

DISTRICT 55

ESPACE DE VIE



SEIZE THE OPPORTUNITY TO ESTABLISH YOUR BUSINESS IN TROIS-RIVIÈRES, IN MAURICIE, A BOOMING REGION! DISTRICT 55 IS STRATEGICALLY LOCATED AT THE CROSSROADS OF HIGHWAYS 40 AND 55, IN THE HEART OF THE ENERGY TRANSITION VALLEY.

Add your unique touch to **District 55**, a dynamic, green, family-friendly, and safe living area. Thoughtfully designed, **District 55** offers a diverse range of features: tourism, dining, entertainment, services, boutiques, and residences. With easy access and egress, plenty of free parking, and a design that encourages eco-active transport (public transportation, walking, and a bike path directly connected to the city's bike network), **District 55** offers you a modern and responsible lifestyle.

MAKE YOUR BUSINESS FLOURISH AND CONTRIBUTE TO THE VITALITY OF A RAPIDLY GROWING INNOVATIVE REGION.

DISTRICT 55 IS MORE THAN A PLACE, IT'S YOUR FUTURE! WELCOME TO DISTRICT 55

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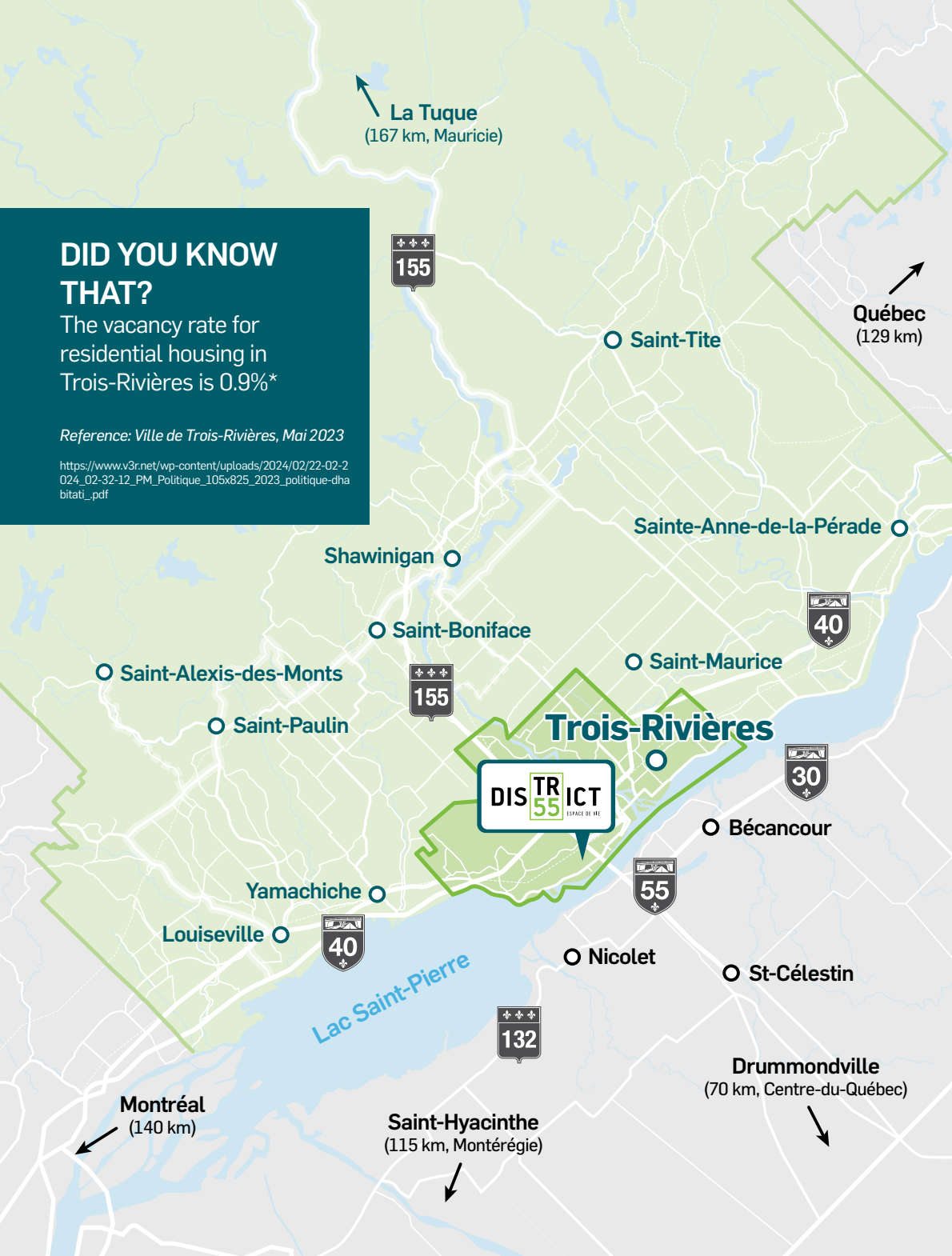
UNE RÉALISATION **ROBIN**

DID YOU KNOW THAT?

The vacancy rate for residential housing in Trois-Rivières is 0.9%*

Reference: Ville de Trois-Rivières, Mai 2023

https://www.v3r.net/wp-content/uploads/2024/02/22-02-2024_02-32-12_PM_Politique_105x825_2023_politique-dhabitatati.pdf



IN THE HEART OF A BOOMING REGION: + 15,000 JOBS & + 10,000 NEW FAMILIES

With the arrival of the Energy Transition Valley

DEMOGRAPHICS*

POPULATION	205,367
DAYTIME POPULATION	214,790
AVERAGE HOUSEHOLD INCOME	76,887\$
AVERAGE AGE	45.6

*Source: Piinpoint 2021, demographic data 30 minutes drive from District 55

VISIBILITY AND STRATEGIC LOCATION

Daily traffic count(DMJA*): 60,000 on Highway 40, 41,000 on Highway 55, and 44,000 on the Laviolette Bridge

*Source: https://geoegl.msp.gouv.qc.ca/igo2/apercu-qa/?context=mtq&visiblelayers=circulation_routier

TOTAL COMMERCIAL AREA:

700,000 ft², equivalent to over 12 Football fields



MIXED RESIDENTIAL AREA: 2,500 UNITS

AT TERM IN DISTRICT 55

Currently: 800 doors, 1,600 people, equivalent to 4 Boeing 747s



LEED® HOTEL: + 60,000 VISITORS PER YEAR A total of 222 rooms for short and long stay

COLISÉE TRAFFIC: 185,000 VISITORS PER YEAR

PROXIMITY AND POINTS OF INTEREST

Sporting facilities, industrial district, businesses, schools, and daycares nearby

A VISION FOR THE FUTURE

A green, family-friendly, safe, modern, and eco-responsible living space

THE ONLY THING MISSING IS YOU!

