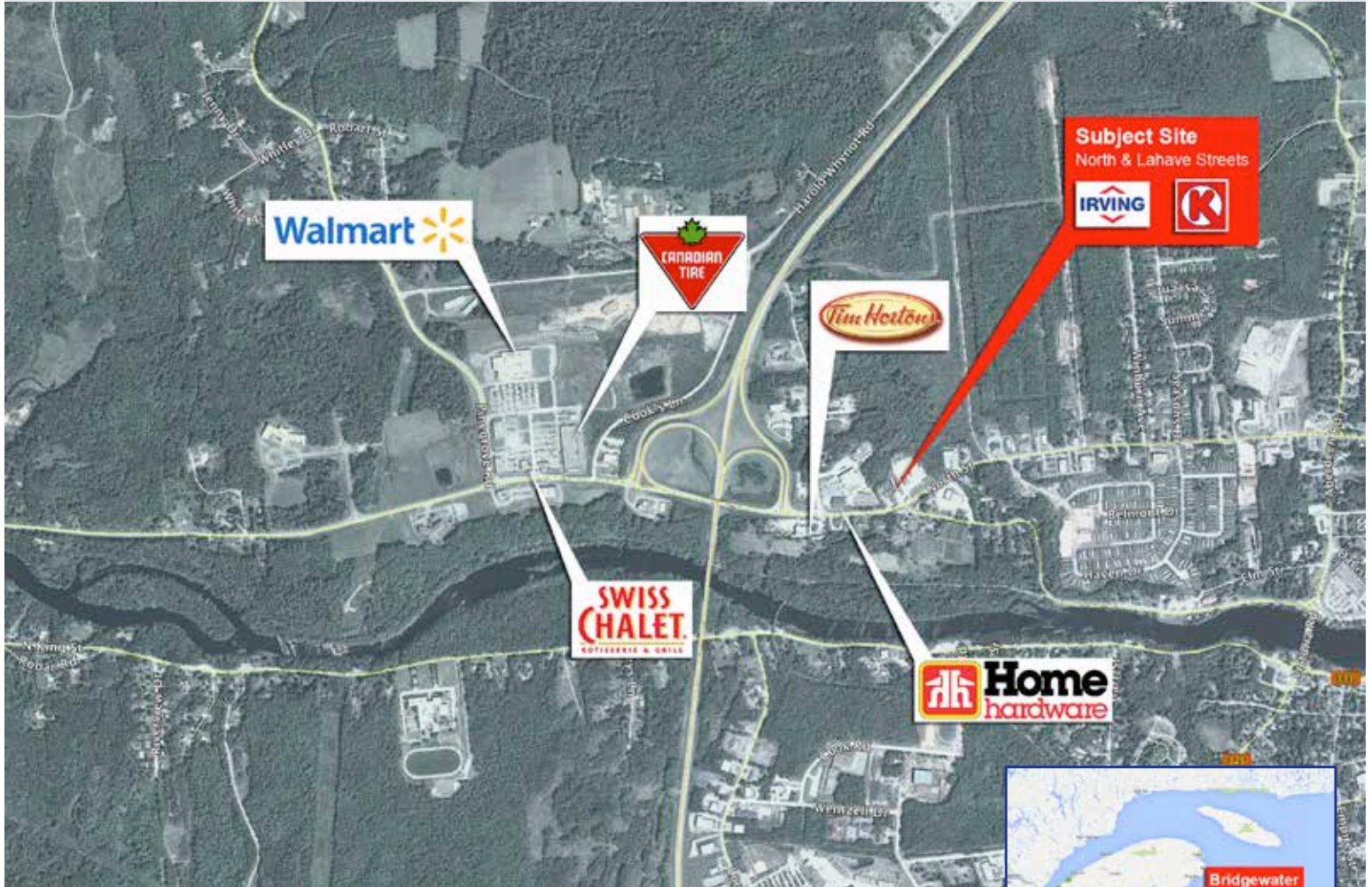


# Bridgewater, Nova Scotia

North & Lahave Streets



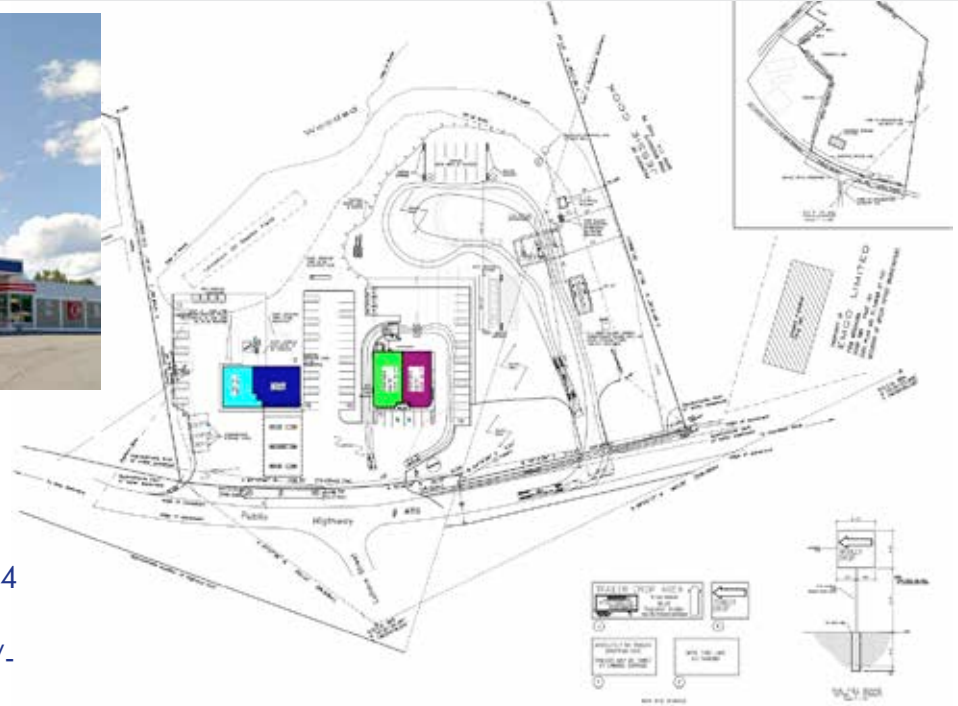
## Property Highlights

- Operating petroleum site and convenience store on site
- Great location off of hwy 103 at exit 12
- Within walking distance of Tim Hortons



# Bridgewater, Nova Scotia

North & Lahave Streets



## Project Details

**Property ID:** 20061271,  
20444626, 20444634

**Site Area:** Approx. 0.658 acres +/-

## Population

Within a 10km radius (Environics Analytics)

**Bridgewater: 12,209**

Residences in immediate area:  
**7,626 in 2013**

Avg. Household Income:  
**\$63,403 in 2013**

- Bridgewater is the largest commercial centre in the South Shore of Nova Scotia ([smartbridgewater.ca](http://smartbridgewater.ca)).
- Local population base of 75,000 (Halifax, Lunenburg, Queens, and eastern Shelburne Counties) ([smartbridgewater.ca](http://smartbridgewater.ca)).

## 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.

**Marc Gosselin**  
506.202.2209  
[marc.gosselin@irvingoil.com](mailto:marc.gosselin@irvingoil.com)

**Susan Baxter**  
506.-202.7245  
[susan.baxter@irvingoil.com](mailto:susan.baxter@irvingoil.com)

