



575 TWO NATIONS CROSSING

# Cliffe Crossing

*Fredericton, New Brunswick*

New Development at the  
Corner of Cliffe Street &  
Two Nations Crossing

**CBRE**

# Commercial Development Area

## The Final Phase

The future plans of this 8 acres site at 575 Two Nations Crossing include a commercial complex focused on retail development located across from the completed four phases. This is being developed in close proximity to other commercial developments, recently built schools, government offices' and recreational amenities as highlighted in the map enclosed. It is clear that Cliffe Crossing is active.

The existing tenant mix is driving traffic to the area. Strong anchors include a Provincial Regional Library, Provincial library services, a daycare, Burger King, and a convenience store location with a gas station. The nearby area also includes a number of schools: Leo Hayes High School, Gibson Neill Memorial Elementary, and Ecole Les Eclaireurs. Zoning for this property is Commercial Corridor Zone Two (COR-2) which permits a number of uses. A number of design options are also available. The current concept has been enclosed for illustration however, at this point can be changed to meet needs of tenants with large and small retail format requirements. Stand alone options are also possible.

### EMERGING GROWTH AREA

The Development is located in an expanding area of the City with continued future development planned.

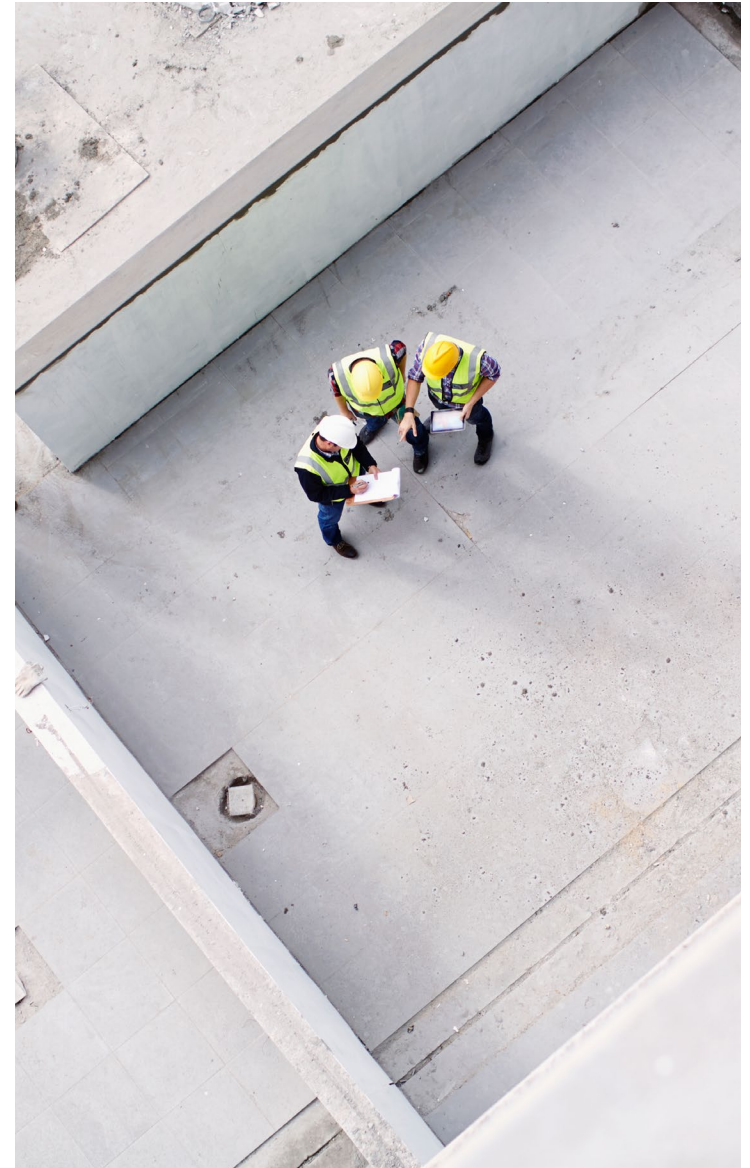
### HIGH TRAFFIC EXPOSURE

Corner Location with signage opportunities.

### DIVERSE TENANT MIX

Targeting a range of Tenants to support residents of the local area as well as destination locations.

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# Cliffe Crossing



## Nearby Amenities

1. Phase V Development
2. Two Nations and Cliffe Crossing
3. SPINCO
4. Irving
5. Burger King
6. Street Greek North
7. New Brunswick Library
8. YMCA
9. Scotiabank North Field
10. Two Nation One Stop
11. St. Mary's Entertainment Centre
12. The Goodz Take Out
13. McDonald's
14. Walmart
15. Kent
16. Willee Oree Arena
17. Leo Hayes High School
18. Glibson Neill Memorial Elementary
19. Shannex
20. Upper Cuffman School

# The Development Process

## Current & Future Developments

### PHASE I

Cliffe Crossing started with focusing on the west end of the property for development. Construction began on site in 2015 to meet the need for the public library as well as their regional offices. With the quick addition of the daycare as an additional tenant, Phase I was fully leased with Phase II construction already well underway.

### PHASE II

In 2017 / 2018, Burger King and the Irving gas bar were welcomed as the 1st retail tenants; and the tenant mix continued to grow to support the market demand in the community.

### PHASE III

With a mix of health-based services, personal fitness clubs, and quick service restaurants, Cliffe Crossing evolved into a commercial hub meeting the needs of the surrounding residents.





#### PHASE IV

Phase IV is the second to last phase for Cliffe crossing and is currently underway. Phase IV was the introduction of the Elections N.B office and warehouse complex. This is still underway and is set to be completed at the end of 2022. With the completion of phase IV will come 28,000 sq. ft. of office space and warehouse space. This will be the largest single tenant stand alone addition to Cliffe Crossing.

#### PHASE V

With the already completed office warehouse complex on site and some of the ground work already completed, Cliffe Crossing is well positioned to continue this strong growth. Both the Colpitts Developments and CBRE look forward to the continued opportunity to work with tenants to provide the community a diverse selection of products and services to meet their needs.

# Timeline

#### PHASE I

Started: 2015  
Completed: 2016

Library and daycare facilities were added.

#### PHASE II

Started: 2017  
Completed: 2018

Irving and Burger King were added to the complex.

#### PHASE III

Started: 2019  
Completed: 2021

Fitness facilities were added to the complex.

#### PHASE IV

Started: 2021  
Completed: 2022

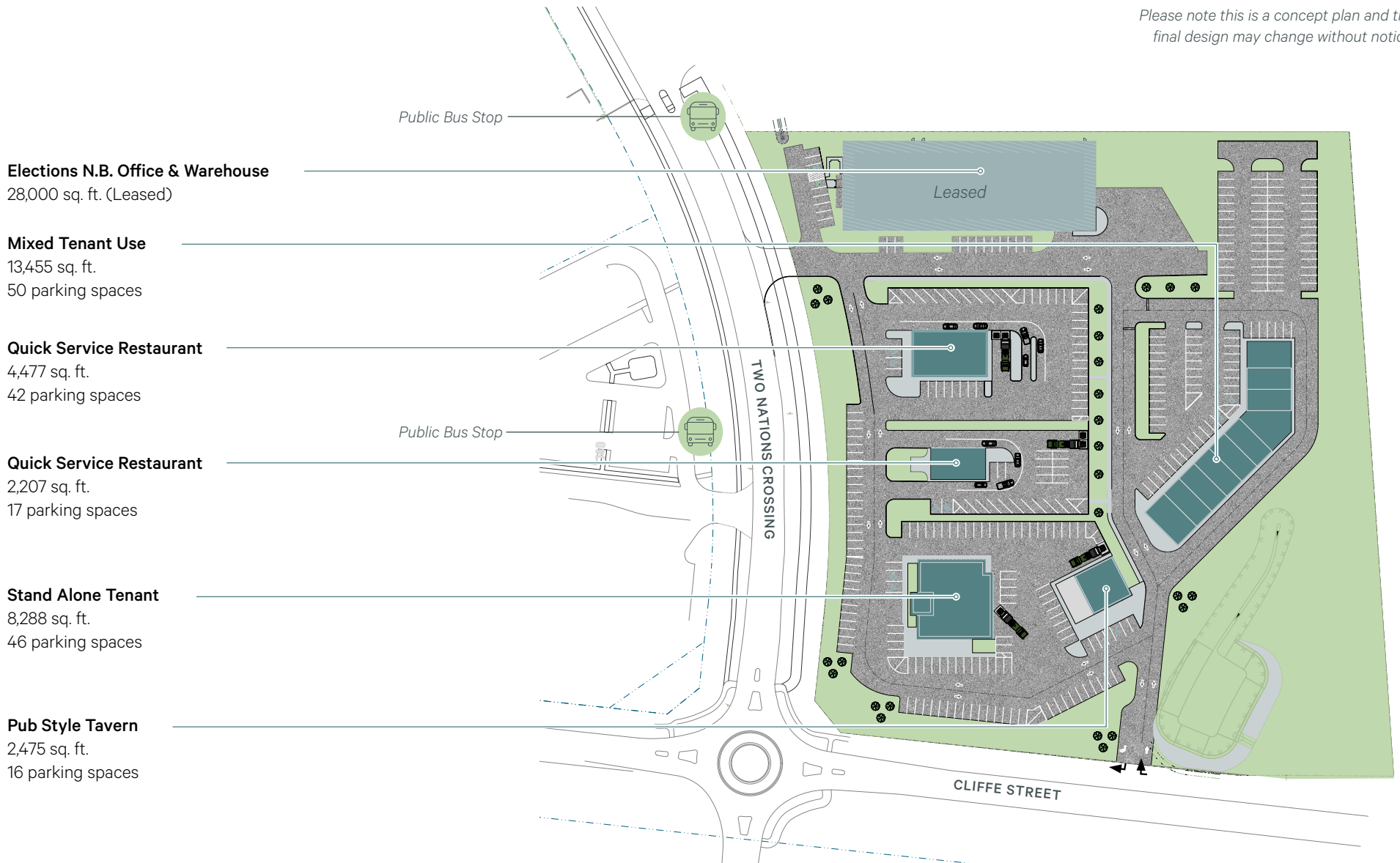
28,000 sq. ft. of office and warehouse space

#### PHASE V

Multi-tenant building completed  
Pad site preparation underway

# Site Plan

Please note this is a concept plan and the final design may change without notice.



**Elections N.B. Office & Warehouse**  
28,000 sq. ft. (Leased)

**Mixed Tenant Use**  
13,455 sq. ft.  
50 parking spaces

**Quick Service Restaurant**  
4,477 sq. ft.  
42 parking spaces

**Quick Service Restaurant**  
2,207 sq. ft.  
17 parking spaces

**Stand Alone Tenant**  
8,288 sq. ft.  
46 parking spaces

**Pub Style Tavern**  
2,475 sq. ft.  
16 parking spaces

# Floor Plan

## 6,095 sq. ft. of Mixed Tenant Use Space

### Suite 1

LEASED

### Suite 2

LEASED

### Suite 3

LEASED

### Suite 4

1,402.04 sq. ft.

### Suite 5

LEASED

### Suite 6

1,180.87 sq. ft.

### Suite 7

1,156.26 sq. ft.

### Suite 8

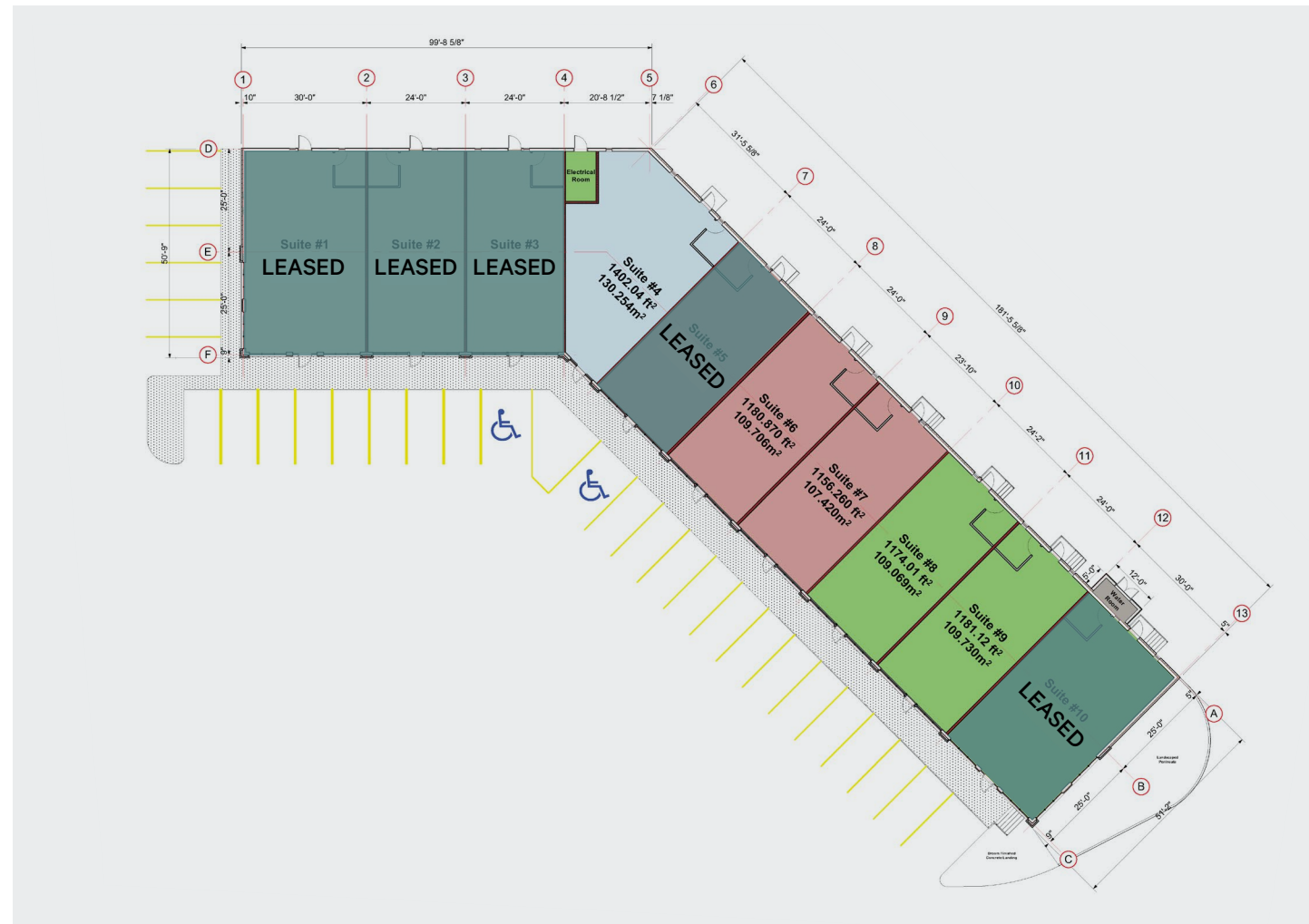
1,174.01 sq. ft.

### Suite 9

1,181.12 sq. ft.

### Suite 10

LEASED.



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# Zoning

## COR-2 Commercial Corridor Zone Two

### PERMITTED USES

Car Wash  
Catering Service  
Convenience Store  
Contractor's Shop  
Dispatch Service  
Drinking Establishment  
Commercial Recreation  
Establishment  
Equipment Sales & Rental - Light  
Financial Institution  
Fitness Centre  
Food Service - Take Out  
Funeral Home  
Grocery Store  
Health Services Laboratory  
Hotel/Motel  
Instructional Facility  
Liquor Store  
Medical Clinic  
Medical Practice

Micro-brewery  
Night Club  
Office  
Personal Service - Apparel  
Personal Service - Appearance  
Pet Care Service  
Printing Centre  
Regional Transit Service  
Restaurant  
Restaurant - Licensed  
Retail Store  
Sales Centre - Model Home  
Service & Repair - Household  
Social Organization  
Special Function Tent  
Studio - Media  
Studio - Photographic  
Temporary Vending Facility  
Vehicle Sales - Seasonal  
Vehicle Service - Major  
Vehicle Service - Minor

Veterinary Services  
Vocational/Technical School  
Warehouse - Wholesale

### CONDITIONAL USES

Drive-thru Facility  
Gas Bar  
Vehicle Rental  
Vehicle Sales



# Photos



# Demographics

## 3km Radius



15,354

POPULATION

\$88,437

AVERAGE HOUSEHOLD INCOME

5.6%↑

POPULATION CHANGE (2016 - 2021)

39

MEDIAN AGE



# Demographics

## 10km Radius

69,844

POPULATION

\$91,620

AVERAGE HOUSEHOLD INCOME

6.8%↑

POPULATION CHANGE (2016 - 2021)

38.7

MEDIAN AGE





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## *Fredericton, New Brunswick*

FOR MORE INFORMATION, PLEASE CONTACT:

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