

The Colliers logo is located in the top right corner of the image. It consists of the word "Colliers" in a white serif font, set against a dark blue rectangular background. Below the text are three horizontal stripes in yellow, red, and blue.A blue rectangular label with the white number "169" is positioned above the upper portion of the building's facade.A blue rectangular label with the white number "173" is positioned above the lower portion of the building's facade.

169-173 rue Dupont, Pont-Rouge

Retail Spaces for Lease

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Accelerating Success.

Property Overview

169 rue Dupont

6,242 SF commercial premises in base condition offering great layout flexibility, with a large glass façade, good clear height and direct access to the dock. Located on the ground floor of an ideally positioned building in a permissive zoning area. A perfect opportunity for entrepreneurs or chains looking for space tailored to their needs.



Availability: Immediate

Duration: 5+ years

Zoning*: H1, H2, H3, H4, C1, C2, C3, P1
Single-family, duplex, triplex, multi-family residential, local commercial, arterial commercial, lodging, public and institutional

Area: 6,242 SF

Clear height: 13-14 feet

Net rent: \$16.00

Estimated additional costs: \$4.91/SF (Energy excluded)

Note: Free outdoor parking

*See full data sheet in appendix

Property Overview

173 rue Dupont

Commercial space or office located on the ground floor (corner unit) of a well-positioned building, this 2,819 SF space offers great flexibility of use. Featuring a private entrance and a layout similar to a financial institution, it is perfectly suited for a professional office, consulting firm, training center, or satellite team. An exterior sign can also be added to maximize visibility.



Property Overview

173 rue Dupont



Availability: Immediate

Duration: 5+ years

Zoning*: H1, H2, H3, H4, C1, C2, C3, P1
Single-family, duplex, triplex, multi-family residential, local commercial, arterial commercial, lodging, public and institutional

Area: 2,819 SF

Clear height: 9-10 feet

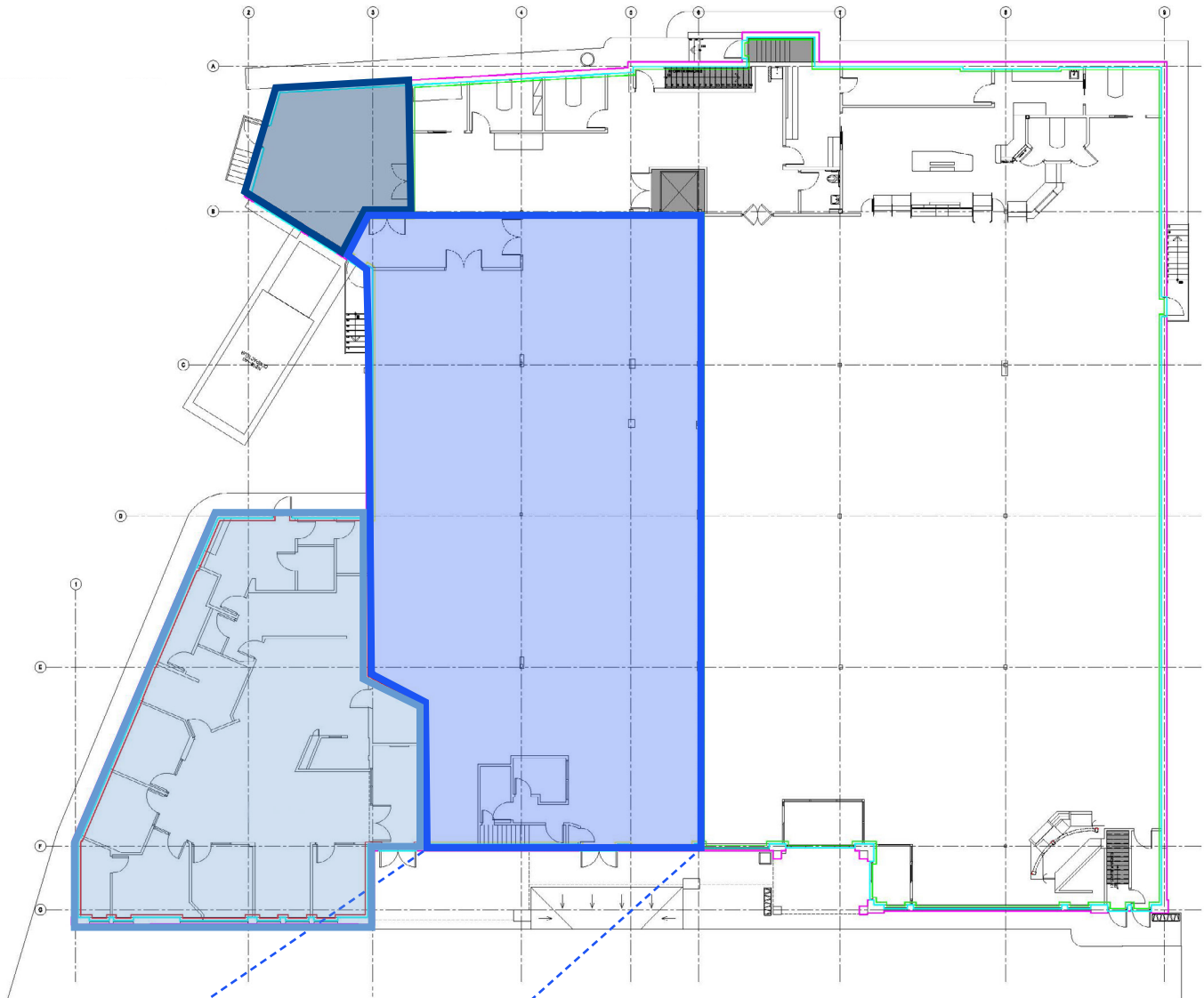
Net rent: \$16.00

Estimated additional costs: \$4.91/SF (Energy excluded)

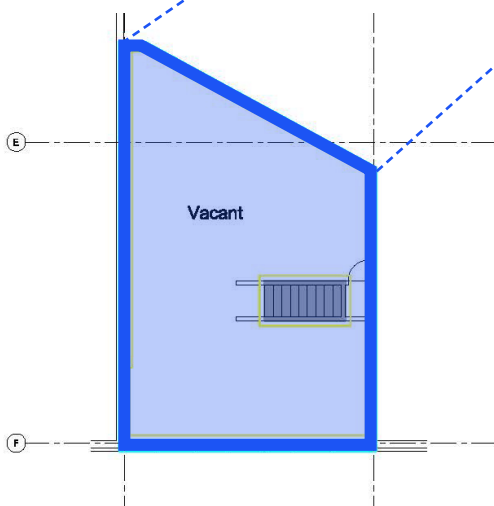
Note: Free outdoor parking




*See full data sheet in appendix

Floor Plan

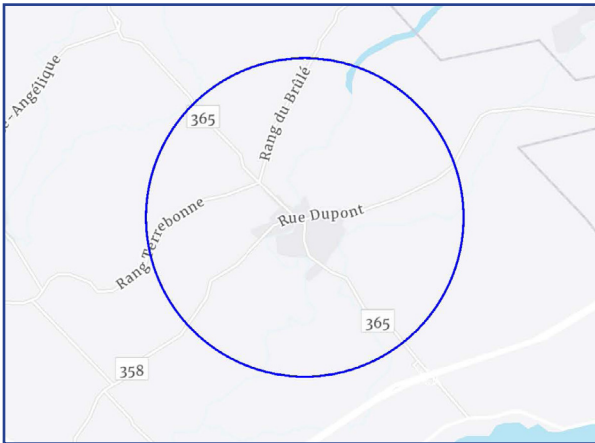


Mezzanine



-  173 rue Dupont
-  169 rue Dupont
-  Commun space (Quai de chargement)

Market Data and Demographics



Average Annual Household spending



CA\$108,917

Household Expenditures



CA\$12,451

Principal Accommodation (Shelter)



Current population (2024)

9,544



Average household size (2024)

2.3



Average household income (2024)

\$110,913



Average Age (2024)

41.1



Population according to sex

Men: 4,854
Women: 4,690

Population by Generation



742

Silent Generation: born 1945 and before



2,293

Baby boomers: born between 1946 and 1964



1,876

Generation x: born between 1965 and 1980



1,943

Millennials: born from 1981 to 1998



2,119

Generation z: born from 1999 to 2016



573

Alpha: born 2017 to present

Avg Annual Food & Alcohol Spending Per HH



CA\$14,192

Food
CA\$3,486
Alcoholic Beverages



CA\$9,682

Food From Stores
Alcoholic Beverages From Store
CA\$2,830



CA\$4,510

Food From Restaurants
Alcoholic Beverages From Restaurants
CA\$656

Area Overview

Located in the heart of Pont-Rouge, 169-173 rue Dupont is strategically located on the city's main commercial artery. Surrounded by local shops, restaurants and essential services, the area offers excellent visibility and high foot traffic. With a friendly environment and a thriving community, this location is ideal for businesses looking to establish themselves in a dynamic neighbourhood with strong commercial potential.

 169-173 rue Dupont, Pont-Rouge



Near routes 358 and 365



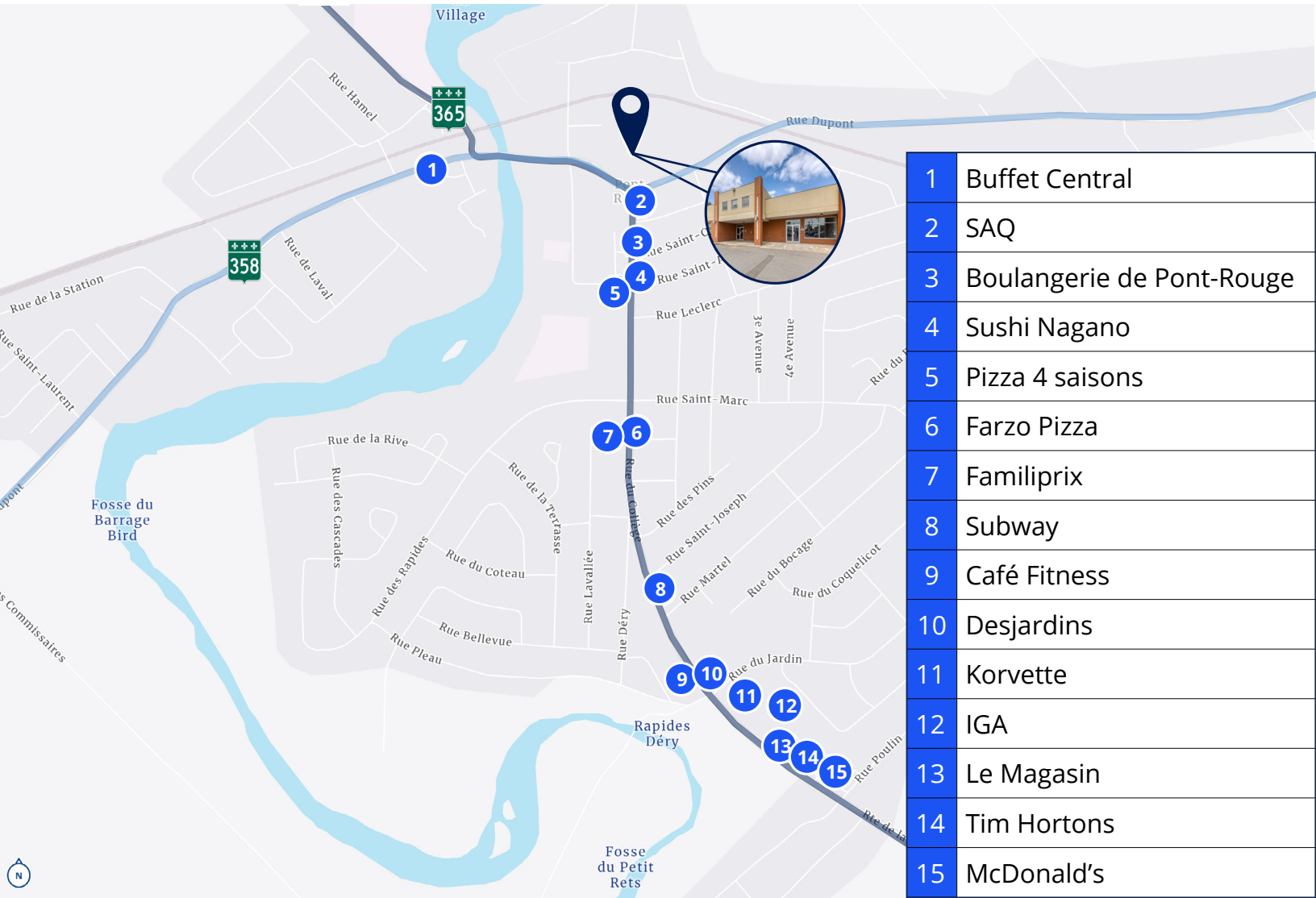
Exterior parking on site



Several nearby businesses



Located in a fast-growing residential area



1	Buffet Central
2	SAQ
3	Boulangerie de Pont-Rouge
4	Sushi Nagano
5	Pizza 4 saisons
6	Farzo Pizza
7	Familiprix
8	Subway
9	Café Fitness
10	Desjardins
11	Korvette
12	IGA
13	Le Magasin
14	Tim Hortons
15	McDonald's

Annex - Zoning Grid

GROUPES ET CLASSES D'USAGES								
H - Habitation								
H1 Unifamiliale	•	•						
H2 Bifamiliale			•	•				
H3 Trifamiliale					•	•		
H4 Multifamiliale							•	
H5 Habitation collective								
H6 Maison mobile								
C - Commerce								
C1 Commerce local	• (1)	• (1)						
C2 Commerce artériel	• (2)	• (2)						
C3 Hébergement	•	•						
C4 Commerce automobile								
C5 Services pétroliers								
C6 Équipements et produits de la ferme								
I - Industriel								
I1 Activité para-industrielle								
I2 Légère sans incidence								
I3 Légère avec incidence								
P - Public et institutionnel								
P1 Publique et institutionnelle			• (3)	• (3)				
P2 Utilité publique								
R - Récréatif								
R1 Extensive								
R2 Intensive								
RN - Ressource naturelle								
RN1 Activité agricole								
RN2 Activité forestière								
RN3 Activité de première transf. des ress.								
RN4 Activité extractive								

Usages spécifiquement autorisés

- C204 Commerces de récréation intérieure
- C201 Centres de rénovation et quincailleries

Usages spécifiquement prohibés

- C101 Magasins de type « dépanneur »
- C117 Mini-golfs
- C118 Terminus d'autobus et poste de taxi
- C124 Établissements exploitant l'érotisme (restaurant, bar, lave-auto)
- P102 Centres de la petite enfance et garderies
- P106 Kiosques d'information touristique
- P107 Stationnements publics
- P108 Lieux destinés au culte, cimetières



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