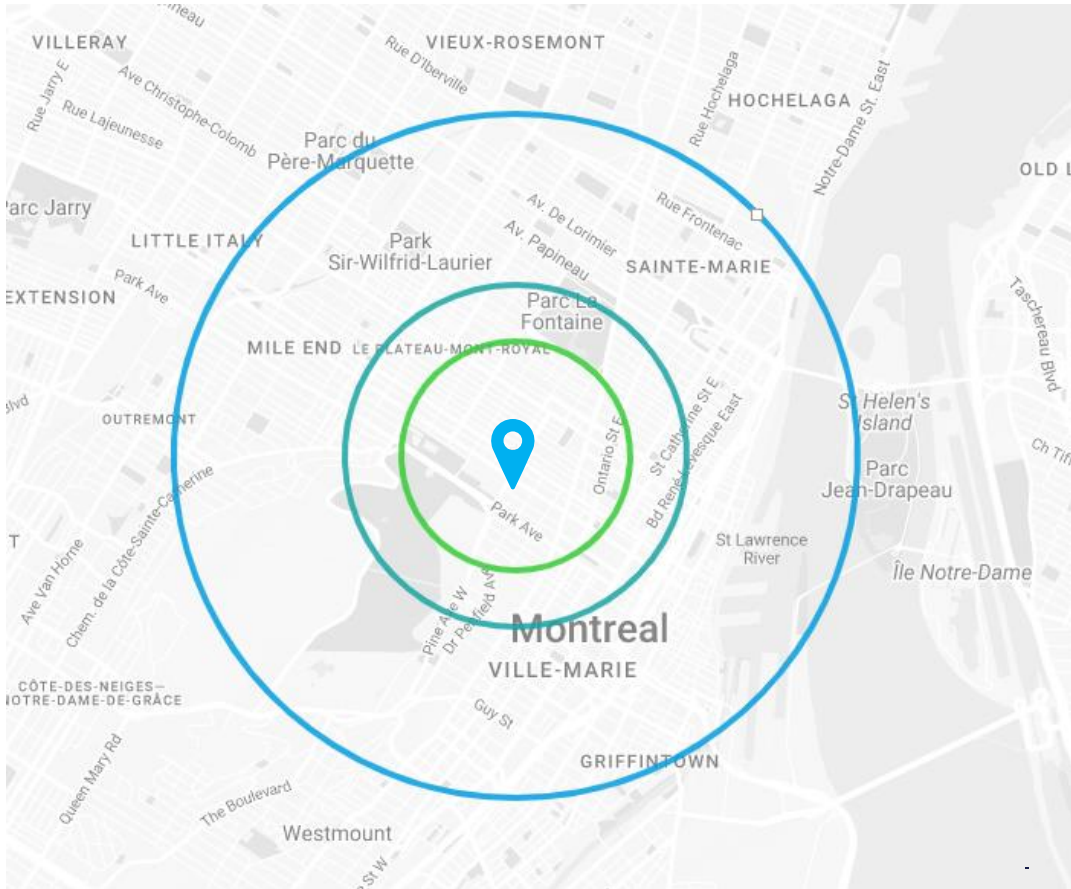




3781-3785 BLVD. ST-LAURENT, Montreal (Qc)
RETAIL OPPORTUNITY FOR LEASE - SINGLE OR MULTIPLE TENANT(S)

MONTREAL, QUEBEC

DEMOGRAPHIC OVERVIEW – 1.5 KM



TOTAL POPULATION
72,341



AVERAGE AGE
39



NUMBER OF HOUSEHOLDS
40,753



AVERAGE HOUSEHOLD INCOME
\$79,038



TOTAL DAYTIME POPULATION
231,198



UNEMPLOYMENT RATE
13%



HOUSEHOLD SPENDING
(AVG ANNUAL SPEND)
\$64,126



CLOTHING AND ACCESSORIES
(AVG ANNUAL SPEND)
\$3,113



FOOD
(AVG ANNUAL SPEND)
\$8,150

Demographic data is based on 2021 census information from Piinpoint

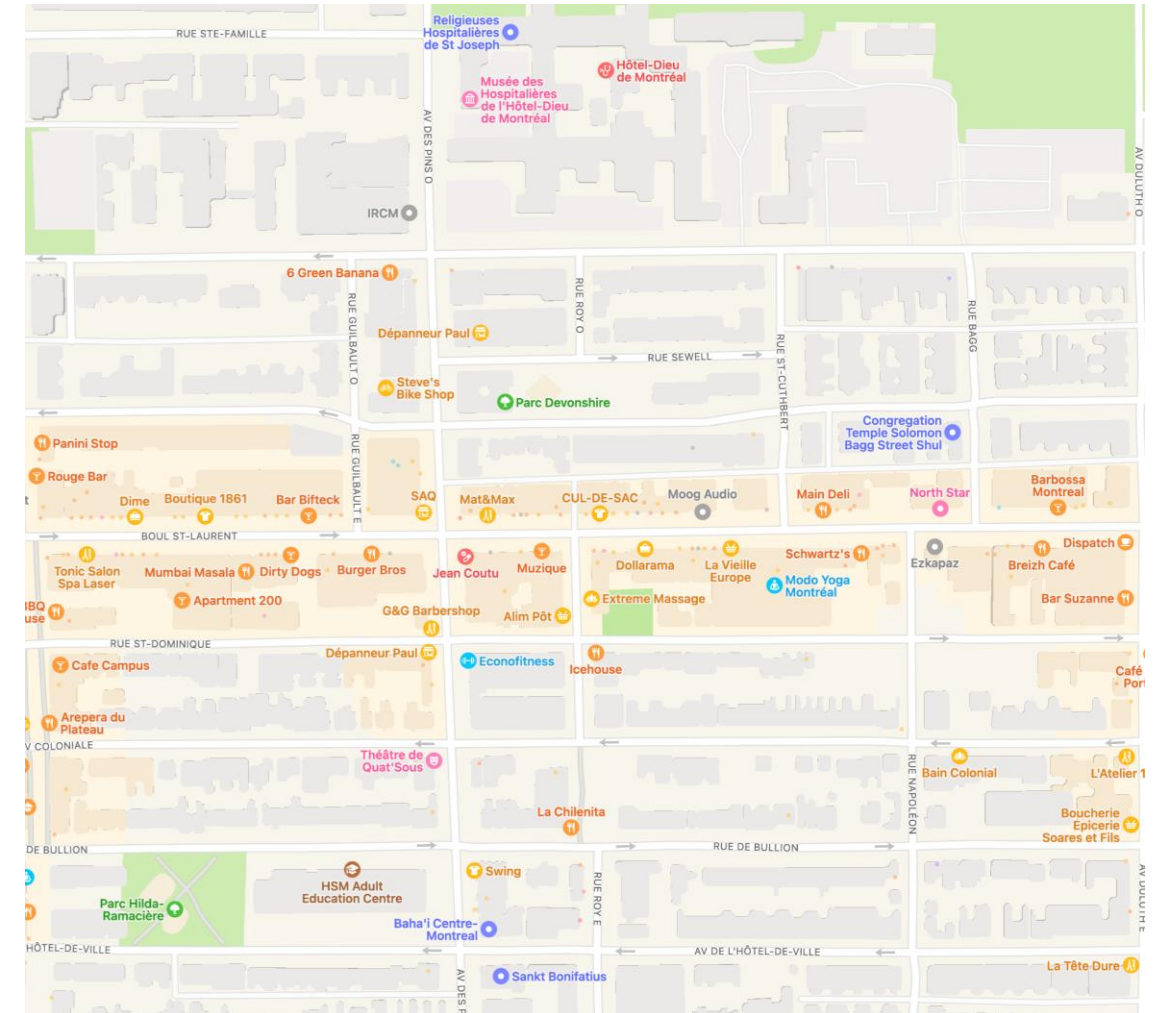
MONTREAL – St. Laurent Blvd.



PROPERTY HIGHLIGHTS

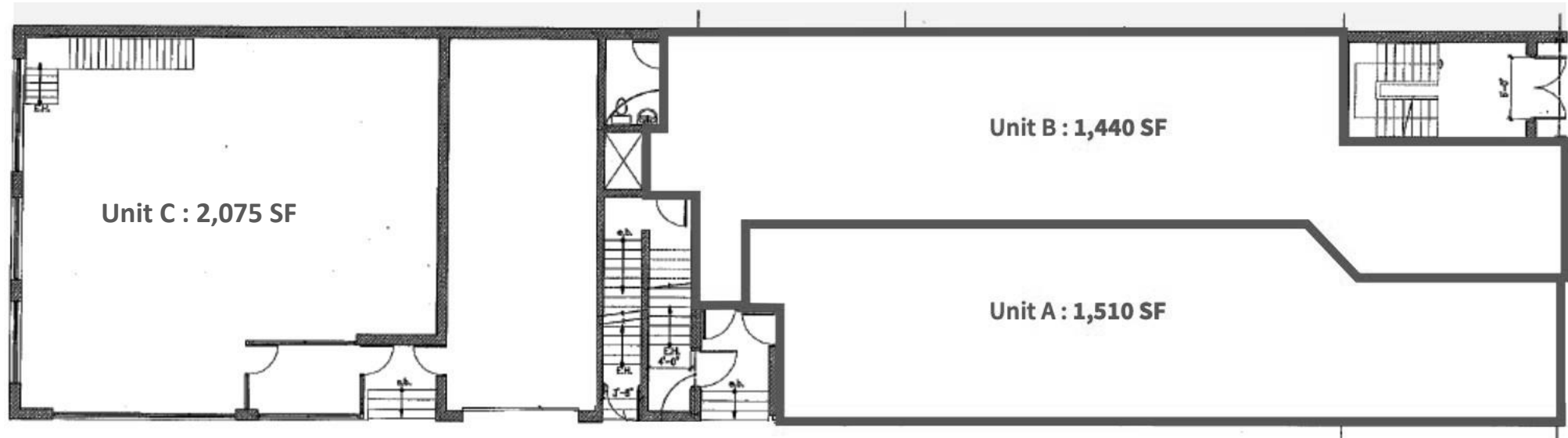
3781-3785 BLVD. ST-LAURENT

AREA	Up to 5,025 SF available <ul style="list-style-type: none"> • Unit A: 1,510 SF • Unit B: 1,440 SF • Unit C: 2,075 SF
ASKING NET RENT	Contact listing brokers
ADDITIONAL RENT	\$ 16.00 PSF
USE	Retail & Restaurant
NEIGHBOURHOOD	Jean Coutu Dollarama Shwartz's Deli SAQ Le Cartel Starbucks National Bank
PUBLIC TRANSPORT	Sherbrooke Metro – 11 minute walk – Orange Line Saint Laurent Metro – 12 minute walk – Green Line
AVG DAILY TRAFFIC (2019 - Source: Piipoint)	Vehicles 73,249 – Pedestrians 10,369



FLOOR PLANS – GROUND FLOOR

3781-3785 Blvd. St-Laurent



LEASABLE AREA OF 1,440 SF & 1,510 SF & 2,075 SF

3781-3785 BLVD. ST-LAURENT – Montreal



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