

RETAIL For Lease

WOODSTOCK CENTRE

383-415 Norwich Avenue, Woodstock, ON

Stacked

Libro
CREDIT UNION

SHERWIN
WILLIAMS

FIREHOUSE
SUBS

GUAC
TOSTITOS

HARVEY'S

SWISS
HALET

PETSMART

NOFRILLS

SPORTCHEK

DOLLARAMA

JLL®

PROPERTY HIGHLIGHTS

Size: 25,000 SF Retail space (divisible)
6,000 SF Financial space

Available: Q3 – 2023

Net Rent: Contact Listing Agent

Additional Rent: \$10.50 (2022 Taxes \$7.00 PSF and Op Costs \$3.50 PSF)

DEMOGRAPHICS

Source: Statistics Canada, 2022

	1 Km	3 Km	5 Km
 Population	4,498	31,371	49,351
 Daytime Population	10,186	38,770	53,047
 Total Households	1,892	13,454	20,411
 Avg. Household Income	\$78,555	\$86,590	\$97,180
 Median Age	44.4	40.9	40.8



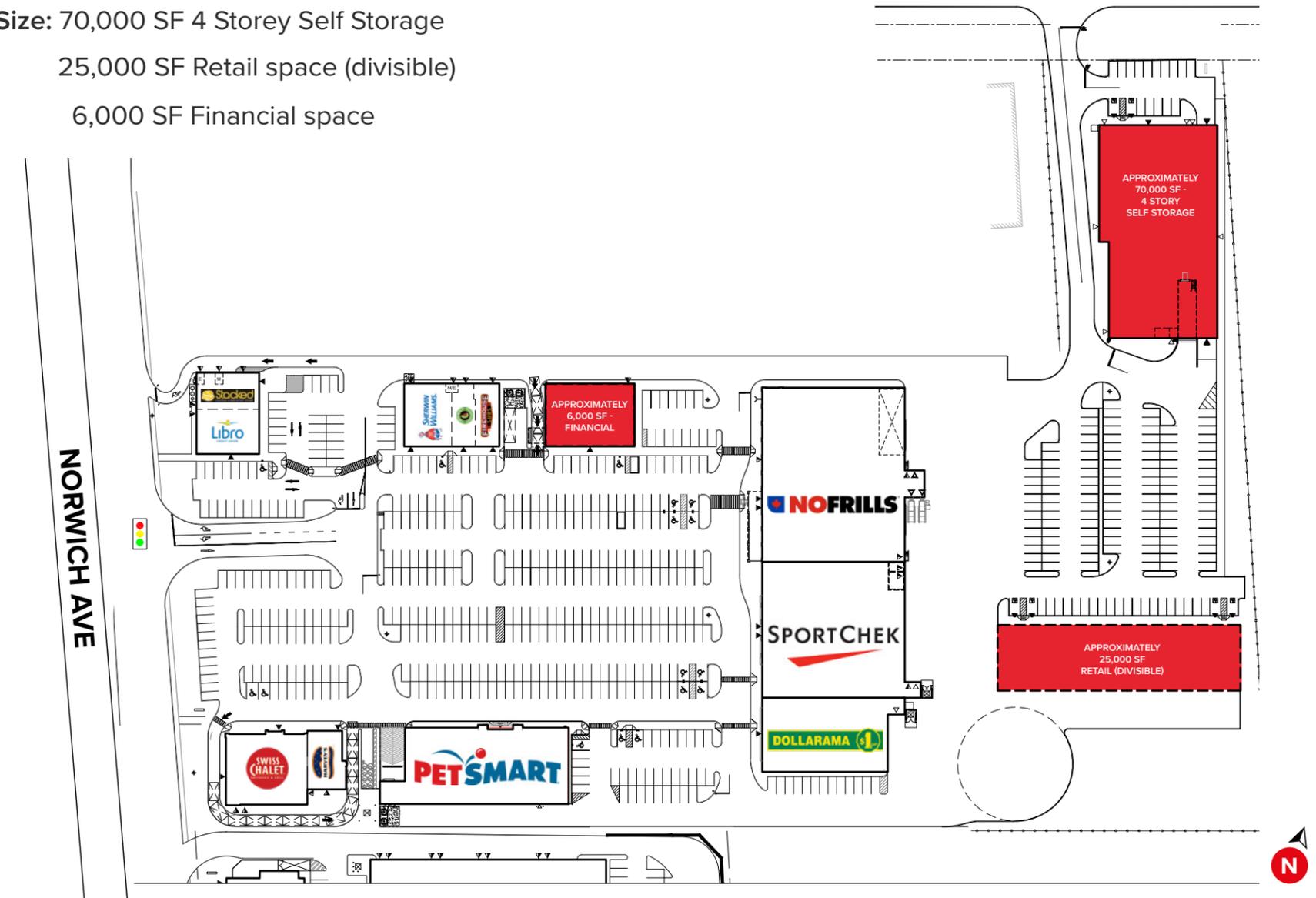
Site Opportunities 

PROPERTY HIGHLIGHTS

- The ~128,000 SF Woodstock Centre is located within the retail power node on the east side of Norwich Avenue, just north of HWY 401 with shadow anchor tenants Walmart, Canadian Tire, Home Depot and Winners.
- Anchor tenants include: No Frills, SportChek, Dollarama, PetSmart, Sherwin Williams, Libro Credit Union, Swiss Chalet/Harvey's, Firehouse Sub, Stacks Pancake House, Guac Mexi Grill, and a new 70,000 SF Self Storage (Q3-2023).
- Zoning C6 uses include: retail store, food store, service shop, convenience store, health club, home decorating, personal service, and more!
- Woodstock has a stable work force with Toyota, Woodstock General Hospital and Fanshawe College.
- 25,000 SF of retail space (divisible)
6,000 SF (Financial).
- Traffic Count (AADT): 17,797.

SITE PLAN

- Size: 70,000 SF 4 Storey Self Storage
- 25,000 SF Retail space (divisible)
- 6,000 SF Financial space



FOR LEASE | WOODSTOCK CENTRE | 383-415 NORWICH AVENUE | WOODSTOCK, ON

For more information, please contact:

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