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**Boulevard Port Royal, Bécancour** 

#### ESPACES COMMERCIAUX À LOUER COMMERCIAL SPACES FOR LEASE

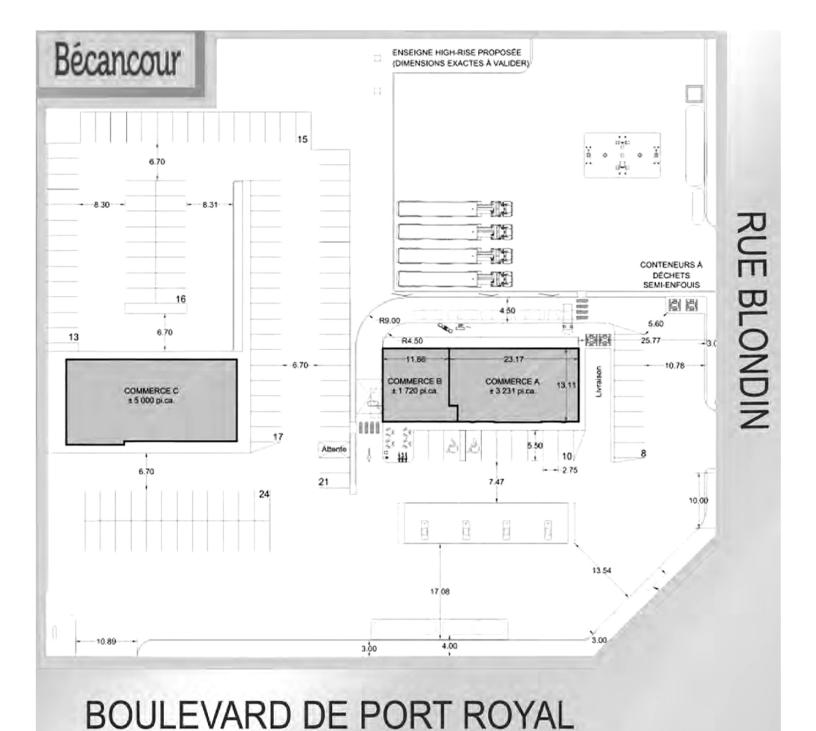




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New service centre Bécancour, Quebec, comprising a shell gas station, a c-store, an A&W restaurant with drive-thru and diesel cardlock.

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 trafic:

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 ai 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).