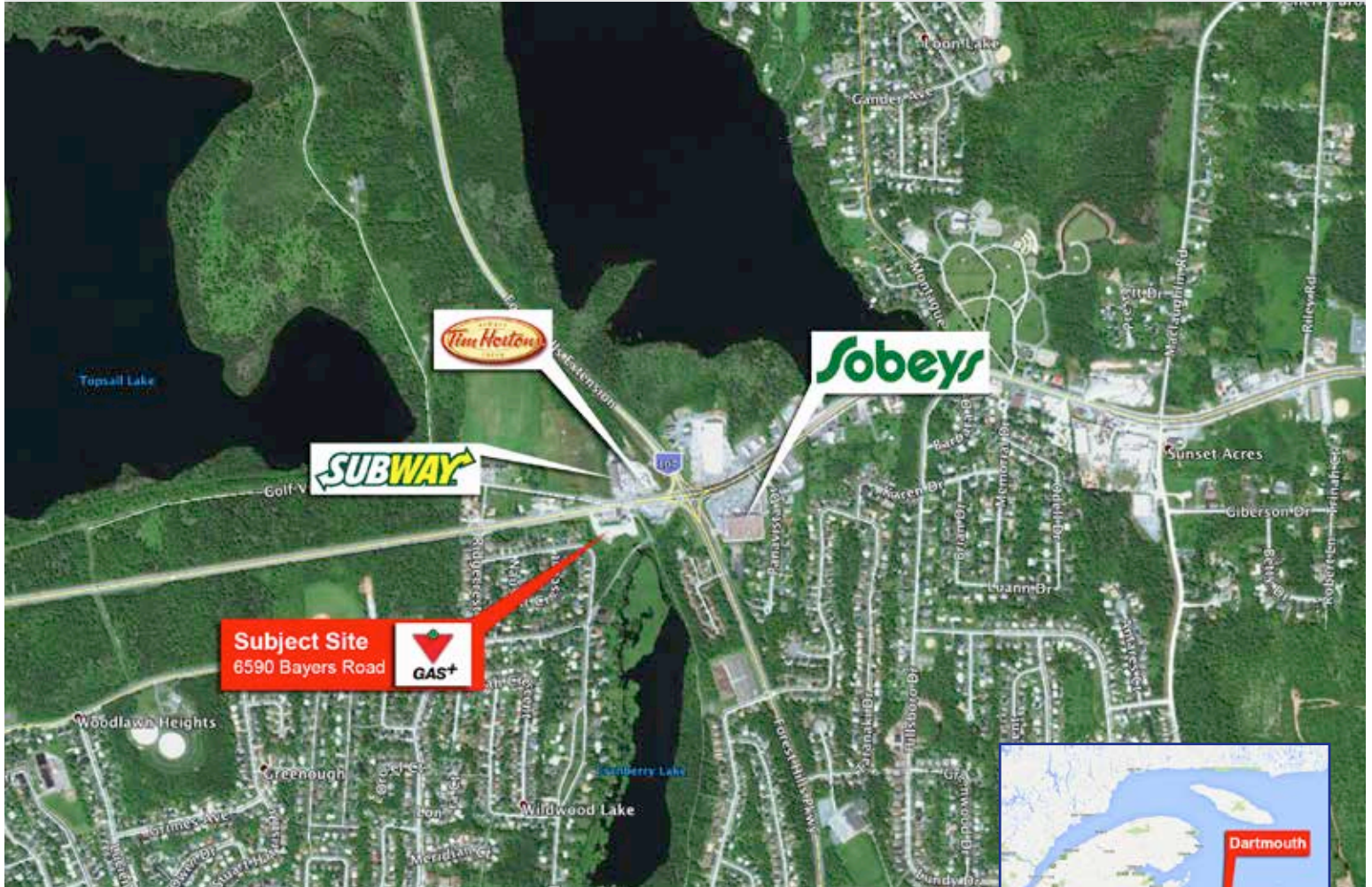


Dartmouth, Nova Scotia

540-566 Main Street



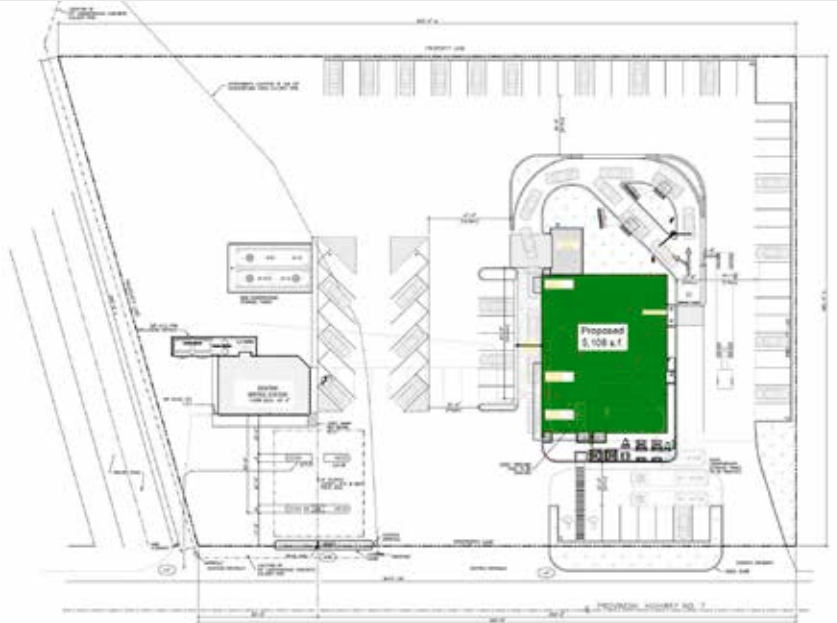
Property Highlights

- Operating Canadian Tire Petroleum site
- Located at high-traffic intersection of Main Street and Forest Hills Parkway
- Within walking distance of Tim Hortons, Subway, and Sobeys and less than 2 km from Dartmouth Crossing
- Ideally located for easy access to highway 107
- Surrounding areas are mixed retail and residential communities



Dartmouth, Nova Scotia

540-566 Main Street



Project Details

Property ID: 00261909

Site Area: Approx. 0.195 acres +/-

Population

within a 2 km radius
(Environics Analytics)

Dartmouth: 65,774 (total Halifax Regional Municipality is 413,700 in 2012 - halifax.ca)

Residences in immediate area:
27,189 in 2013

Avg. household income:
\$92,962 in 2013

- Over half of the population is under 40 years of age (dartmouthcrossing.com)
- Halifax's retail sectors saw continued strong growth in 2012, increasing 5.1% to \$6.9 billion (greaterhalifax.com)
- 2012 was a record year at Halifax Stanfield International Airport with more than 3.6 million passengers (greaterhalifax.com)
- Halifax Regional Municipality is expected to have a population of 450,000 by the year 2020 (dartmouthcrossing.com)

Tenants of our properties include:

BMO, Subway, McDonald's, Tim Hortons, Canadian Tire, Dunkin' Donuts, Carquest, Dairy Queen, Circle K, A&W, Quizno's, Rogers, NL Liquor Corporation, Coast Tire & Auto, Thrifty Car Rental, Canada Post, Couche-Tard, Hogan Tire, CAT Scale, TD Bank, Harvey's, Pharmasave, Sleep Country, Pita Pit

Irving Oil is a privately owned regional refining and marketing company with a history of long-term partnerships and relationships. Our company offers significant holdings in Quebec, Atlantic Canada, and New England. With a portfolio that consists of prime real estate locations off major exits, our properties are ideal for fast food and quick service industries.

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