

# Retail For Lease



## London Road Shopping Centre

1249 London Road  
Sarnia, Ontario



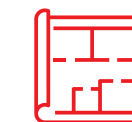
Agency Retail Group





# London Road Shopping Centre

London Road Shopping Centre is located at 1249 London Road, situated in the heart of Sarnia’s primary retail node. Three premium retail units are currently available, ranging from 1,859 SF to 10,000 SF. Anchored by 40,000 SF Tepperman’s and 30,000 SF Giant Tiger, this location offers excellent street exposure, ample parking, and high volumes of vehicular and pedestrian traffic. The site is surrounded by residential neighbourhoods and will soon be home to a 6-storey, 70-unit multi-residential tower, drawing more regular visitors to the shopping centre.



1,859 SF - 10,000 SF

Unit Sizes



20,000

Daily Vehicle Count



3

Units Available



# Retail Overview

Unit N601:	Leased	Available:	All units available immediately, except for S2 (June 2022)
Unit N701:	Leased	Term:	5-10 years
Unit W3:	1,859 SF	Net Rent:	Please contact Listing Agents
Unit W4:	Leased	Additional Rent:	\$6.82 PSF (est. 2022)
Unit S2:	10,000 SF (Divisible)		
Unit E2:	2,080 SF		

# Highlights

- Excellent ceiling heights in all units
- Unit S2 will be available on June 2022 with a newly constructed retail space situated between Giant Tiger and upcoming 70-unit multi-residential tower
- Convenient access provided by a signalized entry point on London Road
- Daily traffic count is approximately 20,000 vehicles on London Road, which is the highest in the city
- Strong co-tenancies, including Tepperman’s, Giant Tiger, McDonald’s, Marble Slab, Crabby Joe’s, Pharmasave, and Coffee Culture









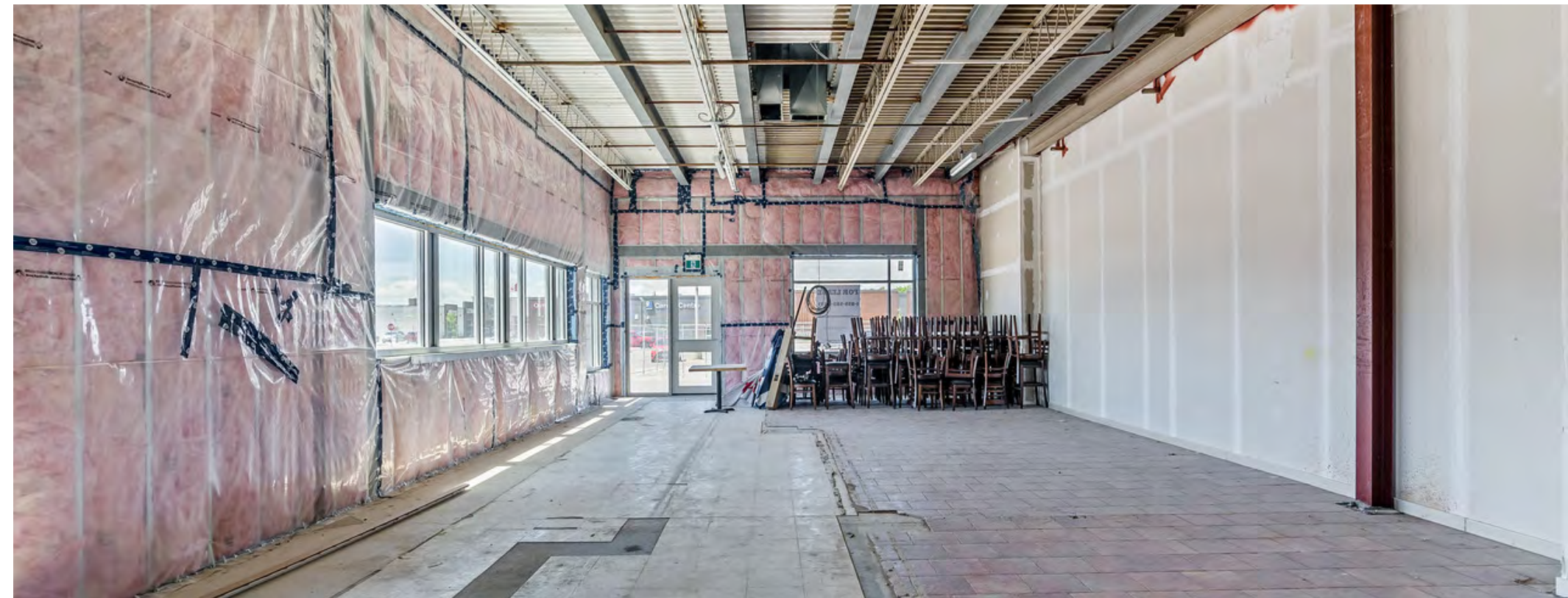
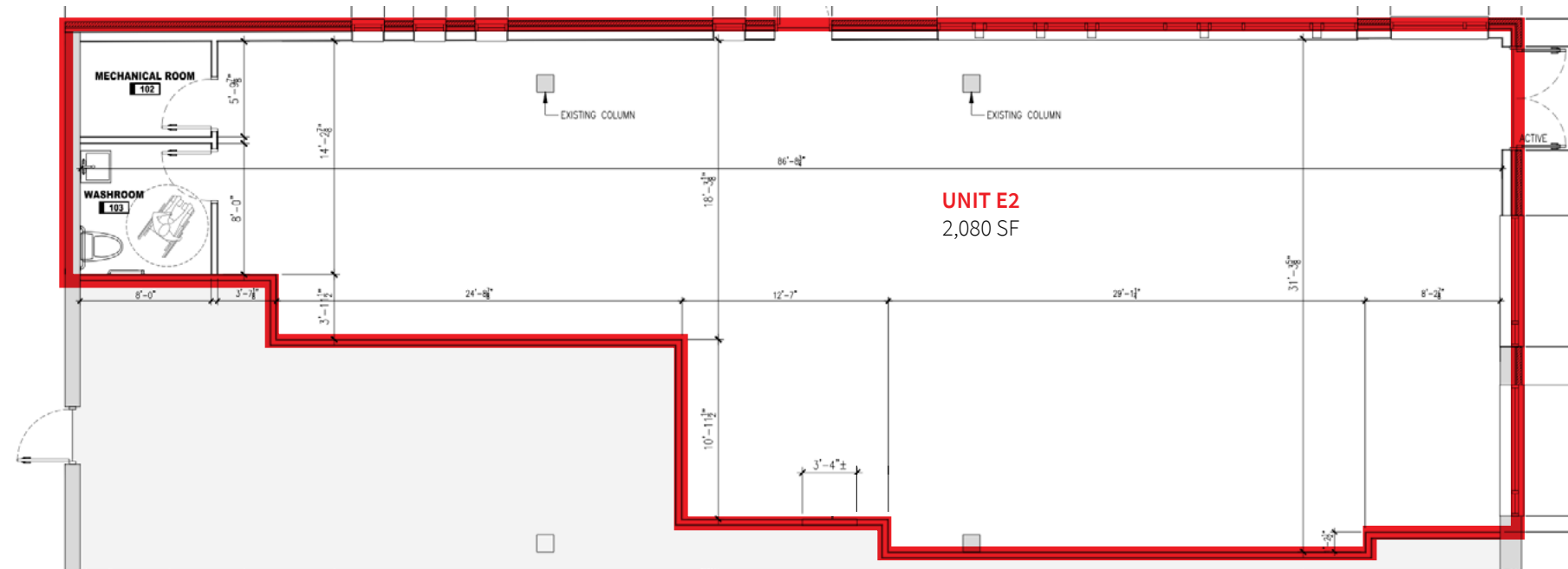
10,000 SF (Divisible)

10,000 SF (Divisible)





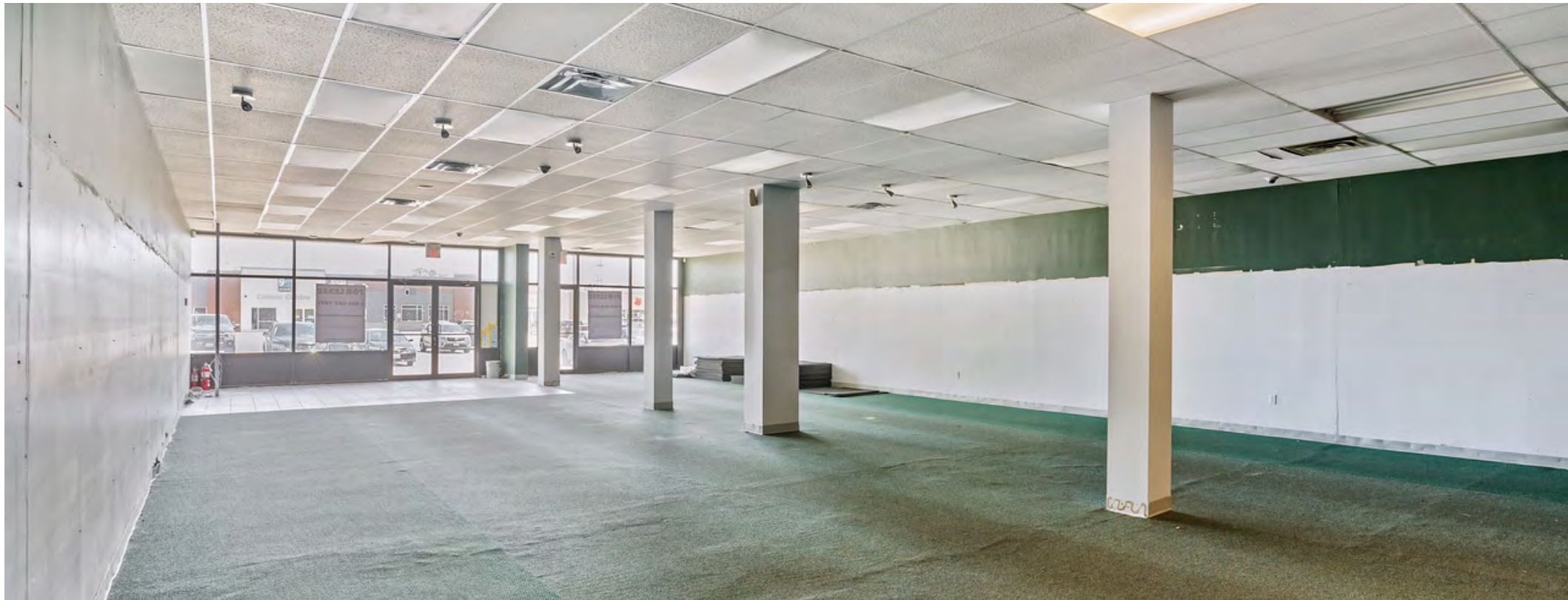
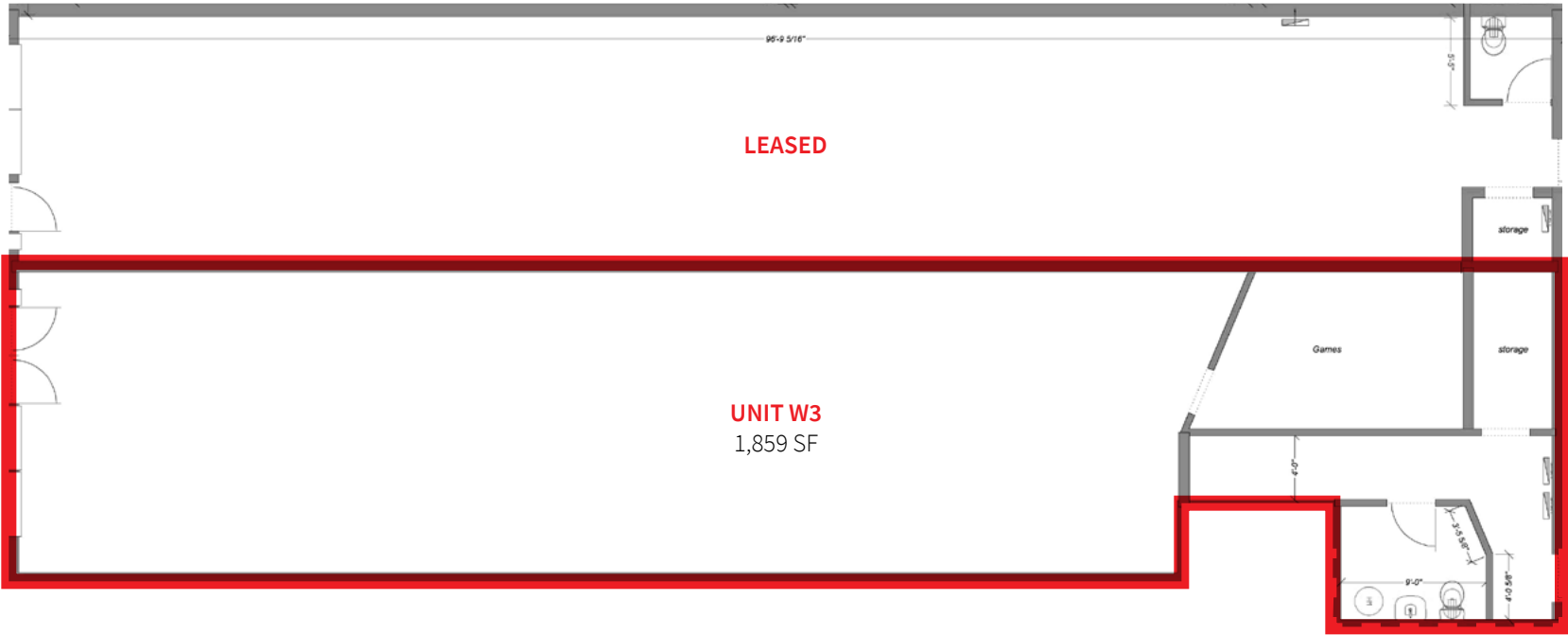
2,080 SF





# Floor Plan | Unit W3

1,859 SF





**FOR LEASE** | 1249 LONDON ROAD | SARNIA, ONTARIO

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Rendering for Site Concept Purpose



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