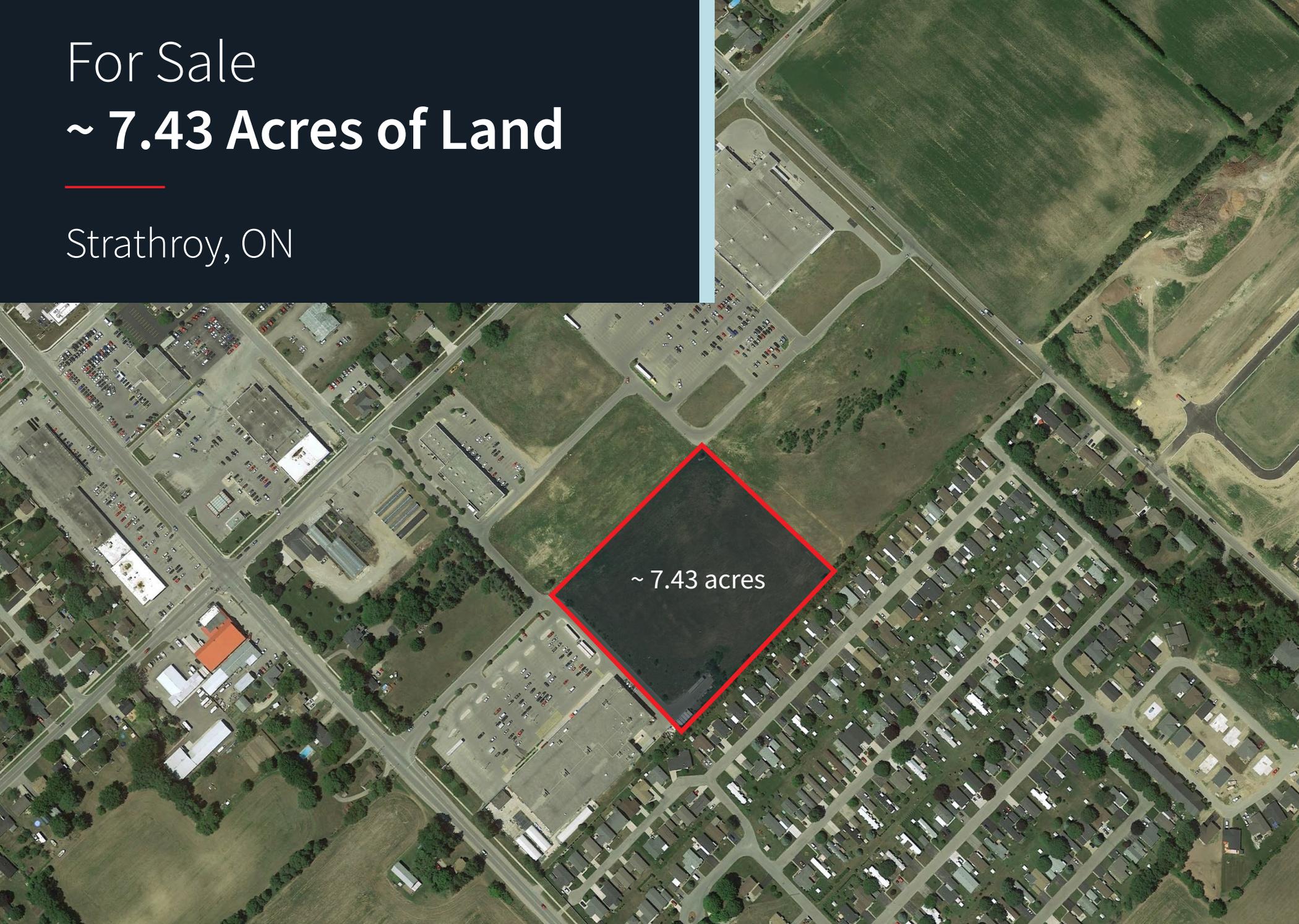


# For Sale ~ 7.43 Acres of Land

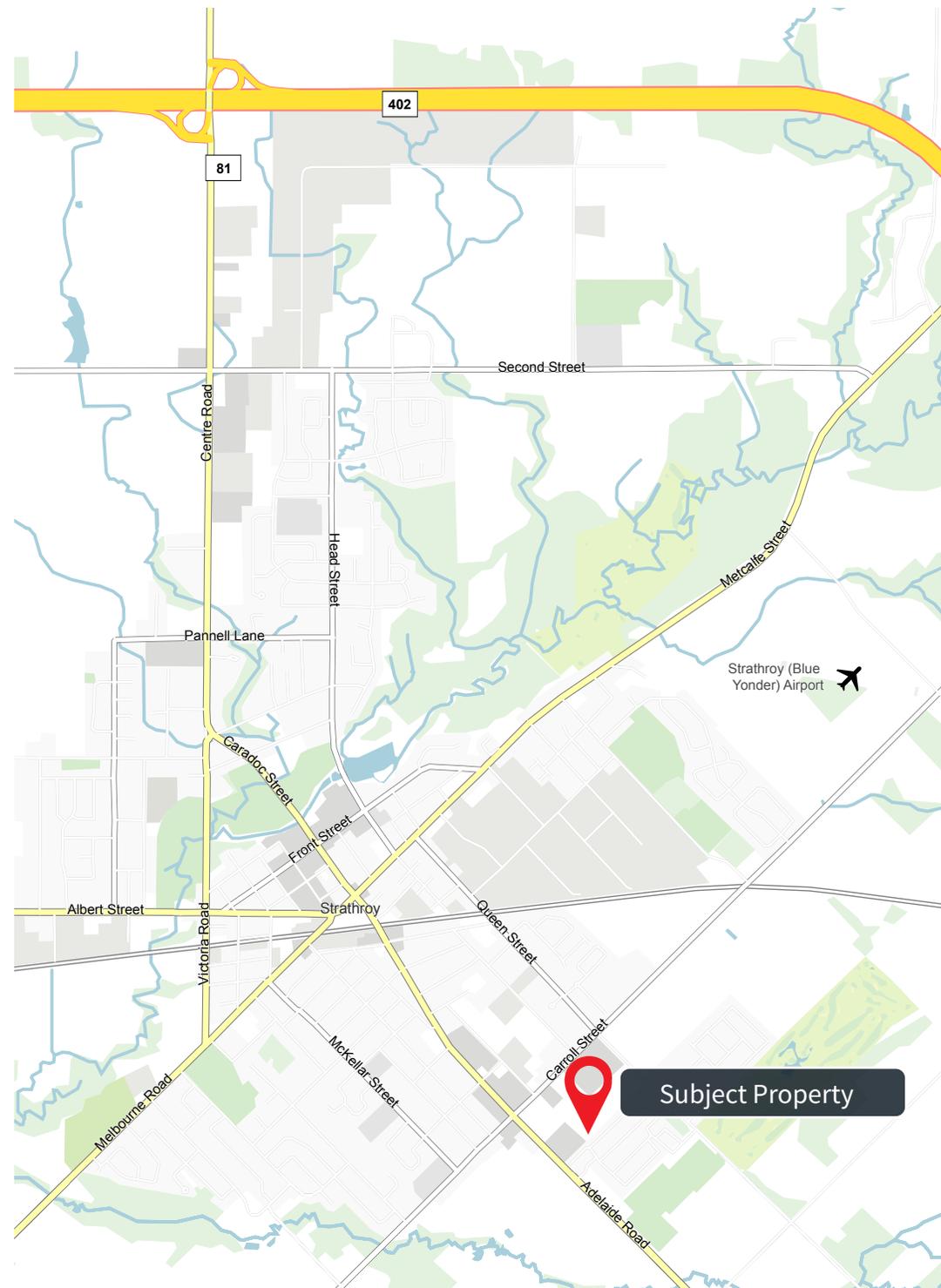
Strathroy, ON



## EXECUTIVE SUMMARY

Jones Lang LaSalle Real Estate Services Inc. (herein referred to as “**JLL**” and/or the “**Advisor**”) has been retained by Rona Inc. (the “**Vendor**”) to offer for a sale a premium commercially zoned parcel of land in Strathroy, municipally known as pin # 085290115 (the “**Property**”). The Strathroy-Caradoc municipality has a 2023 market population of ~ 21,273 located 38 km west of London and 70 km east of Sarnia, just south of Hwy 402 on Hwy 81.

The Property is zoned Highway Commercial C2, is approximately 7.43 acres well located in Strathroy’s major retail node in the south end of the market surrounded by notable national tenancies such as Canadian Tire, LCBO, Dollarama and Walmart. The Property is complimented by three points of ingress and egress via an internal access road from Adelaide Road on the west, Carroll Street East on the north and Saxton Road to the east offering an ideal location for future development.



## PROPERTY DETAILS

<b>Vendor:</b>	Rona Inc.
<b>Price:</b>	\$3,500,000.00 on an “as is basis”
<b>Lot size:</b>	~ 7.43 acres
<b>Possession:</b>	Immediate
<b>Pin #:</b>	085290115
<b>Zoning:</b>	Highway Commercial (C2) with allowable uses such, as Shopping Centre, Retail Store (General/Large format), Restaurant (Drive- in/Take-out), Drive-thru facilities, Dwelling – Apartment, Hotel and Motor Vehicle Sales.

## INVESTMENT HIGHLIGHTS

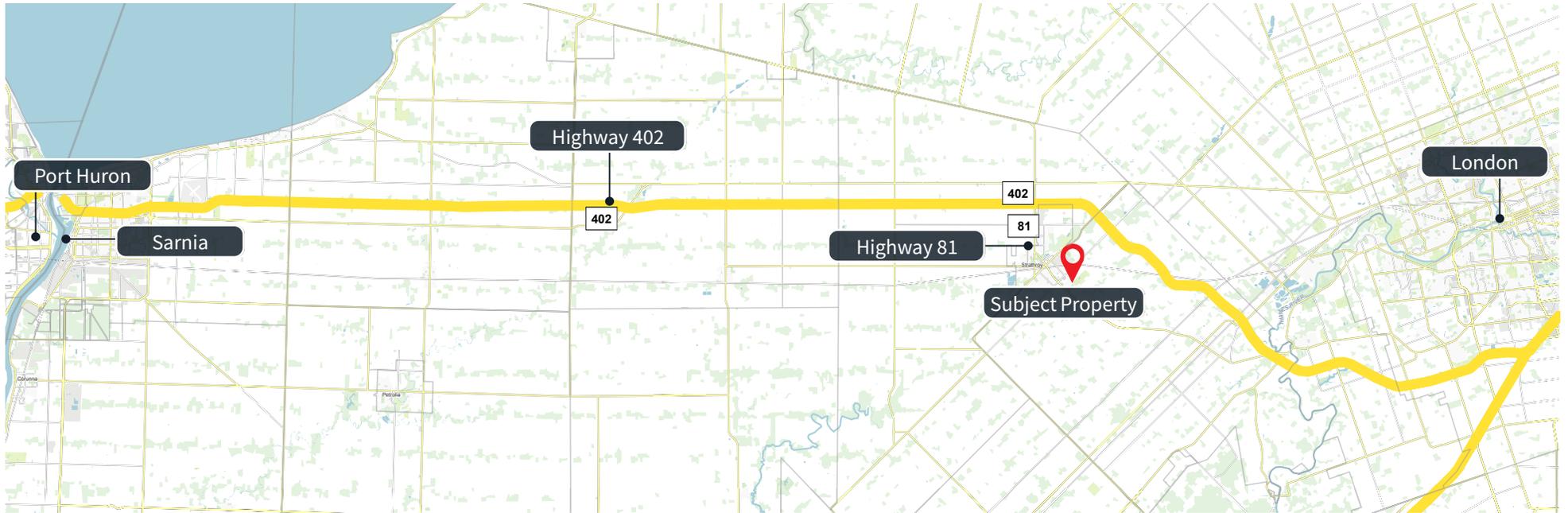
- High profile location in the box retail node of Strathroy
- Ideal for developer or owner user
- Premium commercially zoned flat developable land
- Excellent shadow anchor co-tenancies including Canadian Tire, LCBO, Dollarama and Walmart



# NEARBY RETAILERS



# ACCESSIBILITY MAP



## DEMOGRAPHICS

Distance | Source: Statistics Canada, 2023

	3 Km	5 km	10 km
 Population	12,444	19,661	21,273
 Daytime Population	14,711	20,281	21,231
 Total Households	4,835	7,599	8,172
 Avg. Household Income	\$81,440	\$82,659	\$83,920
 Median Age	42.0	42.3	42.4

Hwy 81, also known as Adelaide Road, Caradoc Road South and North and Centre Road is the main north/south arterial route through Strathroy providing a direct connection to Highway 402 on the north perimeter of Strathroy. Highway 402 is a provincially maintained 400 series highway from Hwy 401 in London to the Sarnia Port Huron US border.

# For Sale

## ~ 7.43 Acres of Land

Strathroy, ON



### FREE & CLEAR OFFERING PROCESS

- Jones Lang LaSalle Real Estate Services, Inc. has been exclusively retained by the Vendor to seek proposals to acquire the Property.
- The Property will be offered for sale free and clear of existing financing on an “as is basis”.
- Interested parties are required to execute and submit the JLL Confidentiality Agreement for access to the Confidential Property Information data room.
- Offers will be reviewed as received.

### FOR MORE INFORMATION, PLEASE CONTACT:

**RUSSELL GODWIN\***

Senior Vice President

+1 416 391 6960

[Russell.Godwin@jll.com](mailto:Russell.Godwin@jll.com)

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2023 Jones Lang LaSalle IP, Inc. All rights reserved. \*Sales Representative.

