

Development Opportunity in the Heart of PEI



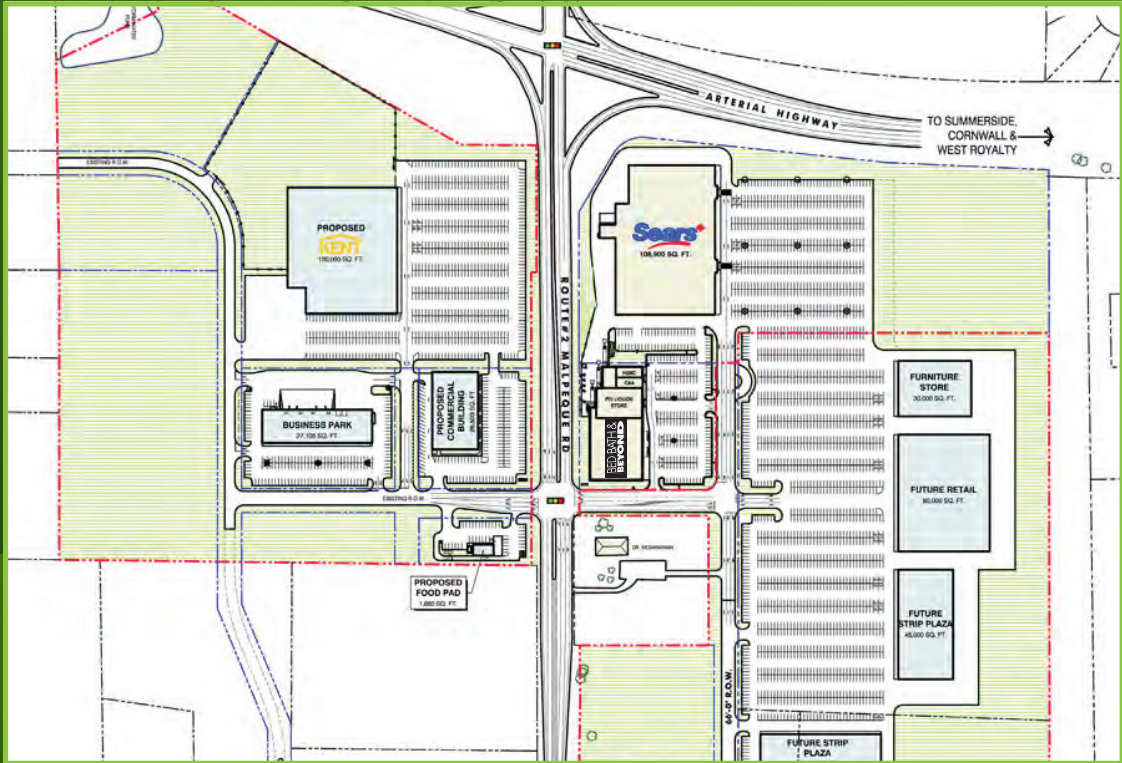
Charlottetown Prince Edward Island

The Royalty Power Centre is Prince Edward Island's regional shopping destination serving the Island's 145,000 person population. The site is situated at the intersection of main thoroughfares Trans Canada Highway and Route 2 providing tremendous exposure and visibility. The site is anchored by Sears, Bed Bath & Beyond, PEILCC and more

PROPERTY HIGHLIGHTS

- Regional shopping destination of Prince Edward Island
- High traffic site located at the corner of main thoroughfares Route 2 and Trans Canada Highway (high visibility)
- Anchored by:
 - Sears department store (110,000 sq. ft.)
 - Bed Bath & Beyond Strip (45,000 sq. ft.)
 - PEILCC liquor store s(10,000 sq. ft.)
- "Big Box" retail sites 5.0 acres to 15 acres
- Proposed strip mall lease areas 500 sq. ft. to 25,000 sq. ft.
- Premium office space 1,800 sq. ft. to 10,000 sq. ft.
- Proposed business park suites ranging from 1,000 sq. ft. to 6,000 sq. ft.
- Lease to own options
- Pad sites





Site Plan

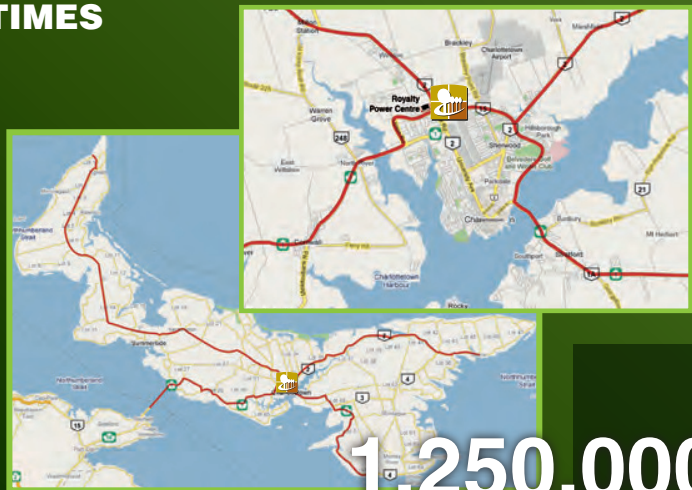
APPROXIMATE TRAVEL TIMES

West of Royalty Power Center

- Cornwall 5 minutes
- Cavendish 30 minutes
- Kensington 35 minutes
- Borden 45 minutes
- Summerside 50 minutes
- O'Leary 95 minutes
- Alberton 100 minutes
- Tignish 115 minutes

East of Royalty Power Center

- Stratford 10 minutes
- Morell 25 minutes
- Montague 35 minutes
- Wood Islands 45 minutes
- Souris 60 minutes



Location

1,250,000

Visitors to PEI annually