



ENTERPRISE CONCEPTION BAY SOUTH

*Conception Bay South is one of Canada's Top
100 Neighbourhoods for 2015
- Real Estate Wealth Magazine, October/November 2014*



The Town of Conception Bay South is the second largest municipality in the province of Newfoundland and Labrador, second only to the capital city. The Town has a population of nearly 26,000, a growth rate of 13% since 2006, and is projected to continue to experience rapid growth rates in population, housing starts, and income. There is now considerable potential for retailers and commercial developers to gain a competitive advantage by doing business in Conception Bay South, taking advantage of a trade area of over 235,000 within a 30 km radius.

PROJECTED GROWTH FOR CONCEPTION BAY SOUTH

	Population	Income	Retail Sales	Households
2017	28,693	\$1,347,834,911	\$180,930,957	11,400

Source: Canadian Demographics 2012

OPPORTUNITY AS FAR AS THE EYE CAN SEE


Investors seeking opportunities, readily available serviced commercial and industrial land for development in a high traffic, thriving area...Entrepreneurs looking for room to expand into a prosperous customer base to support growth... Families searching for a vibrant community with abundant recreational, social, and retail choices...Busy professionals looking for homes close to the hub of the island's oil, gas and mining industrial activities...the Town of Conception Bay South has everything you need.

In the past decade, Newfoundland and Labrador's economy has experienced tremendous growth, thanks in large part to offshore developments and forecasted investment dominated by resource extraction and manufacturing including Vale Inco's multi-billion-dollar nickel processing facility. With the Town of Conception Bay South's relative proximity to these developments, the local commercial, industrial, and residential sectors are experiencing and projecting substantive continued growth. The Town boasts unique assets and resources that offer potential investment and development partners an inherent value proposition.

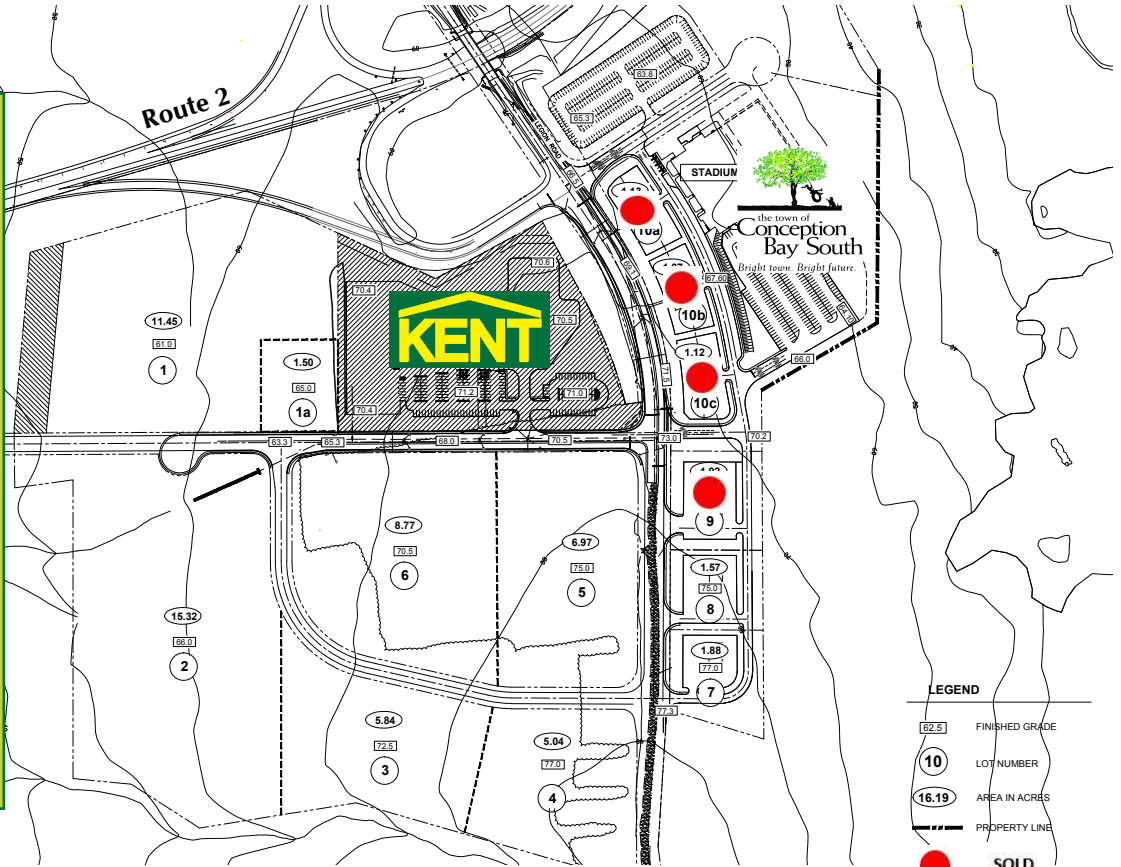
Opportunity: 80 Acres of Retail Development Lands

Time-Based Driving Distance
 5 minutes – 3,915 Residences
 10 minutes – 7,096 Residences
 15 minutes – 9,117 Residences

Average Annual Vehicles Per Day
 Route 2 – 24,900
 (2nd Busiest Road in the Province)
 Route 60 – 15,000
 (5th Busiest Road in the Province)



Conception Bay South



BEHIND EVERY GREAT DEVELOPMENT IS A GREAT COMMUNITY

Ideally positioned on a sprawling vista overlooking the thriving Town of Conception Bay South, is the new retail destination that will serve the entire region. A retail mix including big boxes, mid boxes, strips and pads, complemented by a \$21 million dollar civic centre, will make *the gateway* at Conception Bay South the ultimate 'one stop' destination. Renowned for its unparalleled location, *the gateway* will become a community and tourism attraction offering a shopping experience in a remarkable and unique environment, adjacent to recreation facilities and walking trails.

One of the long-term sustainable economic opportunities for Conception Bay South is the potential development of a professional office/light industrial business park on recently acquired 130 acres of land adjacent to the gateway commercial retail centre currently being developed. It is anticipated this park will add new export development businesses and establish Conception Bay South as an employment node with a diversified economy. Throughout 2015, efforts will be targeted towards assessing these valuable employment lands to confirm the area as a viable economic destination for regional, national and international businesses.

