

MIXED USE/ RETAIL FOR SALE



100
KING ST E



122
FRONT ST S

100 **122**
KING ST E & FRONT ST S



ORILLIA, 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 “Seller”) to offer for a sale a premium retail/res mixed use development asset comprised of two (2) parcels of land municipally known as 100 King St East and 122 Front Street South, Orillia (the “Property”). The Property is located at a 3-way lighted intersection along a major traffic corridor leading in and out of downtown Orillia, offering an ideal location for future commercial/residential development, with vista to Lake Couchiching.

The Property is zoned “C4i Mixed Use Intensification, is approximately 2.87acres (124,904 sf) improved with a 13,300 +/- sf single level retail building and a 16,380 +/- sf fenced warehouse/storage facility.

The Property is well-located and surrounded by some of Orillia’s most notable retailers on Front Street including Metro and Shoppers Drug Mart to the north and Giant Tiger and Dollar Tree just to the south. The Port of Orillia [Trent-Severn Waterway, the Orillia Waterfront Centre along, Fionn MacCools, Studabakers Ranchero’s Grill and Golden Wok Buffet are just steps from the Property.



SITE AREA

**100 KING ST E
122 FRONT ST S
= 2.87 acres**



EXISTING GLA

29,680 SF



STOREYS

1



ZONING

**C4I MIXED USE INTENSIFICATION
Zoning By-law 2014-44**



FRONTAGE

**FRONT STREET E - Approx.274 FT
ELGIN STREET - Approx.244 FT**



PARKING

EXISTING 50 STALLS



YEAR BUILT

1987

PROPERTY HIGHLIGHTS



BUYER OPPORTUNITY

The Property offers a unique opportunity to acquire up to 2.87 acres of commercial land over two parcels. The Property consists of a freestanding commercial building and a warehouse within a mixed-use node in the City of Orillia. Both the Federal and Provincial governments have implemented massive spending programs to shore up the economy.



CITY OF ORILLIA INCENTIVES

The Orillia City Council has approved a new suite of incentive programs geared towards projects that will add jobs and housing to downtown Orillia. The new programs, offered through the City’s Downtown Tomorrow Community Improvement Plan (DTCIP).

The recently approved programs include:

- Façade Improvement Grant Program (up to \$5,000)
- Building Improvement Grant Program (up to \$25,000)
- Residential Grant Program (up to \$30,000)
- Feasibility/Design Study Grant Program

The programs are only available in the Community Improvement Plan project area (the City’s downtown core).

[Downtown Tomorrow CIP Grant Program](#)



FUTURE DEVELOPMENT

100 King Street East and 122 Front Street South are located at a 3-way lighted intersection along a major traffic corridor leading in and out of downtown Orillia, offering an ideal location for future commercial/residential development, with vista to Lake Couchiching.

The Site’s size, shape and location is ideally suited to accommodate the following:

- Retail Outlet
- Residential
- Retirement Home
- Commercial School
- Grocery Store
- Live-Work Unit



TRANSIT-ORIENTED PROPERTY

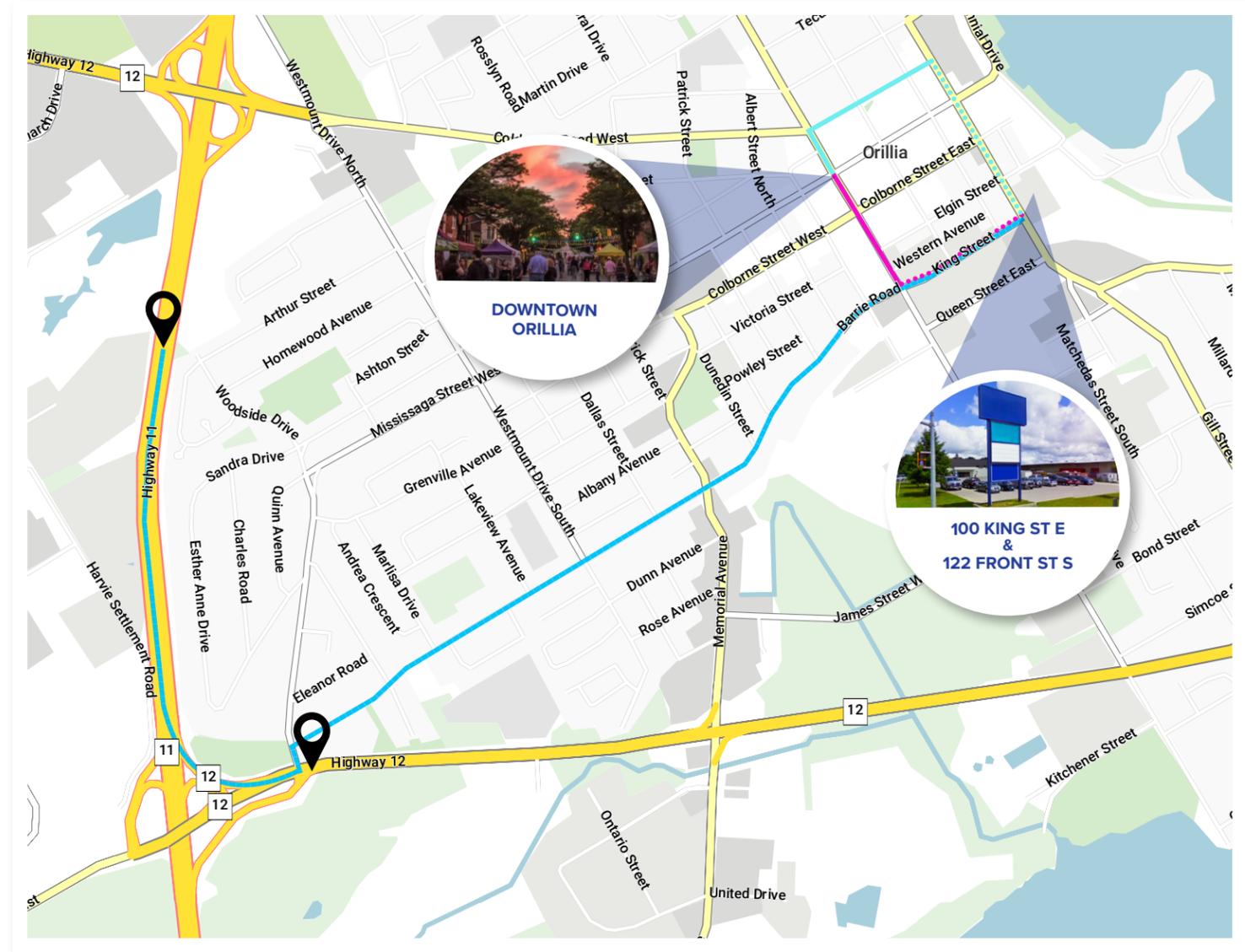
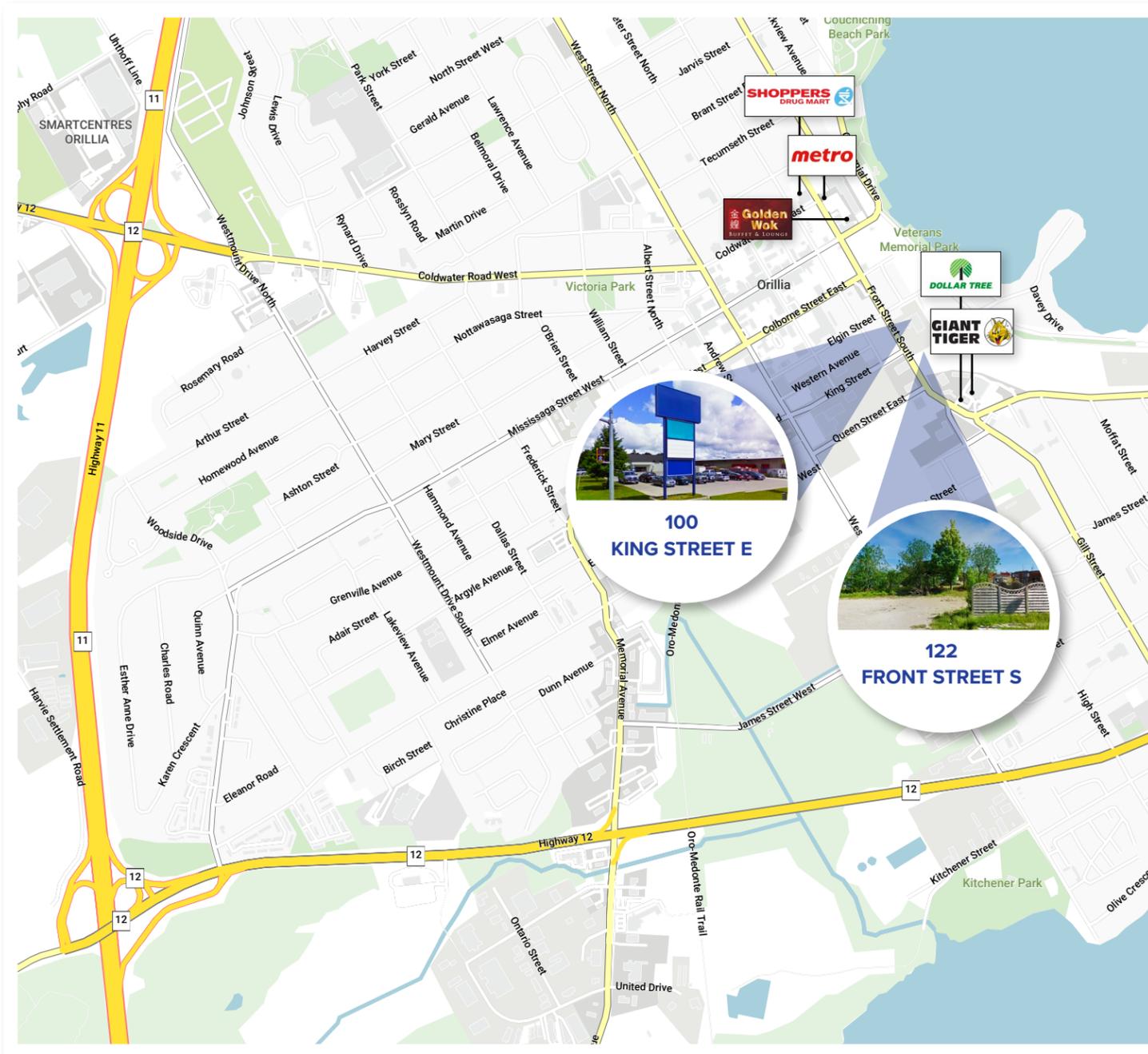
Public Transit is provided by Orillia Transit bus routes A and B. There is a bus stop directly adjacent to the Property on the west side of Front Side South which is serviced by bus routes South A and South B.

The Property is strategically positioned and well rated due to its proximity to several arterial roadways including Front Street South, King Street, and West Street South, which provide direct access to Highway 12 and ultimately Highway 11. There are several nearby mid-rise developments under municipal review with excellent accessibility to transit via the [Orillia Transit – South Route](#)

EXCELLENT LOCATION

The Property is located in the eastern portion of the City of Orillia. More specifically, the subject is located on the northeast corner of King Street East and Front Street South, just west of Lake Couchiching which provides direct access to Highway 12 and ultimately Highway 11. Downtown Orillia is a 3 min drive from the Property.

The Property is well-located and surrounded by some of Orillia's most notable retailers on Front Street including Metro and Shoppers Drug Mart to the north and Giant Tiger and Dollar Tree just to the south. The Port of Orillia Trent-Severn Waterway, the Orillia Waterfront Centre, Fionn MacCools, Studabakers Ranchero's Grill and Golden Wok Buffet are just steps from the Property.



ACCESSIBILITY & TRANSPORTATION

The Property is located in the eastern portion of the City of Orillia, located some 100 km north of the City of Toronto. There is a bus stop directly adjacent to the Property on the west side of Front Street South, serviced by bus routes South A and South B.

The Property has two points of ingress and egress, one from a 3-way lighted intersection and the other from Elgin Street with access to full municipal services.

Front Street is a major east-west arterial route that provides a direct connection to Highway 12 (2.8 km) and ultimately Highway 11 (3.7 km). Highway 11 is a provincially maintained highway and is the second longest highway in the province. It provides access to Highway 400 and ultimately the other 400 series highways. Various commercial uses along Front Street North, most notably including: LCBO, Metro, Starbucks, Orillia Waterfront and Port of Orillia are accessible from the Property.

DEVELOPMENT POTENTIAL

The Property consists of a freestanding commercial building and a warehouse within a mixed-use node in the City of Orillia. The subject benefits from exposure to Front Street and Elgin Street.

The Property offers development opportunity for residential and mixed-used commercial.

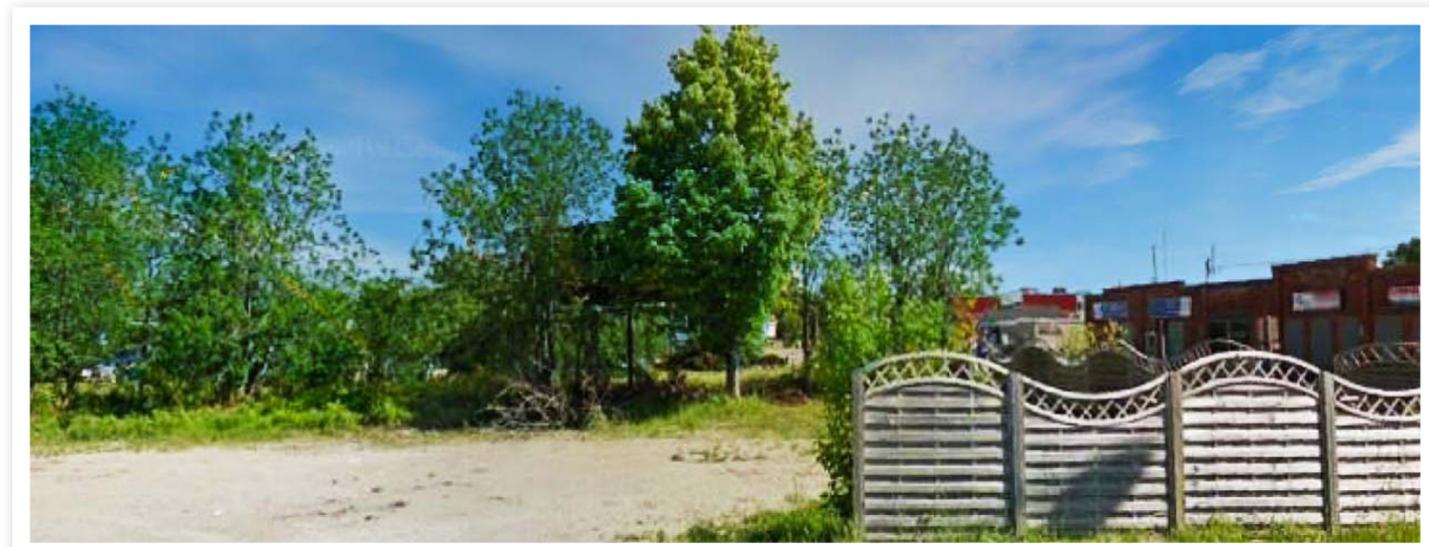
The Property offers good levels of exposure given its location along Front Street South with proximity and vista to Lake Couchiching. Furthermore, the viewscape to the east protects views of the bay for residential development.

PROPERTY IMAGES



DEMOGRAPHICS

	1KM	3KM	5KM
 POPULATION	4,465	28,485	35,091
 DAYTIME POPULATION	8,835	30,354	39,268
 TOTAL HOUSEHOLDS	2,298	12,734	15,209
 AVG. HOUSEHOLD INCOME	\$61,885	\$81,227	\$85,854
 MEDIAN AGE	44.2	46.1	45.9



MIXED USE/ RETAIL FOR SALE



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 existing financing on an “as is where is” basis;
- Interested parties will be required to execute and submit the Seller’s form of Confidentiality Agreement prior to receiving detailed information about the Property and will be invited to submit an offer on the Seller’s standard Agreement of Purchase and Sale (“APS”) on a specific date that will be communicated by the JLL at least fourteen (14) days in advance.

FOR MORE INFORMATION, PLEASE CONTACT:

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