



# SMARTCENTRES FREDERICTON

125 TWO NATIONS CROSSING | FREDERICTON, NB



SmartCentres Fredericton is located just off Highway 105 at St. Mary's Street and Two Nations Crossing adjacent to Walmart, Canadian Tire and KENT.

### PROPERTY DETAILS

Total GLA:  
**11,390 sf**

Site Size:  
**35.00 acres**

Retail Node:  
**400,000 sf**

Major Intersection:  
**St. Mary's Street & Two Nations Crossing**

### DEMOGRAPHICS

5 KILOMETERS

10 KILOMETERS

20 KILOMETERS

	5 KILOMETERS	10 KILOMETERS	20 KILOMETERS
Population	3,761	72,427	107,810
Household Income	\$78,962	\$90,108	\$94,114
Number of Households	1,676	31,299	44,623

**SMARTCENTRES FREDERICTON**  
125 TWO NATIONS CROSSING | FREDERICTON, NB



EXPLORE PROPERTY  
<https://smartcentres.com/property/1235>

### LEASING CONTACT

Ryan Laufer

438-226-8885

[rlaufer@smartcentres.com](mailto:rlaufer@smartcentres.com)

# SITE PLAN



<span style="color: red;">■</span>	AVAILABLE UNITS	<span style="color: blue;">■</span>	NEW BUILD OPPORTUNITY
------------------------------------	-----------------	-------------------------------------	-----------------------

- 1. Dollarama
- 2. Available (~1,200 sf)
- 3. New Build Opportunity
- 4. New Build Opportunity
- 5. New Build Opportunity
- 6. New Build Opportunity

**SMARTCENTRES FREDERICTON**  
125 TWO NATIONS CROSSING | FREDERICTON, NB



EXPLORE PROPERTY  
<https://smartcentres.com/property/1235>

**LEASING CONTACT**

Ryan Laufer

438-226-8885

[rlaufer@smartcentres.com](mailto:rlaufer@smartcentres.com)