

# INTELLA

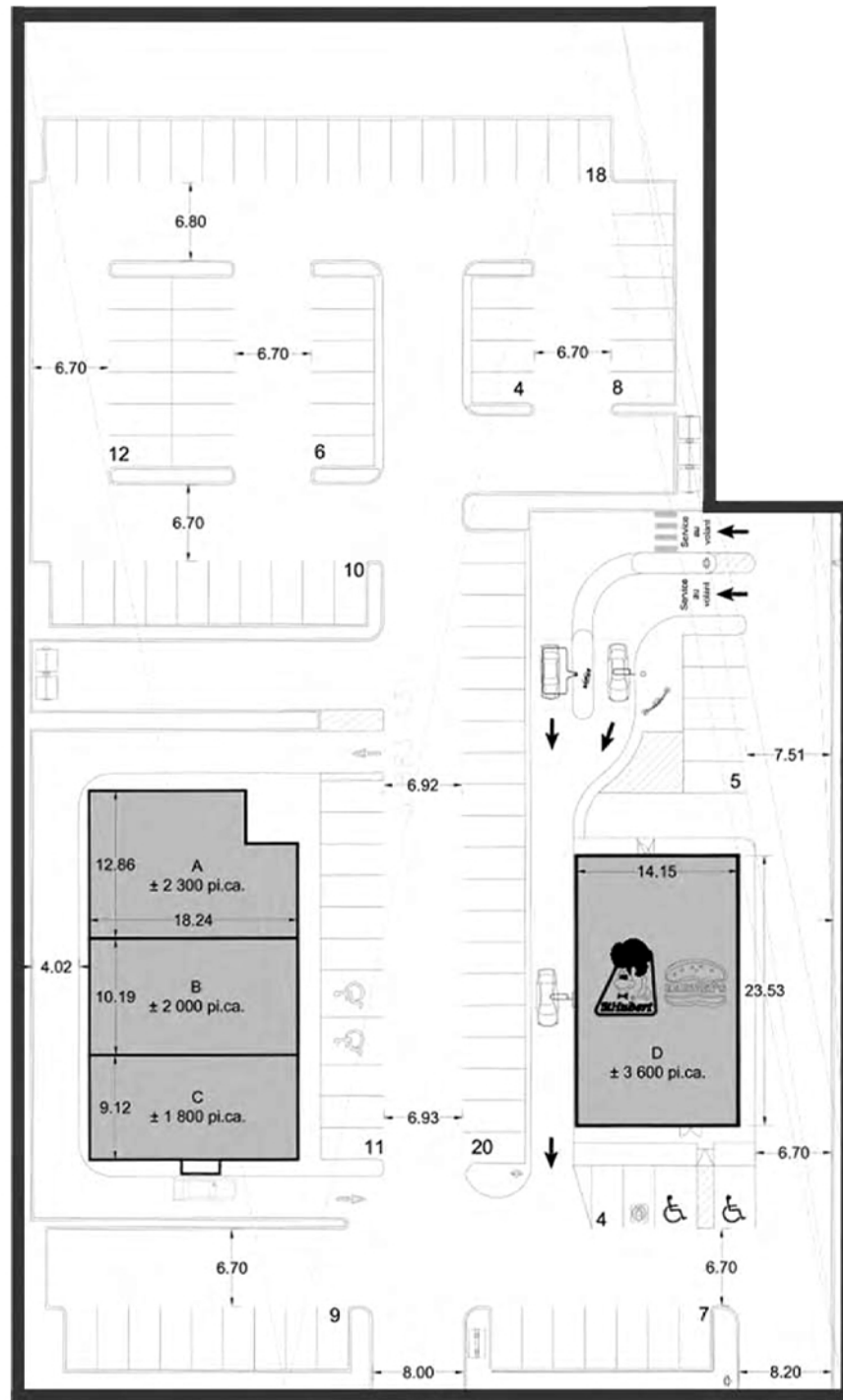
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 Route 235, Ange-Gardien, QC

## ESPACES COMMERCIAUX À LOUER COMMERCIAL SPACES FOR LEASE



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Route 235



Located near exit 55 west of Highway 10.  
The proposed site provides great visibility on road 235 in both directions.

Exit 55 is a major service centre area of Highway 10 there are a series of c-stores, gas stations and restaurants (fast food, family restaurants) on either side of Highway 10 on Road 235.

By being part of service centre located next to exit/entrance 55 west bound of Highway 10, the proposed site will be convenient and easily accessible for cars going east and west and transiting on Highway 10.



The traffic volume on Regional Road 235 in front of the proposed site is estimated at 13,000 vehicles per day (manual counts).

Between the two exits the traffic volume is estimated at 15,000. South or north of the site.

The traffic volume on Highway 10 when approaching Exit 55 is estimated at 35,000 cars.

Total traffic (highway+ exit) is +/- 50,000.