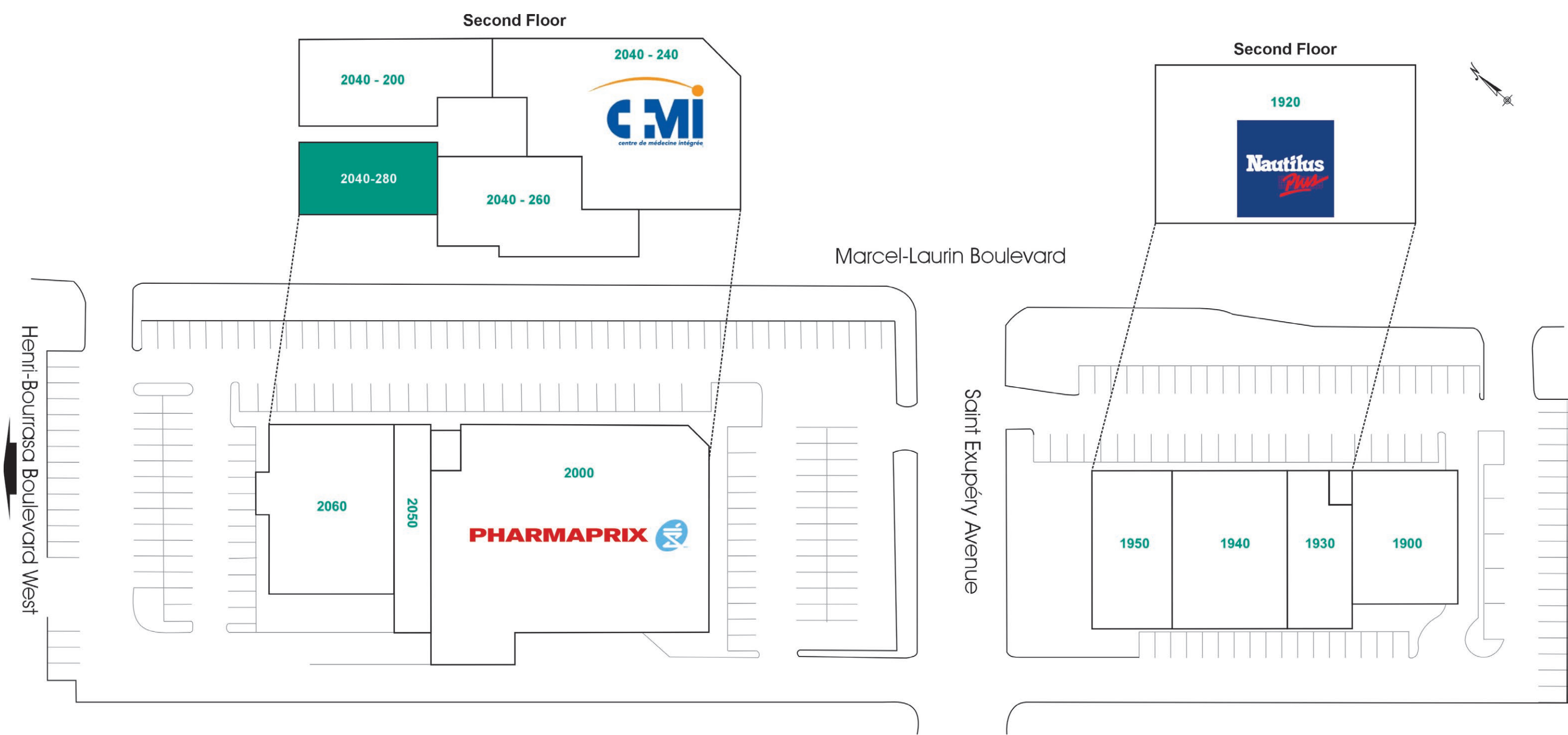
DEMOGRAPHICS



TRADE AREA (2024 ESTIMATES)

	DISTANCE	3 KM	5 KM
	FAMILIES WITH CHILDREN	52%	48%
	TRADE AREA POPULATION	159,038	299,262
	AVERAGE HOUSEHOLD INCOME	\$108,735	\$109,909

SITE PLAN AND TENANT DIRECTORY



UNIT	TENANT	SQ FT
1900	TD Canada Trust	4,419
1930	Le Rouge Fleuriste & Cadeaux	1,996
1940	Dormez-Vous	4,578
1950	Pains & Saveurs	4,332
2000	Pharmaprix	16,741
2050	Oh! Lunettes	2,135
2060	Spa Station 5	6,135

SECOND FLOOR		
1920	Nautilus Plus	11,800
2040-200	Idolem Ville St-Laurent	3,313
2040-240	CMI Saint-Laurent	15,000
2040-260	Clinique Dermatologie Montréal	4,612
2040-280	Available	2,168



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