

CLIFFE CROSSING RETAIL FOR LEASE

FREDERICTON, NB

570 580 590 Two Nations Crossing

UNIT 5A | 1,750 SF



CBRE

Cliffe Crossing Overview

Cliffe Crossing presents a multi-tenant commercial development thoughtfully situated across 5 acres. Comprising three modern buildings, the site offers exceptional accessibility and an abundance of convenient parking, ensuring a seamless experience for every customer.

Key design elements are focused on optimizing customer accessibility and providing strong visibility for tenants, including large display windows and prominent signage options to support their operations.

Cliffe Crossing provides an unparalleled platform for businesses seeking high-traffic exposure and a meticulously managed property focused on long-term success.



HIGH TRAFFIC EXPOSURE

Signage opportunities at front and rear of building, and on pylon sign.



DESIGNATED GROWTH AREA

Part of a high-growth corridor offering a multi-tenant commercial development.

AREA DEMOGRAPHICS | 3KM RADIUS

17,434

Estimated Population,
2025 Census StatsCan

11.5%

Population Growth,
2020-2025 Census StatsCan

39.5

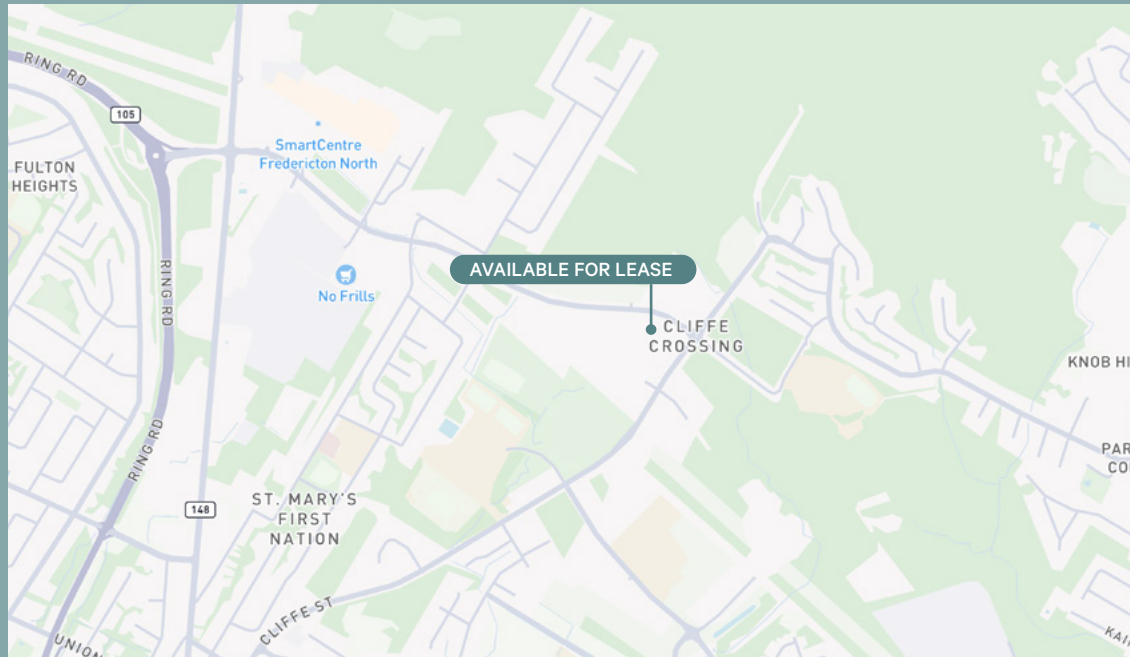
Median Age,
2025 Census StatsCan

\$19.9M

Total Population Spend on Personal Care & Services

\$16.3M

Total Population Spend on Recreational Services



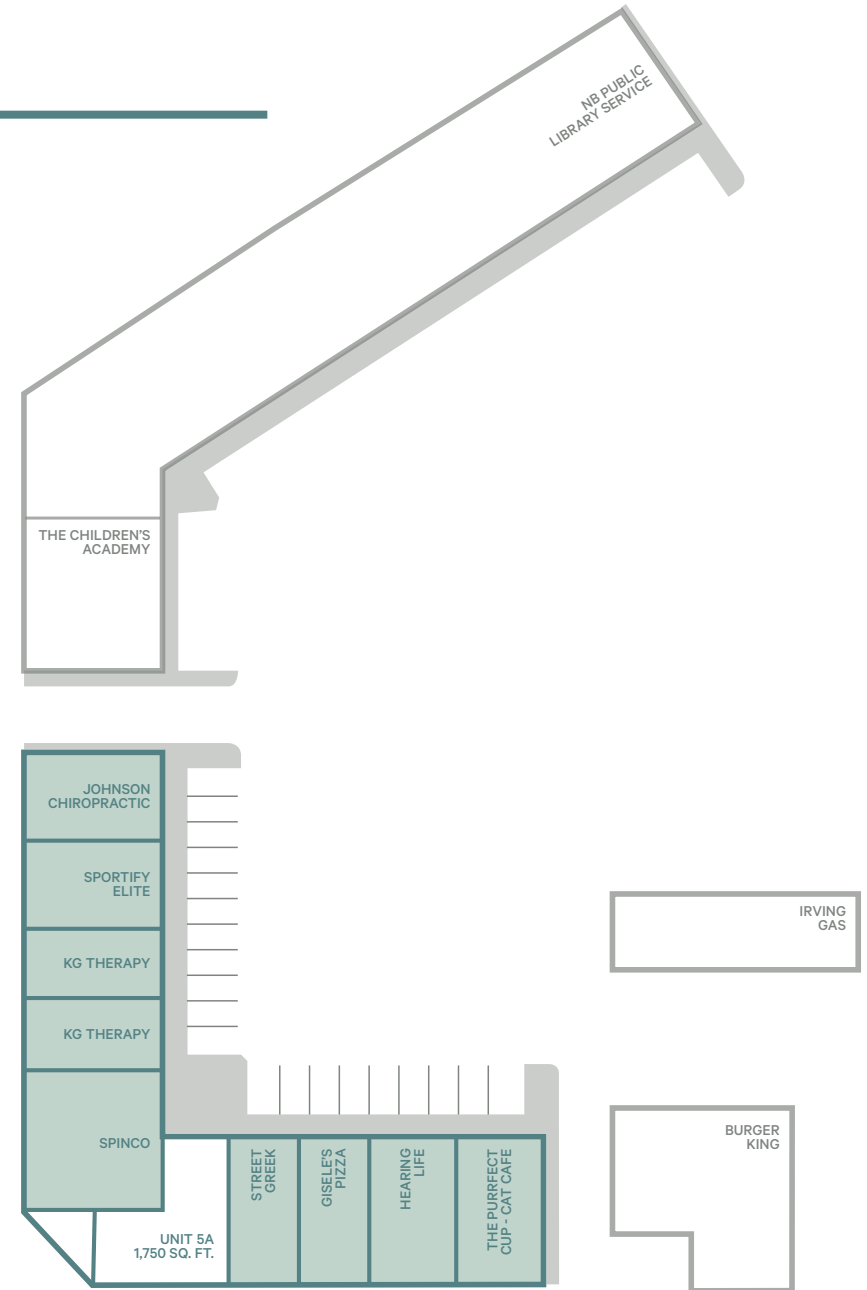
The Opportunity

The premier site at Cliffe Crossing presents an exceptional opportunity within a rapidly expanding area, serving as the foundational phase of a significant development. The developer is actively pursuing continued growth with the additional 8-acre site on the adjacent corner poised to generate substantial new activity and further enhance the area's appeal. This ongoing expansion underscores a commitment to creating a vibrant and dynamic commercial hub.

Strategically located, Cliffe Crossing benefits from close proximity to other burgeoning commercial developments, newly established schools, government offices, and diverse recreational amenities. The enclosed development map illustrates the integrated nature of this growing community, highlighting the convenient access and synergy among these key drivers of traffic and engagement.

The property is zoned Commercial Corridor Zone Two (COR-2), a flexible designation that permits a wide array of uses, offering broad potential for various businesses. Further development within the broader Cliffe Street and Two Nations Crossing area includes significant residential construction, driven by ongoing population growth, which indicates substantial future demand for local services and an increased customer base.

Civic Address:	570/580/590 Two Nations Crossing, Fredericton, NB
Property Type:	Ground Level Commercial
Space Available:	Unit 5A: 1,750 sq. ft.
Zoning:	Commercial Corridor Zone Two (COR-2)
Net Rent:	Unit 5A: \$25.00 per sq. ft.
Additional Rent:	\$12.21 per sq. ft. Heat and lights not included. These utilities are billed directly to the Tenant.
HVAC:	Natural gas roof top heating; Electrical cooling
Electrical:	200 amp
Fire Protection:	Fully sprinklered and alarmed



Floor Plan

Suite 5A

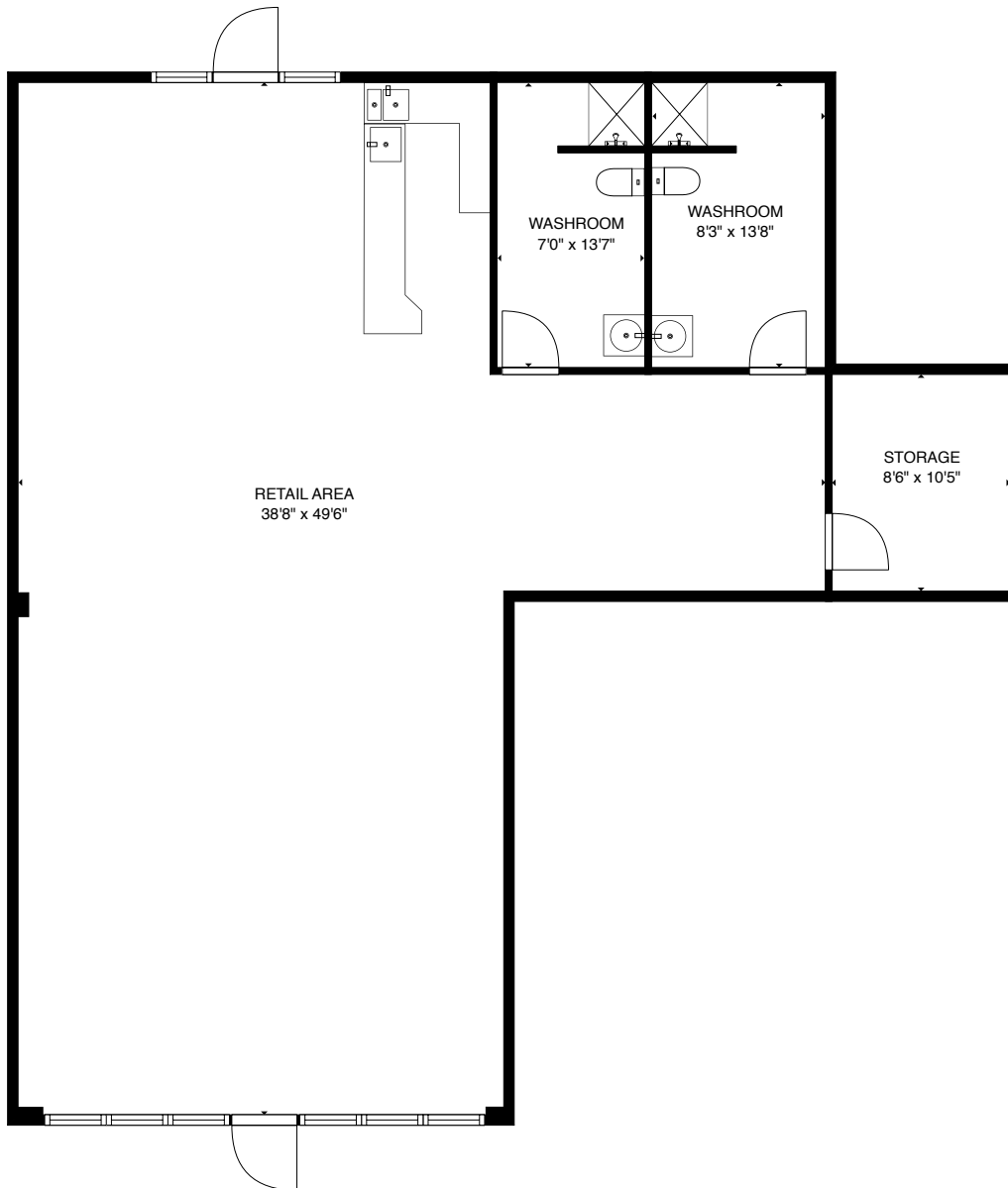
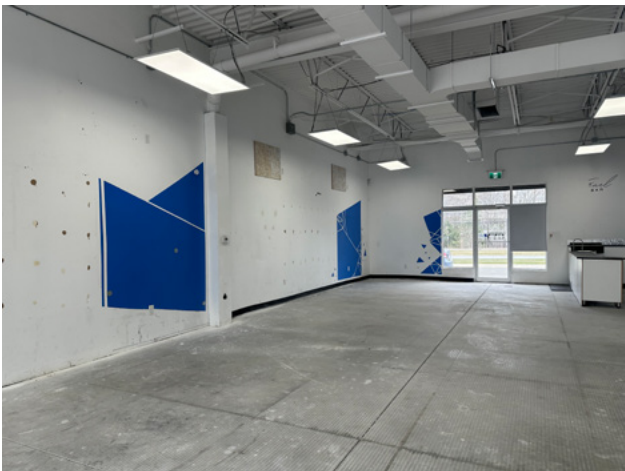


Photo Gallery

Suite 5A





CBRE

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570 580 590
Two Nations Crossing

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