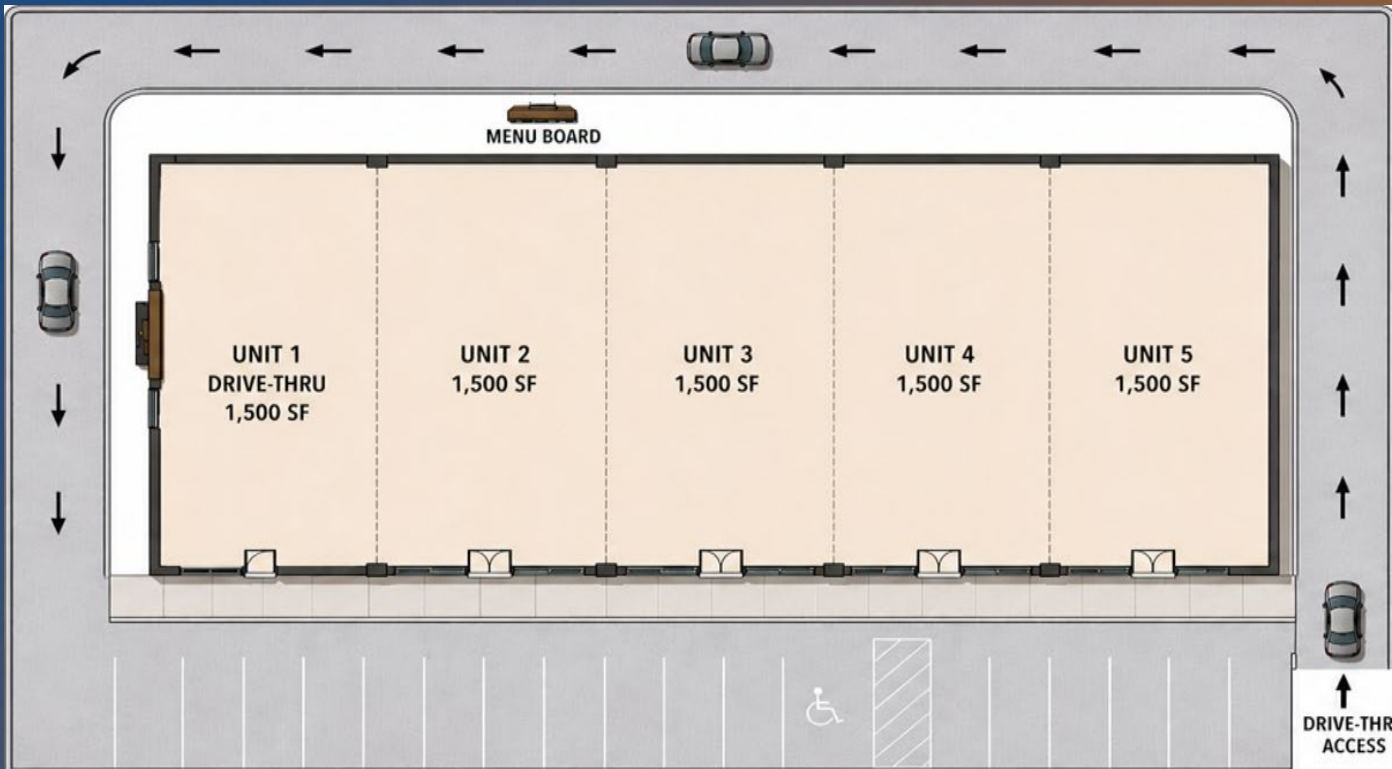


FOR LEASE

Retail/Professional Services Plaza

295 Westville Road,
New Glasgow, Nova Scotia



ROI Group

Commercial Real Estate Advisors

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FOR LEASE

Retail/Professional Services Plaza

**295 Westville Road,
New Glasgow, Nova Scotia**

PROPERTY OVERVIEW

Located in New Glasgow, Pictou County, NS. New Glasgow is the largest of five towns that makeup a population of 45,000 +/- in Pictou County.

The property is located at the heart of Westville Road, one of the main commercial arteries in New Glasgow. Westville Road experiences traffic volumes of 16,000 – 19,000 vehicles per day.

Located 1.1 kilometers north of the TCH exit 23, the general area is home to the Highland Square Mall, restaurants, grocery stores and car dealerships.

The 1.3 acre property will feature a 7,500 sf strip plaza ideally suited for retail, restaurant and professional service uses.

The plaza will feature an end-cap unit on the south side of the building with drive thru access. Units can be demised to suit from 1,200 sf.

Construction is anticipated to begin in the spring of 2027 with projected occupancy by July 1, 2027.

Incredible opportunity to have your business located on the premier street in New Glasgow.

For more information, please contact

Peter Constable

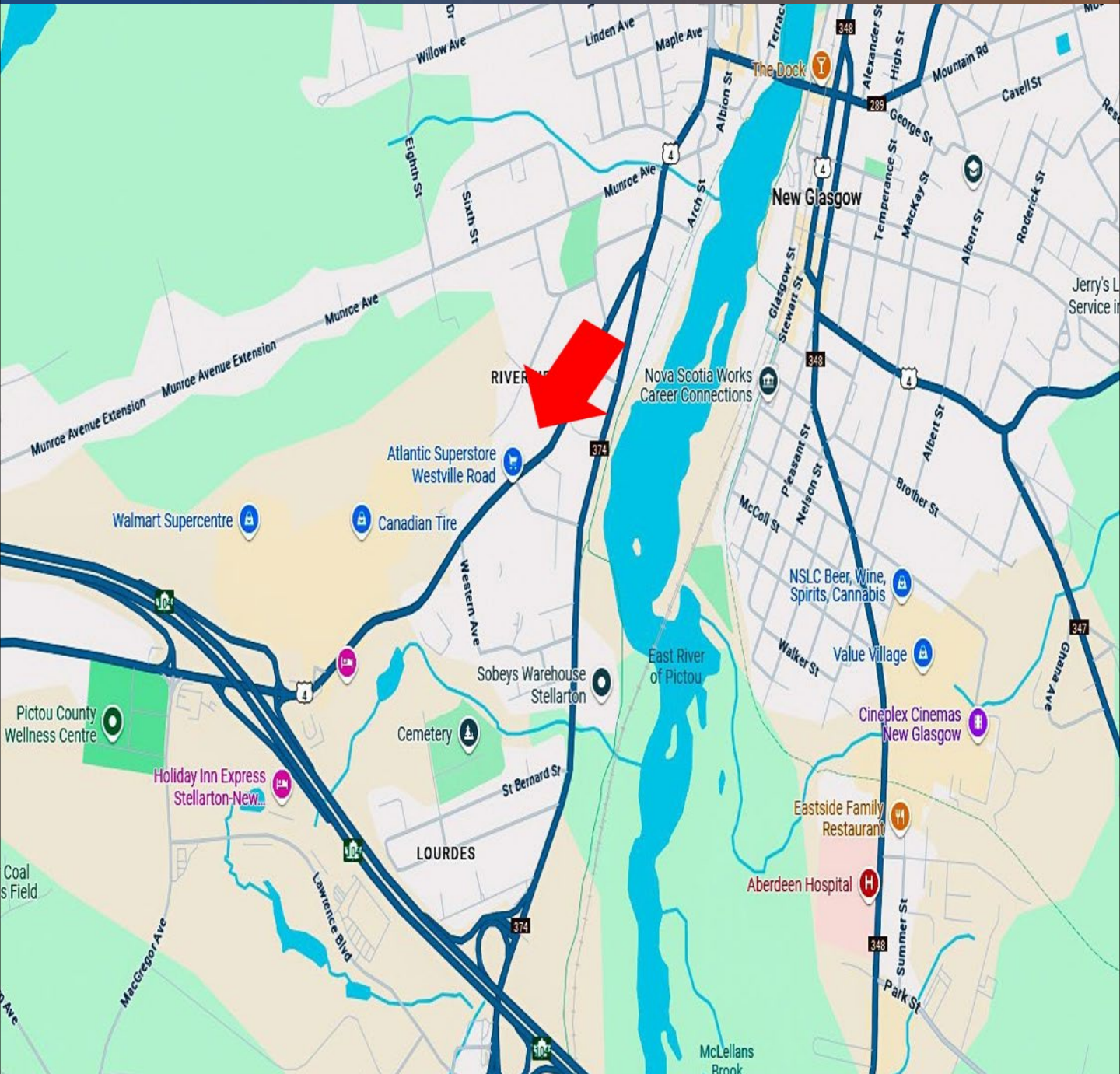
902.753.7009

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Retail/Professional Services Plaza

291 Westville Road,
New Glasgow, Nova Scotia

Location Map



ROI Group Commercial Property Advisors

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Retail/Professional Services Plaza

291 Westville Road,
New Glasgow, Nova Scotia

Aerial Photograph



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Retail/Professional Services Plaza

291 Westville Road,
New Glasgow, Nova Scotia

ZONING

The subject property is currently zoned Highway Commercial (C-3)

The following uses shall be permitted in the Highway Commercial (C-3) Zone:

Retail Stores including, but not limited to:

- Animal Grooming
- Assembly Uses
- Bank and Financial Institutions limited to “drive thru” banking facilities and banking machines in existing commercial uses.
- Bed and Breakfast Establishments
- Boarding Houses
- Bulk Storage Facilities
- Clinics
- Commercial Clubs
- Commercial Recreational Uses
- Commercial Uses Utilizing Heavy Equipment and/or Heavy Vehicles
- Convention Centre
- Cultural Uses
- Custom Workshops
- Daycare, Residential

FOR LEASE

Retail/Professional Services Plaza

295 Westville Road,
New Glasgow, Nova Scotia

ZONING

- Department Stores
- Dressmaking - Tailoring
- Drycleaners and Laundromat Establishments
- Dry Cleaning and Laundromat Depot
- Funeral Parlours
- Industrial Services
- Hotels & Motels
- Existing Licensed Liquor Establishments
- Licensed Liquor Establishments by Development Agreement
- Offices
- Personal Services Shops
- Pharmacies
- Photography Studios
- Printing Establishments
- Private Clubs
- Recreational Facilities
- Restaurants and Associated Outdoor Cafes and Eating Areas
- New Automobile Sales and Rental Businesses
- Service and Repair Shops including Auto Repair, Autobody and Automobile
- Service Stations

FOR LEASE

Retail/Professional Services Plaza

291 Westville Road,
New Glasgow, Nova Scotia

ZONING

- Repair Shops including Boats, Trailers Recreational Vehicles, Garden and Nursery Products, Farming Equipment, Marine Supplies, Camping Equipment, Building Supplies, and Furniture and Wholly enclosed in a building.
- Taxi Stands
- Theatres and Cinemas
- Tourist Information Centres
- Rental Shops
- Institutional Uses Permitted in the Institutional Zoning (I)
- Residential Uses in Commercial Buildings
- Existing Residential Uses Subject to the Residential Single Dwelling (R-2) Zone Requirements
- Variety Stores
- Video Outlets/Rental Stores
- Wholesale Uses

FOR LEASE

Retail/Professional Services Plaza

291 Westville Road,
New Glasgow, Nova Scotia

Demographics

New Glasgow, NS

Population

Total Population	9,465
Male Population	4,385
Female Population	5,080

Average Age	45.9
Male Population	46.3%
Female Population	53.7%

Population by age group

Under 14	1,360	14.4%
15 to 24	995	10.5%
25 to 34	985	10.4%
35 to 44	1,085	11.5%
45 to 54	1,120	11.8%
55 to 64	1,435	15.2%
Over 65	2,490	26.3%

There are 9,465 residents in New Glasgow, NS, with an average age of 45.9. Males make up 46.3% of the population, while females account for 53.7%. Locals over 65 years old represent the largest age group in New Glasgow, NS (2,490 individuals), followed by those aged 55 to 64 (1,435 people).

FOR LEASE

Retail/Business/Industrial/Auto Sales Plaza

**255-259 Westville Road,
New Glasgow, NS**
291 Westville Road,
New Glasgow, Nova Scotia

Demographics

Employment Statistics

Unemployment rate 11.9%

Management	1.2%
Business, finance and administration	15.8%
Natural and applied sciences	5.9%
Health	10.8%
Education, law, community and government services	14.5%
Art, culture, recreation and sport	1.7%
Sales and service	30.8%
Trades and transport	13.3%
Natural resources and agriculture	1.7%
Manufacturing and utilities	4.4%
Management	1.2%
Business, finance and administration	15.8%
Natural and applied sciences	5.9%
Health	10.8%
Education, law, community and government services	14.5%
Art, culture, recreation and sport	1.7%
Sales and service	30.8%
Trades and transport	13.3%
Natural resources and agriculture	1.7%
Manufacturing and utilities	4.4%

FOR LEASE

Retail/Professional Services Plaza

291 Westville Road,
New Glasgow, Nova Scotia

Demographics

Median household Income

Median household income	\$58,000
Median after-tax household income	\$52,400

The median household income in New Glasgow, NS is \$58,000, while the median after-tax household income sits at \$52,400 per year.

Total Households

	4,440	
Owned households	2,505	56.4%
Rented households	1,935	43.6%

Education level

No diploma	17.7%
High school diploma	30.2%
Apprenticeship diploma	7.6%
College diploma	21.0%
University diploma (below bachelor level)	2.0%
University degree	21.6%
No diploma	17.7%
High school diploma	30.2%
Apprenticeship diploma	7.6%
College diploma	21%
University diploma (below bachelor level)	2%
University degree	21.6%