

FOR LEASE

NIPISSING SQUARE

100-180 Nipissing Rd. Milton, ON



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CLEARSTREAM

COMMERCIAL REAL ESTATE LTD., BROKERAGE

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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.

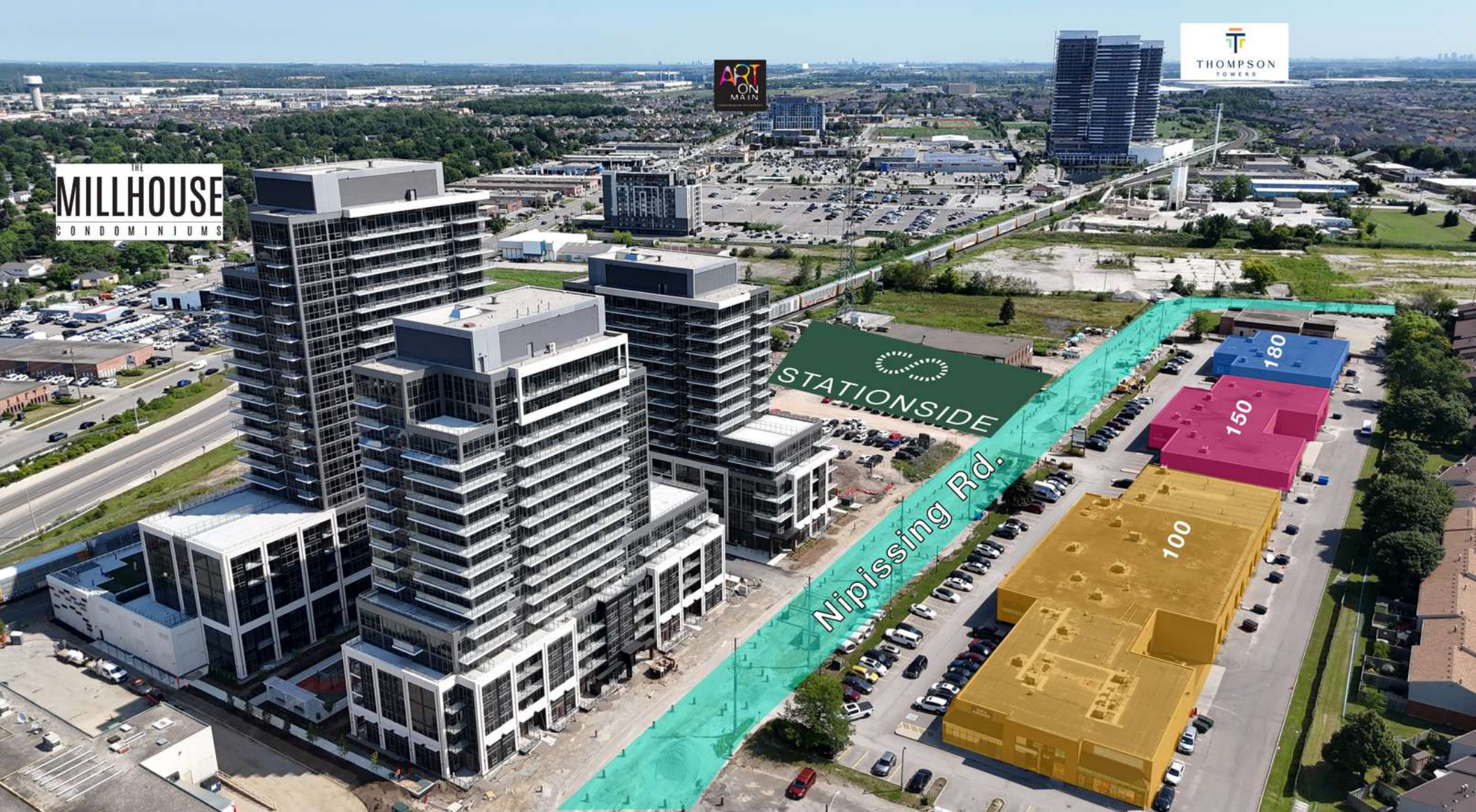


Available Units

100 Nipissing

150 Nipissing

Unit 7-8: 5,058 sq ft Unit 7-8: 4,527 sq ft



**Nipissing
Square**

100 Nipissing
150 Nipissing
180 Nipissing



**650 - 724
Suites**



**600+
Suites**



**800+
Suites**



**177 - 224
Suites**

*for marketing purposes only prospective tenant to complete due dilligence and verify accuracy



Nipissing Square

Available Units

5,058 sq ft 4,527 sq ft
(Divisible)

MILTON
MALL
Your Community Mall

THE
MILLHOUSE
CONDOMINIUMS



STATIONSIDE



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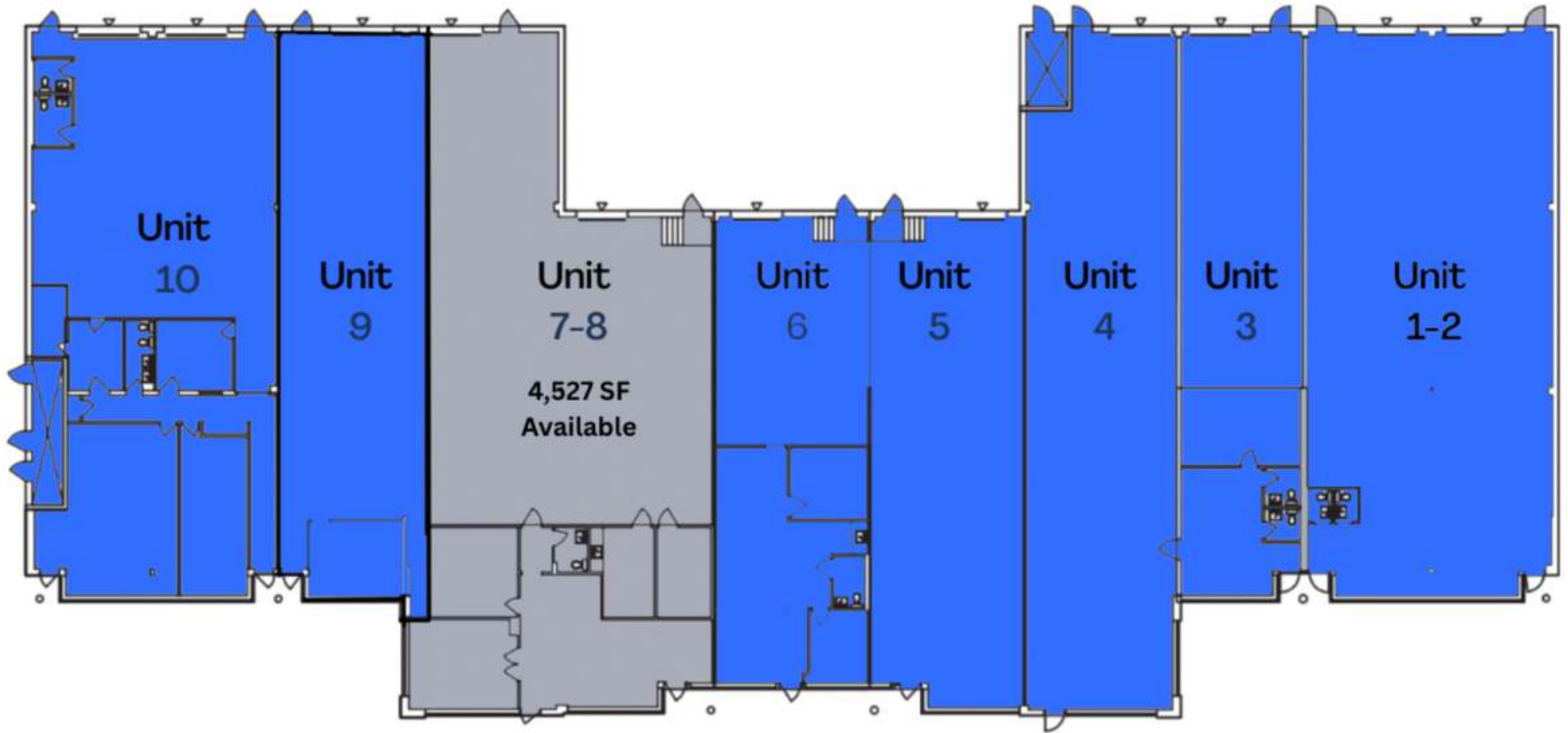
100 Nipissing
Unit 7 - 8: 5,058 sq ft
Divisible



150 Nipissing
Unit 7-8: 4,527 sq ft



SITE PLAN 150 NIPISSING



TARGET
INDOOR GOLF
steamoji

Cannonball
Pools

**CHEER SPORT
SHARKS**

APC

SalonCentric

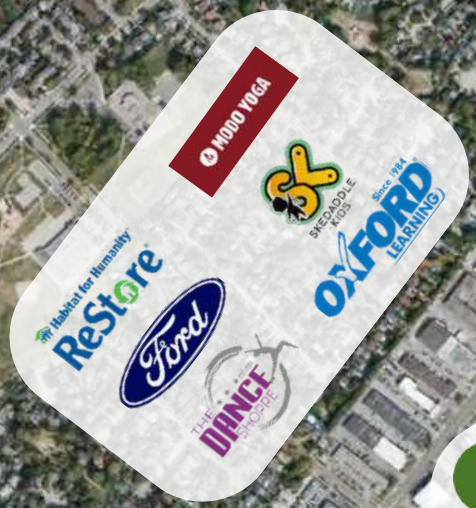
Guardian

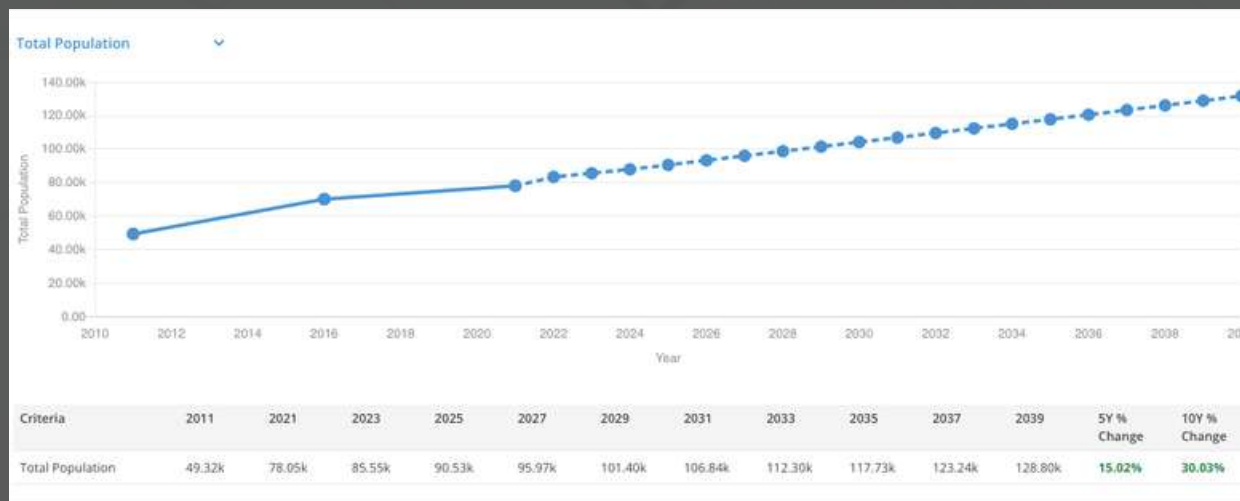
TREE  TOP
ESTD. 2020

Pak Foods

**Kidz
Korner**
★ ★ ★ ★


**Nipissing
MEDICAL CLINIC**





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
Non-Residential Uses				
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.



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For further information please contact:



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