

 Boulevard Port Royal, Bécancour

## ESPACES COMMERCIAUX À LOUER COMMERCIAL SPACES FOR LEASE





# INTELLA

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**New service centre Bécancour, Quebec, comprising a shell gas station, a c-store, an A&W restaurant with drive-thru and diesel cardlock.**

**A 3,00 sf. building for the c-store.**

**A 2,000 sf. building for an A&W restaurant with drive-thru.**

**This site will differentiate itself by being the first gas combo site on Highway 55 south of trois Rivières and easily accessible for a quick stop.**

**The subject site is located at exit 176 on Highway 55 south in Bécancour.**

**Large lot (145,000 sf.) with an attractive offering. Easily accessible with three means of ingress/egress. Visible at 50-75m from Road 132; at 200m on the service road. This site will become visible from the Laviolette Bridge.**

**This site is primarily dedicated to Highway 55 traffic and it also serves the needs of workers and residents nearby.**

**The larger population base of Bécancour is located east of the site and they will use the same exit (176) and the service Road to reach Highway-30 east exit ramp.**

**Traffic volume - the site has access to half of Highway 55 traffic:**

**12,000 vehicles/day on blondin/Road 132 (pethel consultants - jan2016)**

**18,600 vehicles/day on Highway 55 (2015 MTQ AADT: north of exit 176)**

**23,200 vehicles/day on Highway 55 (2015 MTQ AADT: south of exit 176)**

**A Target Market that contains 7,620 residents with 1,660 workers; larger population growth compared to the province: 2006-2011 at 23% (Qc 4.7%); 2011-2016 at 5.6% (Qc 4.9%).**

**Average age: 42 years vs 41 years in Quebec**

**French as mother tongue: 98% vs 79% in Quebec.**

**Average household income: 9.3% higher (\$75,289 vs \$68,864 in Quebec).**