

# FOR LEASE

## NIPISSING SQUARE 150 Nipissing Rd. Milton, ON



Jaimie Sreblowski • Sales Representative  
O:(905) 607 0719 • C:(647) 218 9323

[jaimie@clearstreamcre.com](mailto:jaimie@clearstreamcre.com)  
[www.clearstreamcre.com](http://www.clearstreamcre.com)



### CLEARSTREAM

COMMERCIAL REAL ESTATE LTD., BROKERAGE

Greg Gaudette • Broker Of Record  
O:(905) 607 0719 • C:(647) 328 7027

[greg@clearstreamcre.com](mailto:greg@clearstreamcre.com)  
[www.clearstreamcre.com](http://www.clearstreamcre.com)



## Rare commercial leasing opportunity in Nipissing Square, located in the heart of Milton, ON.



### Location



### Opportunity



### Demographics

- Convenient location in the heart of Milton, surrounded by dense residential and national retailers.
- Close to Milton Go Station and Downtown Milton.
- Various unit sizes available with flexible layouts and loading doors.
- Broad zoning with many permitted uses including retail, office, medical.
- Great co-tenancy and professionally managed.
- Strong demographics in one of Ontario's fastest growing communities.
- 600 new residential units under construction directly adjacent in the master-planned community, Stationside.

## Available Units

**Unit 1/2: 3,769 sq ft    Unit 6: 1,806 sq ft**

**Unit 7-8: 4,527 sq ft**







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MILTON  
MALL  
*Your Community Mall*



STATIONSIDE



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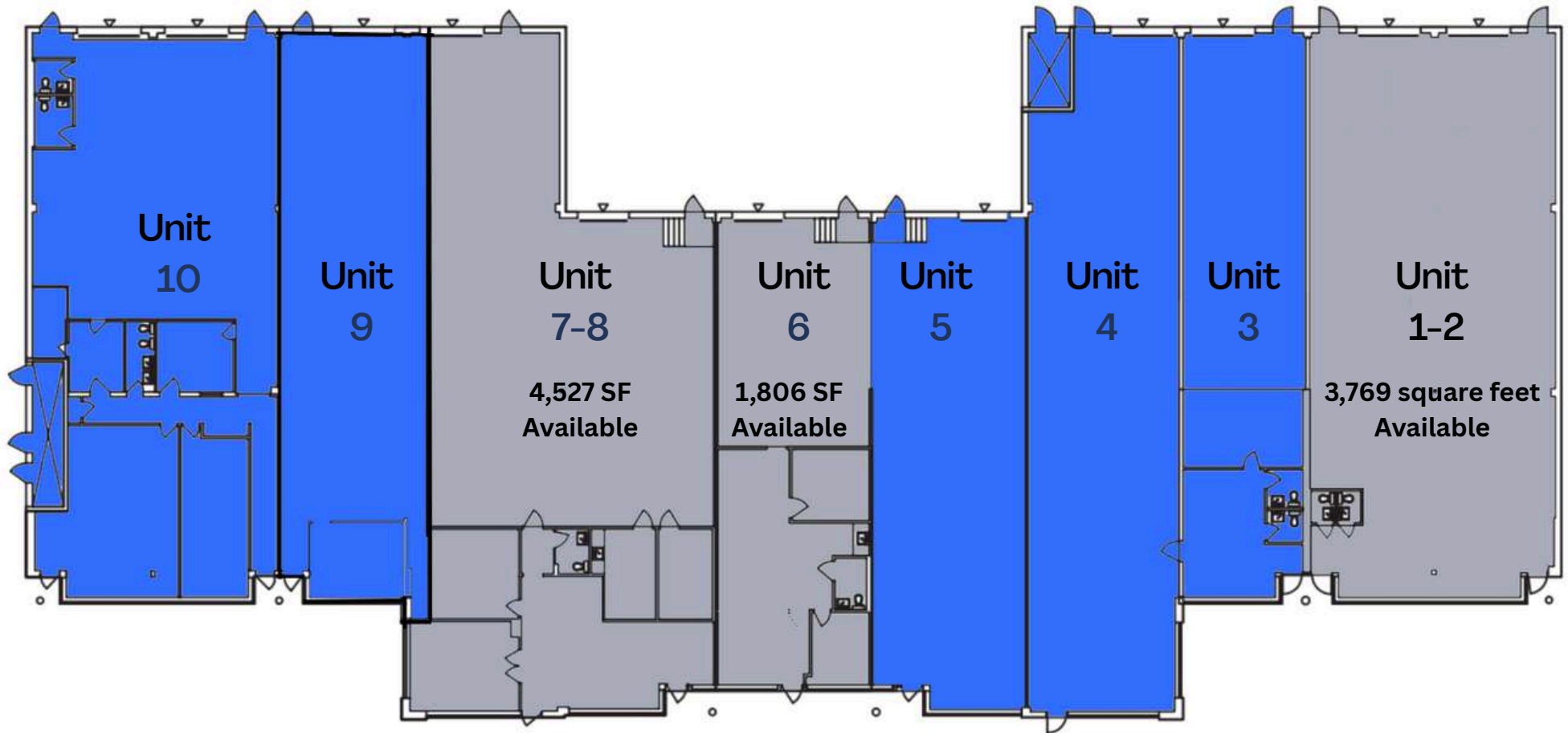
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# SITE PLAN



**JOIN**





Unit 1/2: 3,769 sq ft





Unit 6: 1,806 sq ft





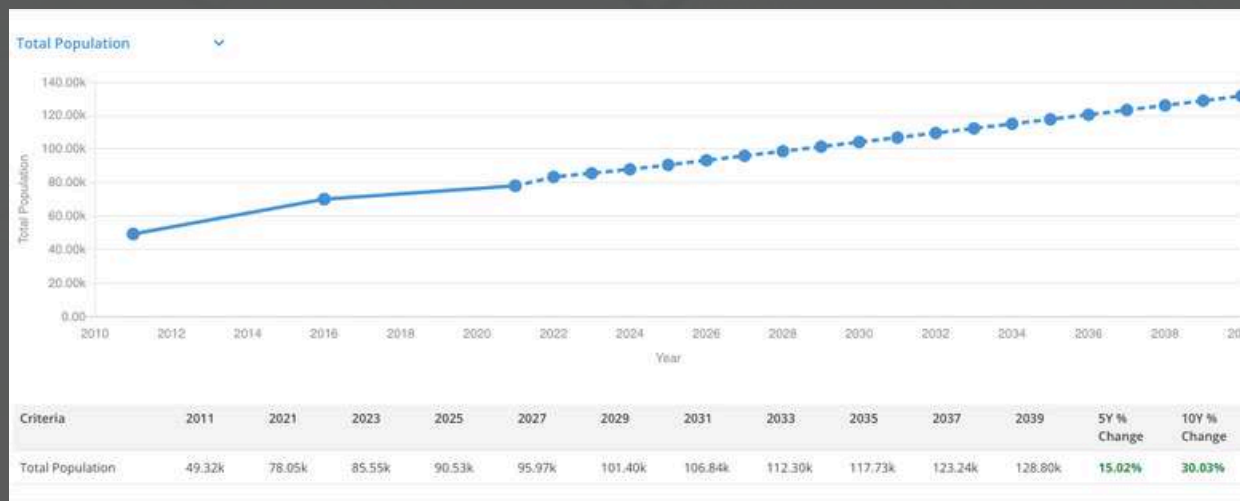
Unit 7-8: 4,527 sq ft











## Demographic Snapshot

| Criteria          | 5KM       | 10KM      |
|-------------------|-----------|-----------|
| Total Pop.        | 123,969   | 151,021   |
| Households        | 37,905    | 46,094    |
| Average Age.      | 34.7      | 35.4      |
| Average HH Income | \$138,089 | \$142,310 |



# ZONING UGC-MU-H



## Ideal Uses Include:

- Medical
- Commercial School
- Fitness
- Office Uses
- Place of Entertainment
- Personal Service
- Rec and Athletic
- Retail
- Discount Retail
- Veterinary Clinic

|                                  | Core Commercial | Secondary Commercial | Urban Growth Center – Mixed Use | Urban Growth Center – Mixed Use - 2 |
|----------------------------------|-----------------|----------------------|---------------------------------|-------------------------------------|
| <b>Non-Residential Uses</b>      |                 |                      |                                 |                                     |
| Art gallery                      | •               | •                    | •                               | •                                   |
| Artist's studio                  | •               | •                    | •                               | •                                   |
| Bank                             | •               | •                    | • (*12)                         | •                                   |
| Banquet Facility                 |                 |                      | • (*6)                          | • (*6)                              |
| Commercial school – Skill        | •               | •                    | •                               | •                                   |
| Community Center                 |                 |                      | •                               | •                                   |
| Convenience store                | •               | •                    | • (*12)                         | •                                   |
| Day Care Centre                  | • (*3)          | • (*3)               | •                               |                                     |
| Department Store                 |                 |                      | • (*12)                         |                                     |
| Drive-Through Service Facility   |                 |                      | • (*5)                          | • (*5)                              |
| Dry cleaning depot               | •               | •                    | • (*12)                         | •                                   |
| Elementary School                |                 |                      | •                               |                                     |
| Fitness Centre                   | •               | •                    | •                               | •                                   |
| Food Bank                        |                 |                      | •                               | •                                   |
| Food Store                       |                 |                      | • (*12)                         |                                     |
| Funeral Home                     | •               | •                    | •                               |                                     |
| Home Day Care                    |                 |                      | •                               |                                     |
| Home Occupation                  |                 |                      | •                               |                                     |
| Hospital, Public or Private      |                 |                      | •                               |                                     |
| Hotel                            | • (*6)(*3)      | • (*6)(*3)           | • (*6)                          |                                     |
| Laundromat                       | •               | •                    | •                               | •                                   |
| Library                          |                 |                      | •                               | •                                   |
| Long-Term Care Facility          |                 |                      | •                               |                                     |
| Medical Clinic                   | •               | •                    | •                               | •                                   |
| Mixed Use Building               |                 |                      | (*9)(*11)(*13)                  |                                     |
| Night Club                       |                 |                      | • (*4)(*6)                      | • (*4)(*6)                          |
| Office Use                       | •               | •                    | •                               | •                                   |
| Office Building                  | •               | •                    | •                               | •                                   |
| Parks - Public                   |                 |                      | •                               | •                                   |
| Personal service shop            | •               | •                    | • (*12)                         | •                                   |
| Place of assembly                | • (*3)          | • (*3)               | •                               |                                     |
| Place of entertainment           |                 |                      | • (*6)                          | • (*6)                              |
| Place of Worship                 |                 |                      | • (*6)                          |                                     |
| Private Transit Depot            |                 |                      | •                               | •                                   |
| Propane Facility, Retail         |                 |                      |                                 |                                     |
| Recreation and Athletic Facility |                 |                      | •                               | •                                   |
| Restaurant                       | •               | •                    | • (*12)                         | •                                   |
| Restaurant, Take Out             | •               | •                    | • (*12)                         | •                                   |
| Retail Store 1                   | •               | •                    | • (*12)                         | •                                   |
| Retail Store 2                   | •               | •                    | • (*12)                         | •                                   |
| School, Adult Education          | •               | •                    | •                               | •                                   |
| School, Post-Secondary           |                 |                      | •                               |                                     |
| School, Secondary                |                 |                      | •                               |                                     |
| Service Retail Outlet            | •               | •                    | •                               | •                                   |
| Social Services Establishment    | •               | •                    | •                               | •                                   |
| Specialty Food Store             |                 |                      | • (*12)                         |                                     |
| Theatre                          | • (*6)          | • (*6)               | • (*6)                          | • (*6)                              |
| Veterinary Clinic – Small Animal | •               | •                    | • (*2)                          | • (*2)                              |
| Veterinary Clinic – Large Animal | •               | •                    | •                               | •                                   |

Footnotes for Table 7A Above

For marketing purposes only. Tenant to verify zoning.





Professionally Managed  
by Macdonell Properties



## CONNECTING PEOPLE & PROPERTIES

Macdonell Properties is a company committed to the redevelopment and management of commercial properties in Ontario. We focus on creating and maintaining inspiring spaces to work and build businesses. We support those businesses with our dedicated and responsive team.





# FOR LEASE

**150 NIPISSING RD. MILTON, ON**

*For further information please contact:*



**CLEARSTREAM**  
COMMERCIAL REAL ESTATE



**macdonell**  
PROPERTIES

**JAIMIE SREBLOWSKI**  
**SALES REPRESENTATIVE**  
**647-218-9323**

**JAIMIE@CLEARSTREAMCRE.COM**

**GREG GAUDETTE**  
**BROKER OF RECORD**  
**647-328-7027**

**GREG@CLEARSTREAMCRE.COM**

**CLEARSTREAM COMMERCIAL REAL ESTATE LTD., BROKERAGE**

6 John St., Suite 2A, Oakville, ON

905-607-0719

[www.clearstreamcre.com](http://www.clearstreamcre.com)

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