

# 168 Rothesay

168 Rothesay Ave, Saint John, NB

FOR LEASE

Will Stapleton

Leasing & Asset Manager  
will@r2capital.ca | 1(647) 460 4230



## Highlights

168 Rothesay is a 155,000 sq ft Shopping Centre located in the heart of the Uptown Saint John. With over 325,000 visits per quarter and is a popular destination for families with young children and professionals as it provides the convenience of daily necessities and services.

- Anchored by a 88,000 sq ft Atlantic Superstore (Loblaws), 20,000 sq ft Fit4Less (Goodlife), and a 15,000 sq ft Staples.
- The Centre offers high exposure from the Saint John thoroughway Route One, located on Rothesay Ave, and the northwest corner of HWY turn off and Thorne Ave with three (3) entrances.



## Availabilities

168 Rothesay provides excellent spaces for high-traffic and high visibility retail frontage with ample business storage boasting 22'8" high ceiling and two loading bays. Great corner unit with wide open space.

Total available space is 11,750 sq ft. Or the option to take 8,250 sq ft in one space, and 3,500 sq ft in the other space.



## Demographics



Trade Area  
Population

135,622



Population  
(10km)

73,611



Number of  
Households

29,731



Household  
Income

\$80,730



Quarterly Foot  
Traffic

325,622

\*Data from 2023 New Brunswick Economic Analytics.



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Total Available (1-unit)  
8,250 sq ft

GoodLife  
FITNESS

Available  
8,250 sq ft

LEASED

Rothesay Ave

Windows and Street  
Side Entrance

