

PRIME RETAIL SPACE FOR LEASE

Andal Plaza

630 PINWOOD ROAD, RIVERVIEW, NEW BRUNSWICK

Unit 104



CBRE

MLS
MULTIPLE LISTING SERVICE®

Opportunity Overview

630 Pinewood Road, Riverview, NB



Address	630 Pinewood Road, Riverview, NB
PID	05076419
Property Type	Retail Strip Center
Available Area	Unit 104: ±1,395 SF
Site Area	±1.84 AC
Parking	Total ±74 Stalls
Signage	Pylon
Zoning	Suburban Commercial (SC)

Position your business for success in one of Riverview's most promising commercial hubs. Andal Plaza offers a prime ±1,395 sq. ft. space—perfectly suited for healthcare-related services such as spa, esthetics, wellness clinics, and more.

Join a thriving community alongside trusted national brands like The Great Canadian Dollar Store and Subway, and benefit from high visibility, steady foot traffic, and a rapidly growing local population.

Why Choose Andal Plaza?



STRATEGIC LOCATION IN
A HIGH-GROWTH AREA



SURROUNDED BY
ESTABLISHED BUSINESSES



IDEAL FOR HEALTH, BEAUTY,
AND WELLNESS OPERATIONS



AMPLE PARKING AND
EASY ACCESSIBILITY

Take advantage of this outstanding opportunity to grow your business in a vibrant, professional setting.

Contact us today to schedule a tour or learn more about leasing options.

±1,395 SF

TOTAL AVAILABLE SPACE

±\$18.50*

NET RENTAL RATES (PSF)

±74

TOTAL PARKING STALLS

±\$8.50

ADDITIONAL RATES (PSF) - EST. 2025

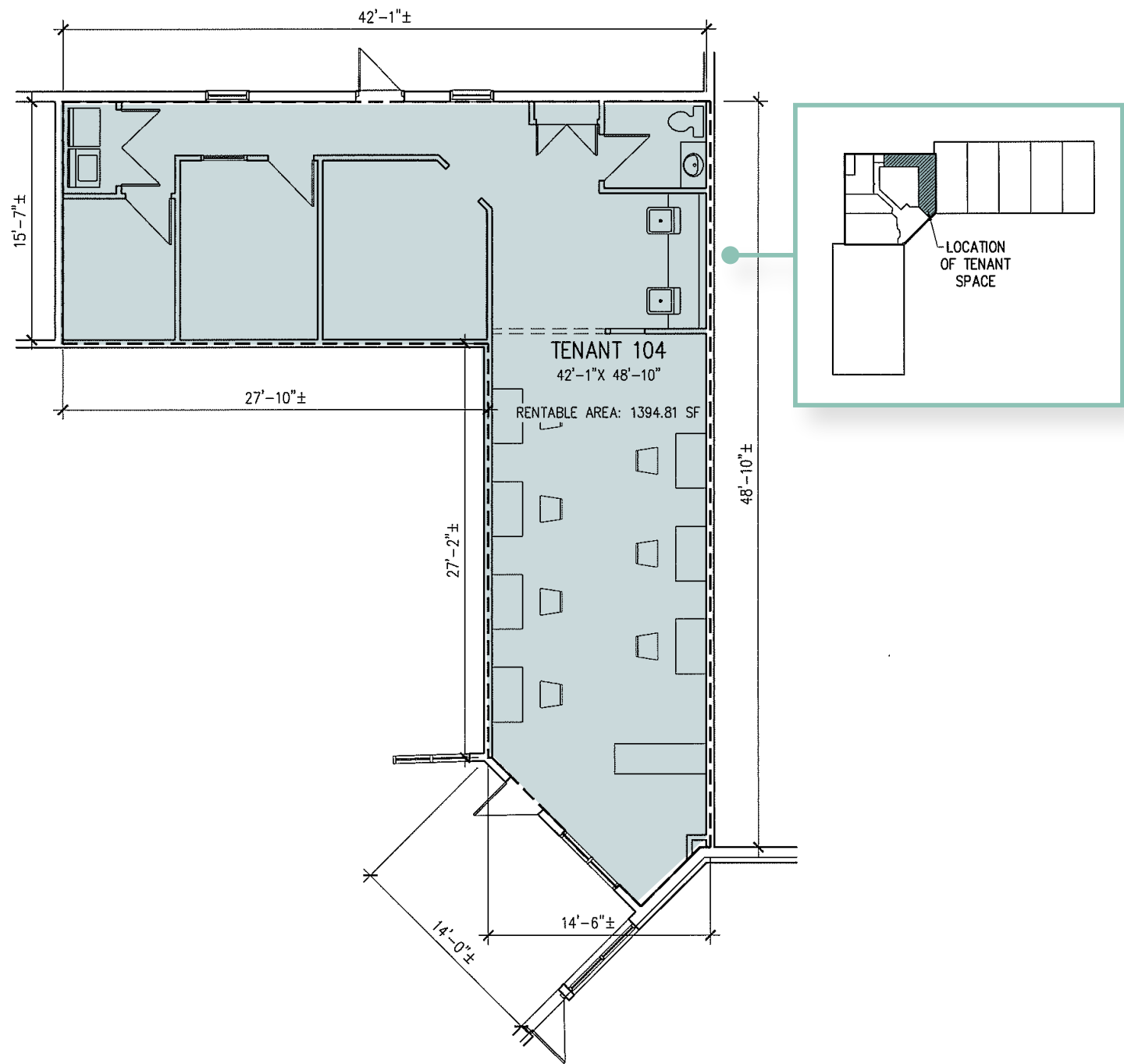
(*) Subject to landlords final approval

Floor Plan

630 Pinewood Road, Riverview, NB

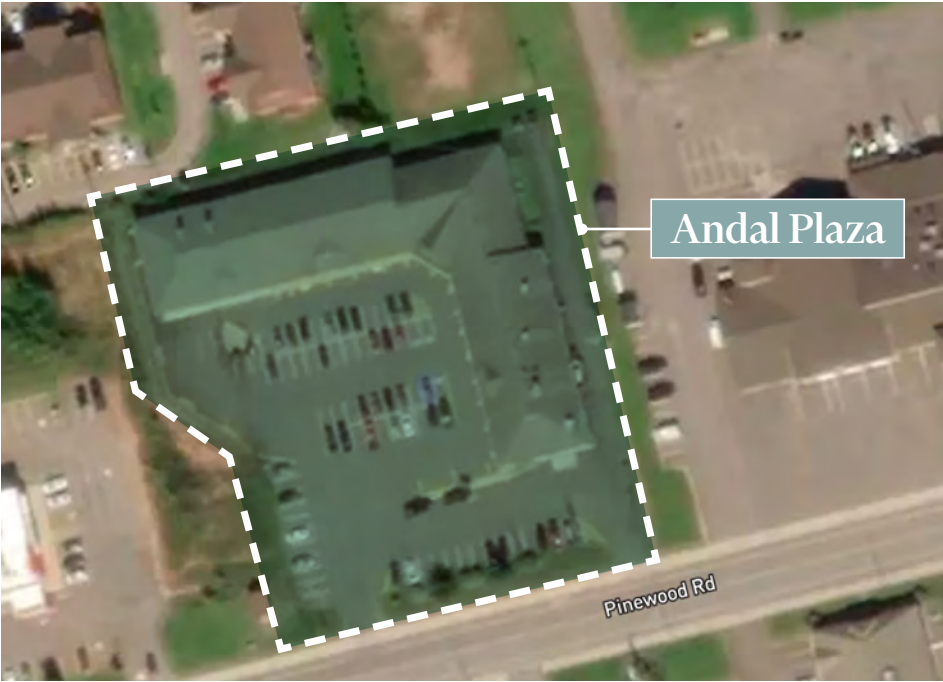
UNIT 104: ±1,395 SQ. FT.*

**All measurements are approximate and to be confirmed by Landlord*



Location

630 Pinewood Road, Riverview, NB



DAYTIME TRAFFIC COUNTS FROM 7 AM TO 6 PM (2024)*	
Pinewood Rd / Cleveland Ave	
Cleveland Ave (Northbound)	355
Cleveland Ave (Southbound)	344
Pinewood Rd (Westbound)	1,705
Pinewood Rd (Eastbound)	1,786
TOTAL	4,190
Gunningsville Blvd / Cleveland Ave	
Quinn Crt (Northbound)	77
Cleveland Avenue (Southbound)	69
Gunningsville Blvd (Westbound)	893
Gunningsville Blvd (Eastbound)	956
TOTAL	1,995



SNAPSHOT*	
Within 5km	
41,461 - ESTIMATED POPULATION (2024)	
\$94,562 - AVERAGE HOUSEHOLD INCOME (2024)	

(*) Source: Town of Riverview, Sitewise

Market Overview

630 Pinewood Road, Riverview, NB

RIVERVIEW SNAPSHOT

Riverview is New Brunswick’s largest town and a growing destination for business in Atlantic Canada. Strategically located along the Petitcodiac River and surrounded by the Acadian Forest, Riverview offers a unique blend of natural beauty and economic opportunity.

With a population of over 20,000, the town boasts a highly educated workforce, high levels of disposable income, and a strong entrepreneurial spirit. Businesses benefit from access to available

land, a supportive municipal government, and a community that values innovation and sustainability.


Riverview continues to invest in infrastructure, recreation, and quality of life — making it an attractive destination for both businesses and families. From its extensive trail systems and green spaces to its low crime rate and welcoming atmosphere, Riverview is a place where business and community thrive together.

RIVERVIEW DEVELOPMENT


Riverview Sets New Construction Record in 2024

2024 was a landmark year for development in Riverview, with over \$137 million in building permits issued—setting a new record for the town. This surge in construction reflects Riverview’s growing appeal as a vibrant and expanding community.


The town saw a diverse mix of new builds, including:



Residential construction
Over \$27 million



Multi-residential projects
More than \$47 million



Institutional developments:
Exceeding \$61 million

35

Single-unit homes

23

Accessory buildings

40

Semi-detached/
duplex units

8

Townhouses

338

Units in multi-unit
residential buildings

Major Projects Shaping the Future

One of the most significant developments is underway at the former public works site at Pine Glen and Whitepine, where two six-storey apartment buildings are being constructed—adding substantial new housing capacity to the area.

Another major initiative is the Kent Homes subdivision on Coverdale Road. This multi-phase project will begin with 56 homes in Phase 1, ultimately delivering 196 homes upon completion.

(*) Source: Telegraph Journal Riverview will continue to grow at its own pace in 2025: Mayor.

MONCTON SNAPSHOT

For the third consecutive year, Moncton CMA has emerged as one of the fastest-growing census metropolitan areas in Canada, boasting an impressive estimated growth rate of 5.1%, with the population rising from 178,599 in 2023 to 188,036 in 2024 (Statistics Canada.) This remarkable growth positions Moncton as an economic powerhouse, driving both economic and population expansion across New Brunswick through its diverse sectors.

The region benefits from a bilingual workforce, with nearly half the population fluent in both French and English, enhancing customer service capabilities. Additionally, Moncton offers a low-cost business environment characterized by affordable real estate, competitive labor costs, and advanced technology. Its real estate market was

recognized as the best place to buy in Canada by MoneySense Magazine in 2022. The city also serves as a financial services hub, attracting major institutions due to its strategic location and low business costs.

Moncton's thriving ICT sector excels in gaming technologies, financial tech, and cybersecurity, supported by strong infrastructure. Furthermore, it boasts one of the lowest-cost environments in North America and Europe for business process outsourcing and is home to major insurance companies that cater to diverse sector needs.

AREA DEMOGRAPHICS*

	3-KM RADIUS	5-KM RADIUS	10-KM RADIUS
2024 POPULATION ESTIMATED	17,681	41,461	140,510
2029 POPULATION PROJECTED	18,172	43,707	154,325
% POP. CHANGE (2019-2024)	5.0%	9.2%	14.8%
% POP. CHANGE (2024-2029)	2.8%	5.4%	9.8%
TOTAL BUSINESSES	533	1,944	4,643
TOTAL HOUSEHOLDS (2024)	7,428	18,475	58,405
2023 AVERAGE HOUSEHOLD INCOME	\$105,767	\$94,562	\$101,304

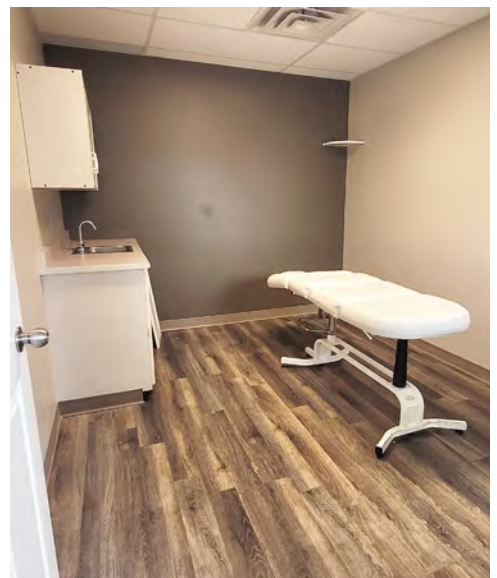
(*) Resources: Sitewise (2025)

AVERAGE ANNUAL HOUSEHOLD SPENDING WITHIN 5KM RADIUS*

-  **CLOTHING** | \$2,674
-  **FOOD** | \$11,831
-  **RECREATION** | \$4,293
-  **PERSONAL CARE** | \$2,197
-  **HOUSEHOLDS FURNISHINGS AND EQUIPMENT** | \$4,382

Photos

630 Pinewood Road, Riverview, NB



630 Pinewood Road

RIVERVIEW, NEW BRUNSWICK



FOR MORE INFORMATION,
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