

FOR LEASE

**Loch Lomand Place
120 MacDonald Street,
Saint John, NB**



ROI Group

Commercial Real Estate Advisors

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Property Overview

Strategically located in Saint John, the largest city in New Brunswick, providing access to a robust and growing market.

Prime visibility and accessibility at the intersection of Loch Lomond Road and McDonald Street, two key routes in the city.

Daily traffic count includes approximately 14,000 vehicles on Loch Lomond Road, ensuring consistent exposure to shoppers and commuters.

Expansive parking facilities with over 1,000 spaces, accommodating high visitor volume with ease.

Close proximity to major national and regional retailers such as Walmart, Sobeys, Canadian Tire, and Home Hardware, fostering a high-demand retail corridor.

Lease Rates

Gross Leable Area

Lease Space Available

Parking -

Contiguous Space Available –

Land Area

Contact for details

231,917 sq ft.

269 sf – 47,439 sf sq ft.

1,046 Spaces

57,000 sq ft.

25.8 Acres

For More Information Call

Peter Constable

902.753.7009

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Loch Lomand Place

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Site Plan



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Current Tenants – Available Units

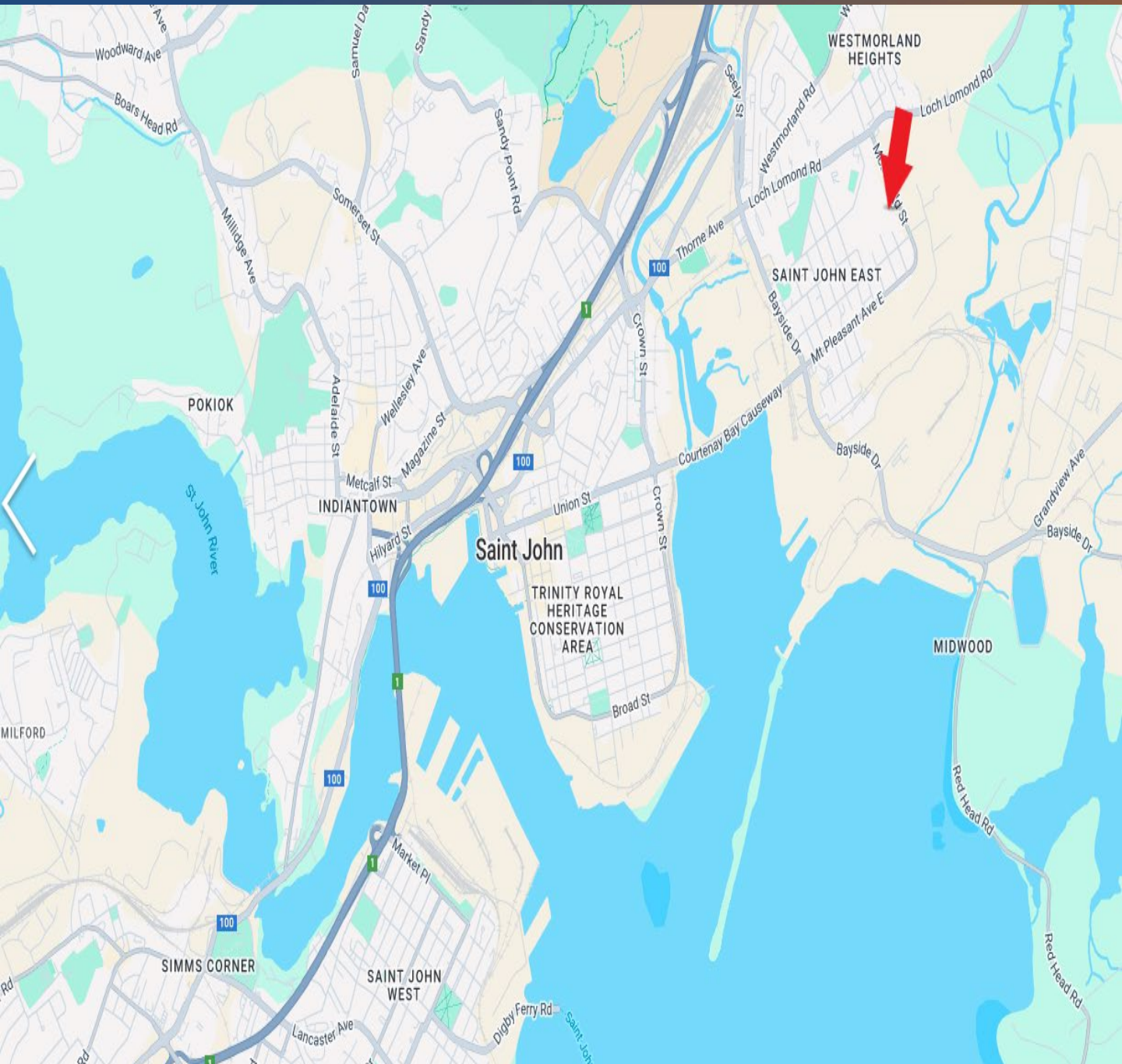
Unit	Tenant	Size (s.f.)
165	Cloud 5	25,743
A020	Canadian Red Cross	21,264
B012	Triple R Telecom	20,000
A005	Canadian Red Cross	15,650
A030	Dollarama	12,204
A035	Trane	10,024
205	Dooly's	5,733
FS05	Tim Hortons	1,586
130	Audacity Wireless	1,190
155	Tracey's Vending Ltd.	358
K001	Bank of Montreal	100

Unit	Availabilities	Size (s.f.)	Contiguous Space
105	Vacant	269	2,272
110	Vacant	916	
115	Vacant	486	
120	Vacant	601	
125	Vacant	1,207	1,207
135	Vacant	1,080	4,630
140	Vacant	336	
145	Vacant	383	
150	Vacant	247	
160	Vacant	2,584	10,245
190	Vacant	8,389	
200	Vacant	1,856	
220	Vacant	4,698	
235	Vacant	839	11,237
240	Vacant	5,700	
2005	Vacant	7,495	
A010	Vacant	47,439	
A015	Vacant	9,982	57,421
B005	Vacant	940	
B010	Vacant	900	
B015	Vacant	13,642	
B017	Vacant	1,404	19,089
B020	Vacant	400	
B025	Vacant	1,404	
S001	Vacant	399	

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Location Map



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Aerial



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Demographics

Population:	73,611
Trade Area Population:	135,622
Number of Homes:	31,825
Average Household Income:	\$ 77,400
Ownership:	54.2%
Average Household Size:	2.1
Immigrant Profile:	8.1%
Median Age:	44.0
Density:	221.5 sq klm