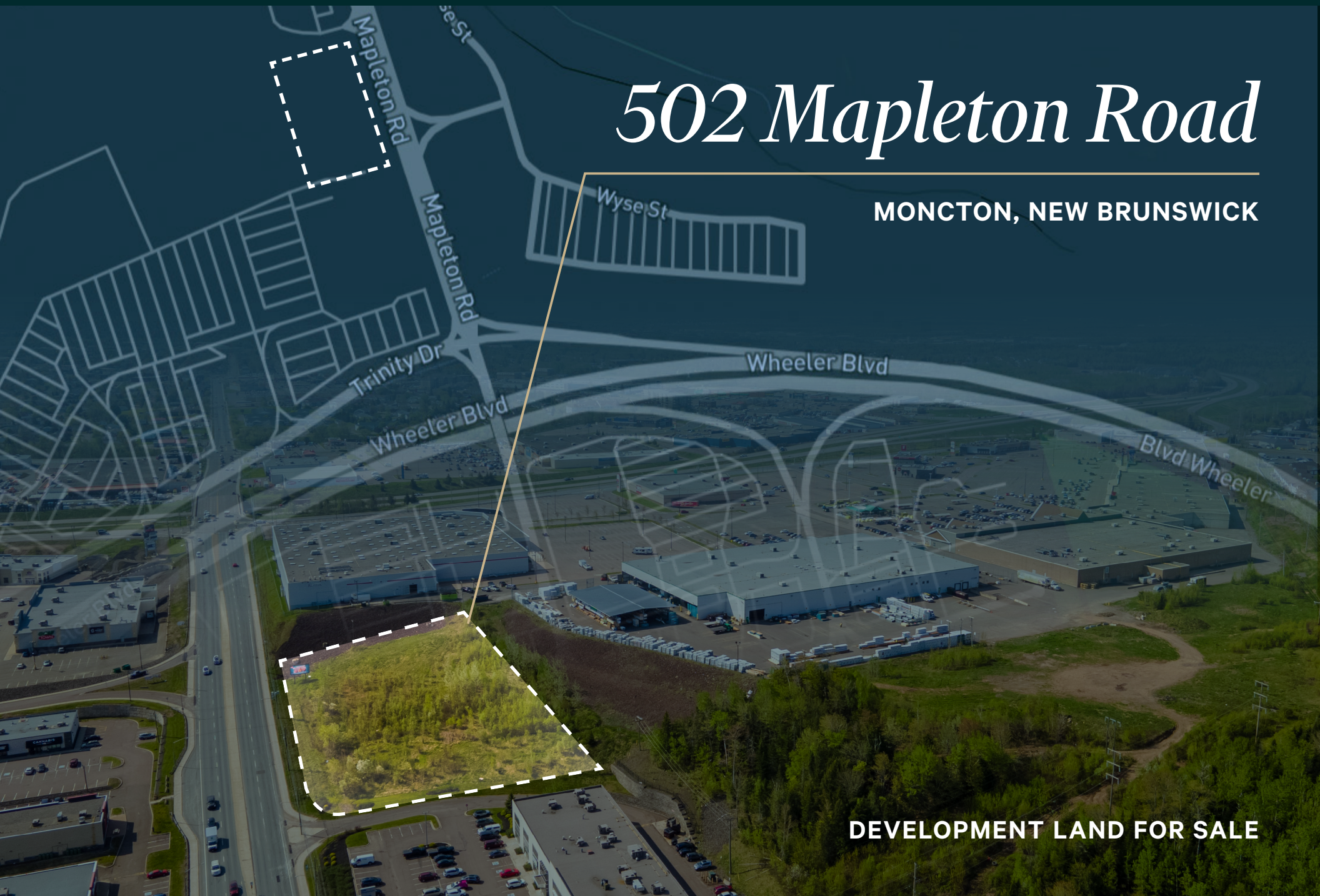


# *502 Mapleton Road*

**MONCTON, NEW BRUNSWICK**

**DEVELOPMENT LAND FOR SALE**





±2.2 AC

*\*Approximate lot boundaries only - to be subdivided at closing*

# The Offering

## HIGH-PROFILE DEVELOPMENT SITE ON MAPLETON ROAD



Rare opportunity to purchase one of the last remaining development sites along Mapleton Road.



The site can accommodate a wide array of commercial development. With limited options in Moncton North for small highly visible and close proximity to Highway 2, this site offers an exceptional development opportunity.



Great potential for multi-residential development.



The site is positioned a short walk from Mapleton Park walking trails, Trinity Power Center with a newly open U-Haul, Mapleton Power Centre, and a wide range of professional services and amenities.



With quick access to highway connections, this area is attractive to a wide range of businesses.



Subject to severance and covenant (supporting documentation will be made available during due diligence)

ASKING PRICE

\$795,000

# Location Overview

## PROPERTY INFORMATION

Civic Address 502 Mapleton Road, Moncton, New Brunswick

Land Size ±2.2 AC  
To be subdivided at closing

PID Portion of 70469838

Zoning SC - Suburban Commercial

Existing Conditions Mostly cleared, sloping

Access Off Mapleton Road

Easements and Agreements Please contact the agent

Lot is well-positioned off Mapleton Road, close to all amenities such as Trinity Drive / Wheeler Park Power Centre, Mapleton Centre, Plaza Boulevard Centre, banks, pharmacy, and restaurants.



## Neighbouring Businesses

- Atlantic Superstore
- Bouclair Moncton
- Cineplex Cinema
- Dollarama
- East Side Mario's
- Hallmark
- Home Sense
- Hop! Skip! Jump!
- Industrial Commercial Supplies
- Kelseys Original Roadhouse
- Mark's
- Ricki's Cleo
- Scotia bank
- Staples
- Starbucks
- TELUS
- The Brick
- The Mobile Shop
- The Shoe Company
- U-Haul

And many more...



### TRAFFIC COUNTS (7 AM - 6.45 PM)

1

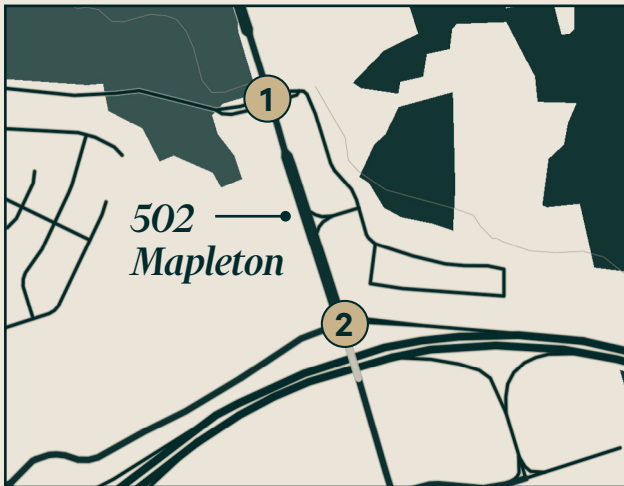
# 24,421

Corner of Mapleton Road, Frampton Lane, and Wyse Street (2024)

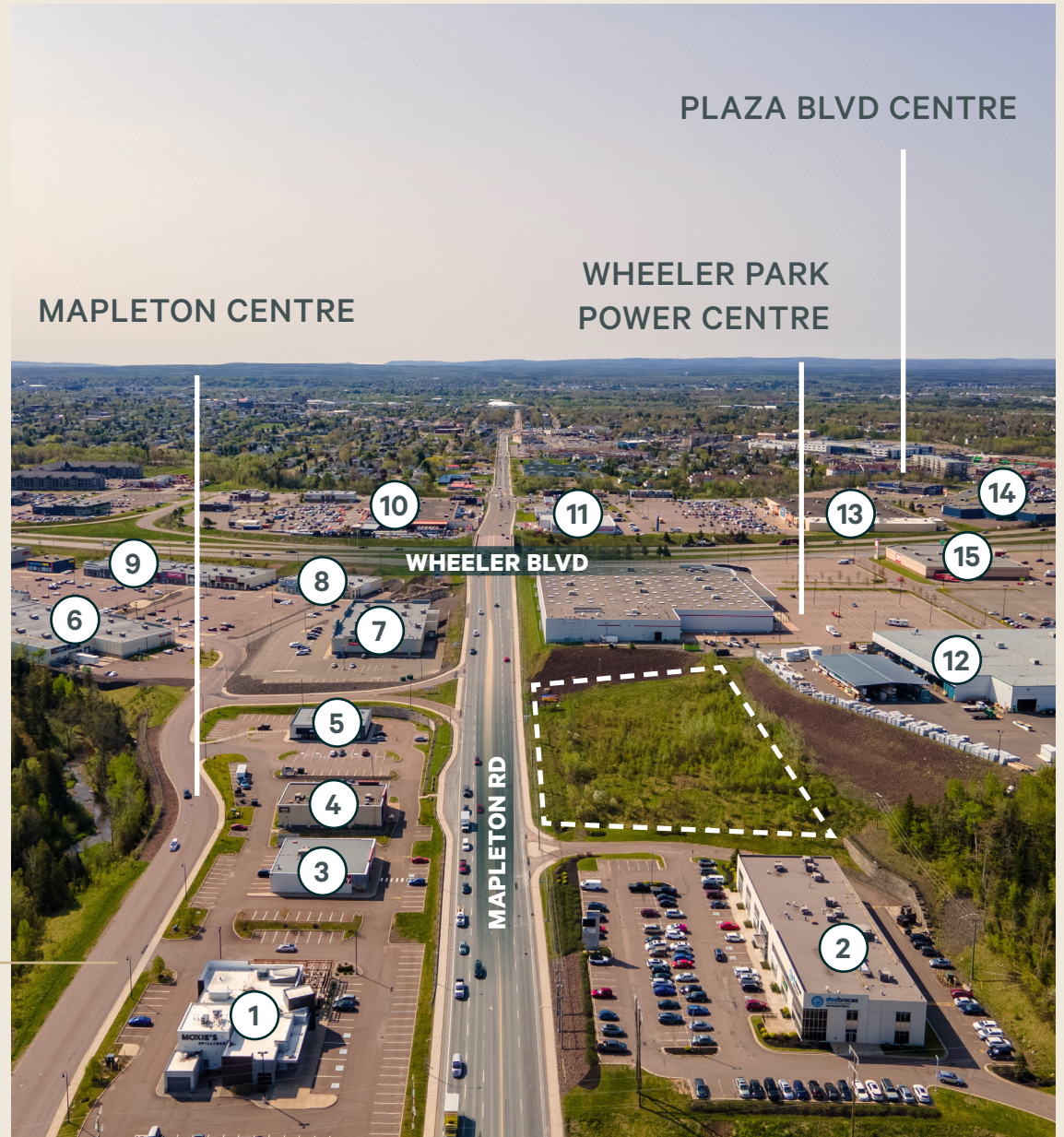
2

# 26,356

Corner of Mapleton Road, Trinity Drive, and Wheeler ramps (2023)



- |  |  |
|--|--|
| 1. Moxie's Restaurant                            | 8. Lindt Chocolate                                       |
| 2. docbraces                                     | 9. Banana Republic / Carter's / Structube / Under Armour |
| 3. Sleep Country Canada                          | 10. The Home Depot                                       |
| 4. Classic Burger Express / Mexi's Fresh Express | 11. Ritchie's Floor / Value Village                      |
| 5. Cannabis NB                                   | 12. Industrial Commercial Supplies                       |
| 6. DSW / Ashley Homstore / PetSmart / Party City | 13. Walmart / McDonald's                                 |
| 7. Golf Town                                     | 14. Bulk Barn / Winners                                  |
|  | 15. The Brick  |



*Exceptional Infill Opportunity in a Popular Area*




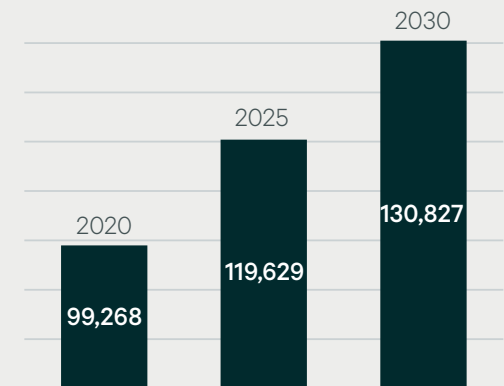
# Market Snapshot



## DEMOGRAPHIC SNAPSHOT WITHIN 8 KM

 **39.0**  
2025 MEDIAN AGE

 **\$96,255**  
2025 AVERAGE  
HOUSEHOLD INCOME



 **TOTAL POPULATION**

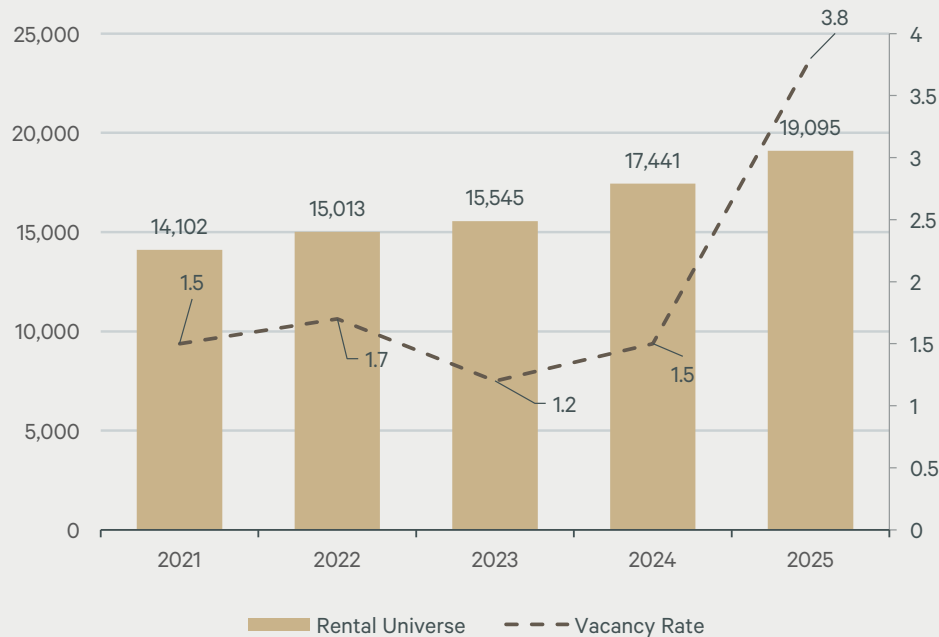
# Market Overview

North Moncton Housing Under Construction by Dwelling Type

DWELLING TYPE	2025 STATS	2026 STATS
Single	28	21
Semi-detached	32	20
Row	3	0
Apartment	299	220
<b>TOTAL</b>	<b>362</b>	<b>261</b>

North Moncton Completion by Dwelling Type

DWELLING TYPE	MAR 2026	YTD 2026
Single	2	8
Semi-detached	2	10
Row	0	3
Apartment	1	82
<b>TOTAL</b>	<b>5</b>	<b>103</b>



## MONCTON VACANCY RATES

**3.8%**

2025 Vacancy (Overall)

**3.1%**

2025 Moncton North

**1.7%**

2025 Moncton North - Constructed 2000 or Later

### Moncton Private Row and Apartment Vacancy Rates 2025

1 bedroom	<b>2.8%</b>
2 bedroom	<b>4.2%</b>

## NEW BRUNSWICK STATS Population (2026)

**867,383**

**↓ -0.1%**

## Total Employment (2026)

**409,000**

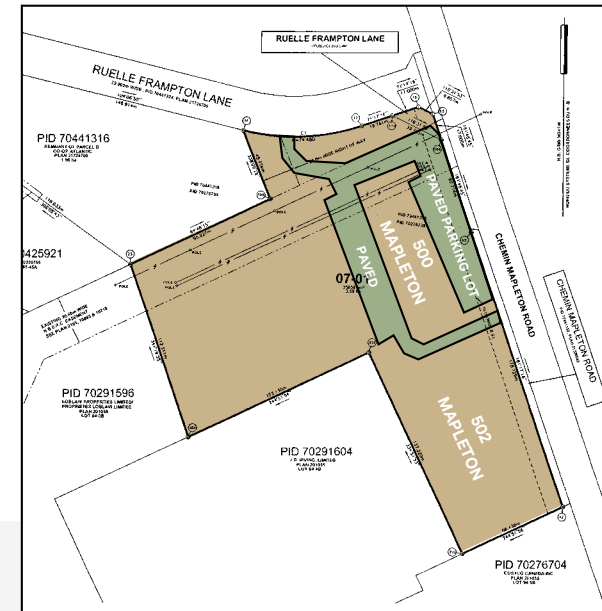
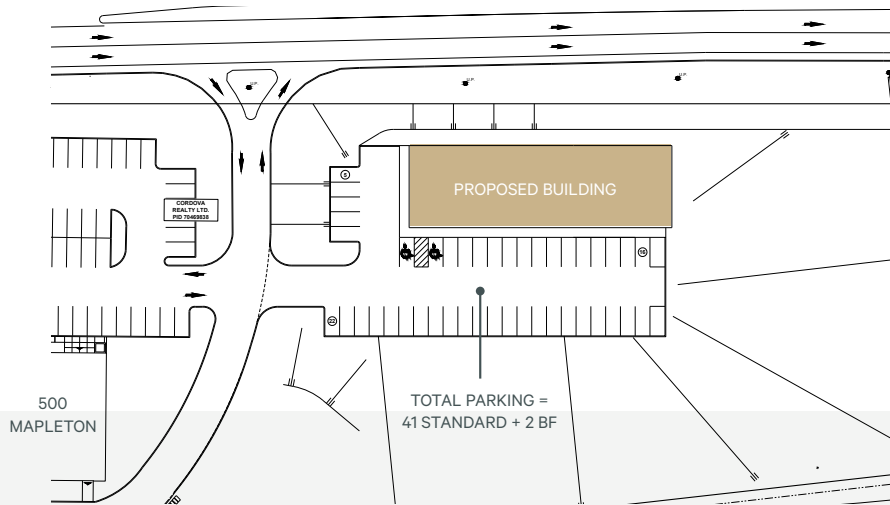


With a population of nearly 196,143 in 2025, Moncton CMA is the largest metropolitan area in New Brunswick and the second largest CMA in the Maritime Provinces (after Halifax). Close to half of the population is bilingual. Greater Moncton is experiencing unprecedented population growth, ranking as one of Canada's fastest-growing metropolitan areas with a growth rate of roughly 5.1% in 2024 and an estimated 2.9% in 2025. This growth has been largely driven by international immigration and a rural-urban shift in New Brunswick, as employment growth in urban centers has outpaced rural communities. Moncton is known as the "Hub City" as it is at the geographic center of the Maritime provinces. Greater Moncton has leveraged itself into becoming a leading distribution, logistic and retail center for New Brunswick, with a catchment area of 1.4 million people within a 2.5 hour drive.

The economy is largely driven by service and manufacturing industries as well as government and professional offices choosing Moncton as their headquarters. Greater Moncton is also home to two universities, two community colleges and four private colleges. There are over 13,500 students enrolled in post-secondary education programs, which results in 93 students for every 1,000 people living in the area.

Sources: CBC "Moncton again one of Canada's fastest growing regions, StatsCan estimates", CMHC, StatCan

# Development Potential



## PERMITTED USES IN THE SC ZONING

- Art gallery, library or museum
- Bank or financial institution
- Call centre
- Car wash
- Church
- Communication use
- Community garden
- Daycare centre
- Drive thru
- Educational use
- Entertainment use
- Funeral home
- Government use
- Hospital, treatment centre or medical clinic
- Microbrewery
- Motel, hotel, or rooming house
- Nursery
- Office use (up to 465 m<sup>2</sup>)
- Personal service shop
- Pet services
- Philanthropic use
- Public park or playground
- Recreational use
- Residential care facility
- Restaurant
- Restaurant including a drive thru
- Retail store
- Rooming house, single unit dwelling, two unit dwelling, semi-detached dwelling, or three unit dwelling
- Service shop
- Small-scale recycling centre
- Veterinary clinic
- Wholesale store
- Accessory use, building or structure

## SECONDARY PERMITTED USE

- Bed and breakfast
- Daycare centre
- Display court
- Dwelling unit
- Home occupation
- Outdoor storage

## CONDITIONAL USE SUBJECT TO TERMS AND CONDITIONS

- Assisted living facility or independent living facility
- Automobile repair shop or automobile sales establishment
- Mini storage warehouse
- Service station
- Small engine repair
- Multiple unit dwelling, rowhouse dwelling or townhouse dwelling

# Offering Process

Based on information contained herein and other information that may be made available by CBRE, interested parties are invited to submit offers using their own form of non-binding Letter of Intent (“LOI”). The LOI must outline the terms for the purchase of the Property, including the following information:

- 1. Total purchase price;**
- 2. Material terms and conditions of the proposal, including timelines;**
- 3. Names and ownership interests of the beneficial owners of the purchaser;**
- 4. A mailing address, e-mail address and fax number for the delivery of notices.**

## SUBMISSION GUIDELINES

Letters of Intent may be presented at any time and will be responded to by the Owner as they are received. The Vendor reserves the right to remove the Offering from the market and to alter the offering process described above and timing thereof, at its sole and absolute discretion.

## SALE CONDITIONS

All inquiries regarding the Property should be directed to CBRE as follows:

**SANDRA PAQUET**

**SANDRA.PAQUET@CBRE.COM**

The Property is to be purchased on an “as is, where is” basis and there is no warranty, express or implied, as to title, description, condition, cost, size, merchantability, fitness for purpose, quantity or quality thereof and without limiting the foregoing, any and all conditions or warranties expressed or implied will not apply and are to be waived by the purchaser. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE Limited nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

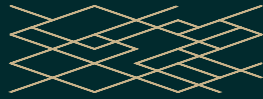
Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE Limited, and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE Limited.

## DISCLAIMER

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation (“CBRE”). The information set out herein (the “Information”) has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient’s reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE.

Sources: Sitewise, CMHC, City of Moncton, Stat Can

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective purchasers may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.



# *502 Mapleton Road*

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MONCTON, NEW BRUNSWICK

**FOR MORE INFORMATION,  
PLEASE CONTACT:**

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**SANDRA PAQUET**  
Senior Sales Associate  
T 506 386 3447  
[sandra.paquet@cbre.com](mailto:sandra.paquet@cbre.com)

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