



Riverside Place
Long Term Care

PRINCESS AUTO

Tim Hortons

For Lease

Retail Opportunity

3575 Forest Glade Drive, Windsor ON



Property details

RETAIL SPACE

GROUND FLOOR: 32,495 SF
 AVAILABLE: Q2 - 2020
 NET RENT: Contact Listing Agent
 PROPERTY TAXES: \$5.62 PSF (2020)
 OPERATING COSTS: Tenant Expense



Demographics

	1km	3km	5km
Population	3,301	35,553	94,400
Daytime Population	3,113	33,363	84,641
Avg. Household Income	\$75,151	\$77,698	\$88,428
Median Age	41	42	44

Source: Statistics Canada, 2020

Mid-Market Aerial



**Mobile Device Traffic Count is calculated using a combination of mobile location data with machine learning to provide accurate, consistent, and always up-to-date traffic counts

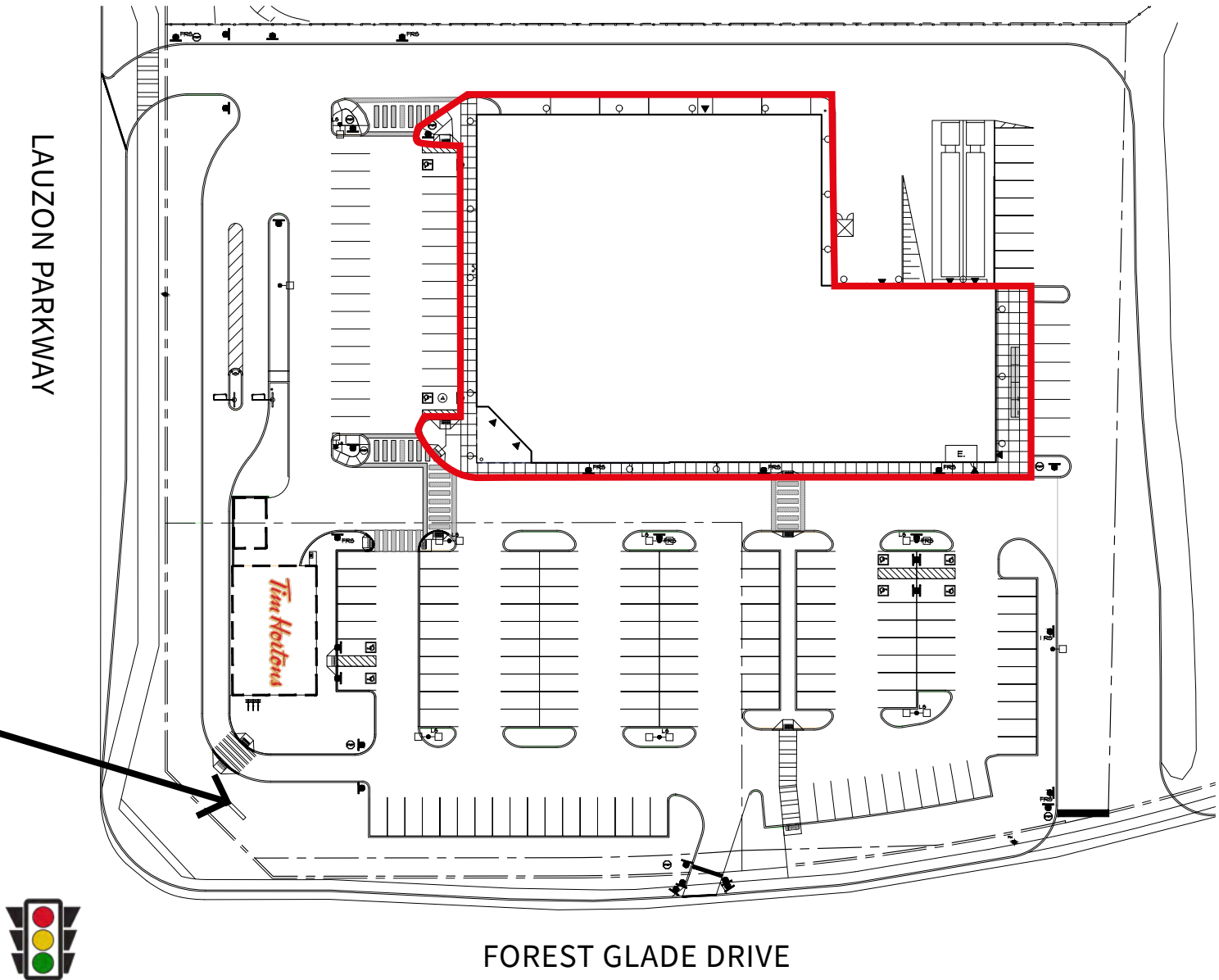
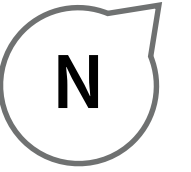
Highlights

- 2 T/L loading docks, 1 drive in door [W-3.66m x H -4.27m] and 20' clear ceilings
- Parking: 176 spaces, 5 per 1,000 sf of total property GLA
- Zoning: CD 2.1 [retail, financial, medical, veterinary, food, garden centre, entertainment, automotive dealership]
- Electrical: 400 amps, 347/600 volt 3 phase
- New “right-in” from Lauzon Pkwy and “right-out from Forest Glade Drive
- New Tim Horton’s on hard corner of property opening ~ July 1, 2020



Floor plan

Ground Floor | 32,495 SF



FOR LEASE | 3575 Forest Glade Drive

Russell Godwin*

Senior Vice President

D +1 416 391 6960

C +1 416 518 6633

Russell.Godwin@am.jll.com

