



Brookdale Square

501 Tollgate Road West | Cornwall, ON



**RETAIL
FOR
LEASE**

PROPERTY DETAILS

Building E2: 3,320 SF
Available: May 1, 2023
Net Rent: Please contact Listing Agent
Additional Rent: est \$8.80 PSF (est 2023 Taxes \$6.85 PSF and Ops Cost \$1.95 PSF)

DEMOGRAPHICS

Drivetimes | Source: Statistics Canada, 2023

10 minutes 20 minutes 30 minutes

	10 minutes	20 minutes	30 minutes
 Population	39,272	64,044	78,051
 Daytime Population	42,231	63,902	75,856
 Total Households	17,810	27,939	33,448
 Avg. Household Income	\$68,447	\$76,629	\$78,450
 Median Age	46.5	46.4	46.4

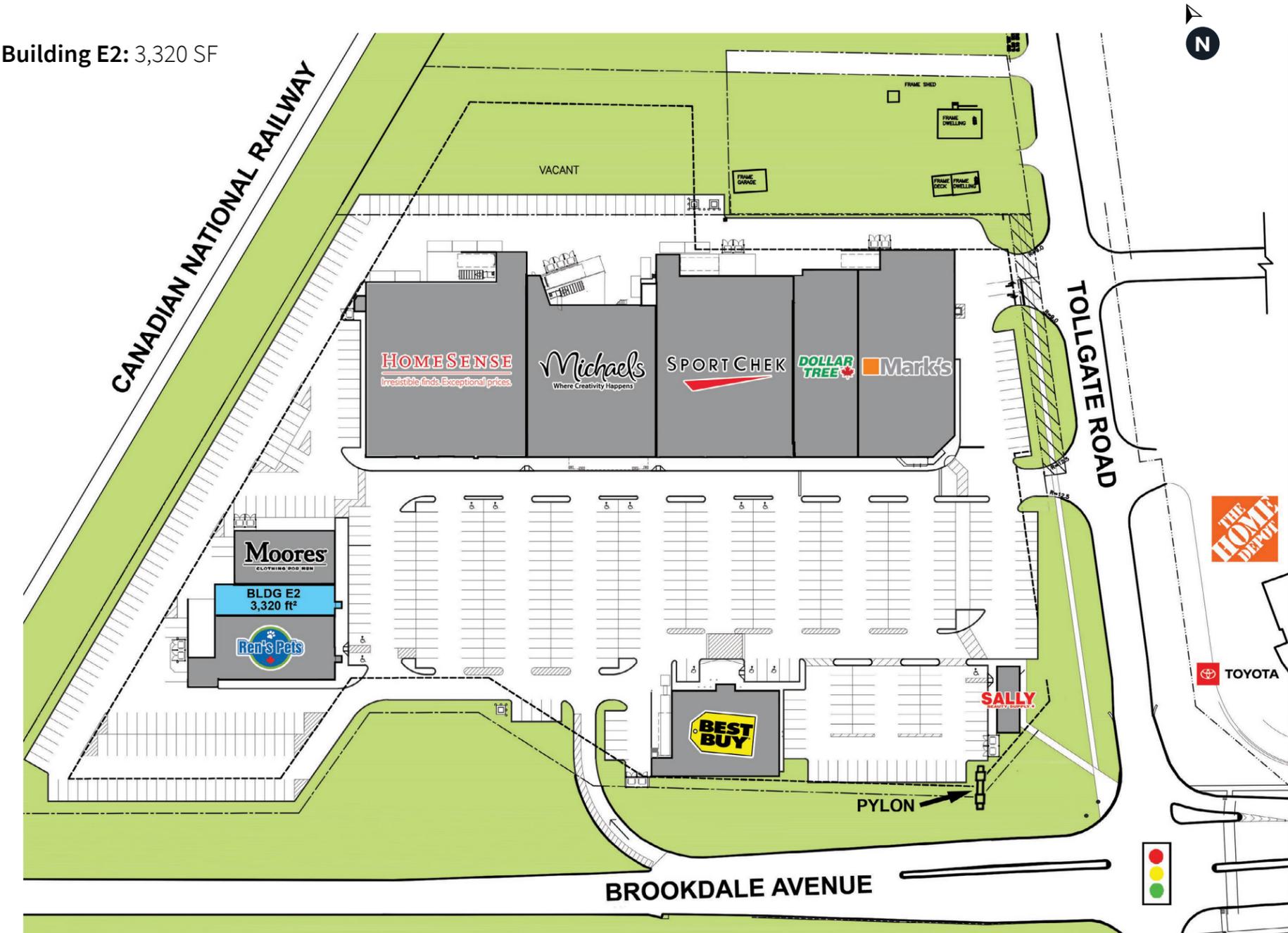


PROPERTY DETAILS

- Brookdale Square is a 185,395 SF neighbourhood shopping centre located just south of HWY 401 fronting on Brookdale Avenue at the 4-way lighted intersection of Tollgate Road West.
- Anchor tenants include Michael's, BestBuy, Mark's Work Warehouse, Sports Chek, Dollar Tree, Ren's Pets for Q2-2023 and Homesense for Q3-2023.
- Other tenants on site include Moore's and Sally Beauty with Home Depot as a shadow anchor at the southeast corner of the intersection.
- Unit E2 of 3,320 sf is available for possession Q2-2023, between Ren's Pets and Moore's.
- Over 78,051 people live within a 30-minute drive of the plaza, with a daytime population of over 75,856 people.
- Zoning: Community Commercial – Shopping Centre(CC-SS) for uses such as Retail, Restaurant, Recreation, Supermarket, Department store, Pharmacy, Home Improvement Centre/Building Supply Outlet, Financial services, Professional offices, Medical and veterinary offices, Travel agency, Personal care, Printing shop, Commercial school or Studio and more!
- Parking Ratio: 5.5 cars/100 m².
- Traffic Count (AADT): 13,076 vehicles.

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RETAIL FOR LEASE

BROOKDALE SQUARE

501 TOLLGATE ROAD WEST | CORNWALL, ON

For more information, please contact:

Russell Godwin*

Senior Vice President

+1 416 391 6960

Russell.Godwin@jll.com



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