

Investment Opportunity

FOR SALE

DOUGALL TOWN CENTRE

3090 Dougall Ave., Windsor, ON

\$12,000,000



CLEARSTREAM

COMMERCIAL REAL ESTATE LTD., BROKERAGE

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www.clearstreamcre.com

Site Features

3090 Dougall Ave., Windsor, ON



PRIME SHOPPING CENTRE IN STRONG RETAIL NODE

THE OFFERING

The Dougall Town Centre is a well-tenanted, 25,000 square foot shopping centre, situated in one of Windsor's busiest retail corridors. The development is centrally located along the high traffic Dougall Avenue, south of the E.C. Expressway, and within close proximity to Division Rd., Walker Rd., HWY 401, and Windsor/Detroit border. In addition to its national tenants such as A&W, Taco Bell, Baskin Robins, Telus, and more, the Dougall Town Centre is shadow anchored by Walmart along with a significant mass of nationally branded retailers in the node. The proposed Phase 2 (SPA Approved) includes approx. 5,000 square feet and presents significant revenue upside potential for this rare investment opportunity.

RETAIL SHOPPING CENTRE FOR SALE

\$12,000,000

UPSIDE POTENTIAL

- Phase 2 - 5,000 Square Feet (2,500 sq ft ground 2,500 sq ft 2nd floor)
- Recent deals achieved at market rents, higher than average rent roll for shopping centre.



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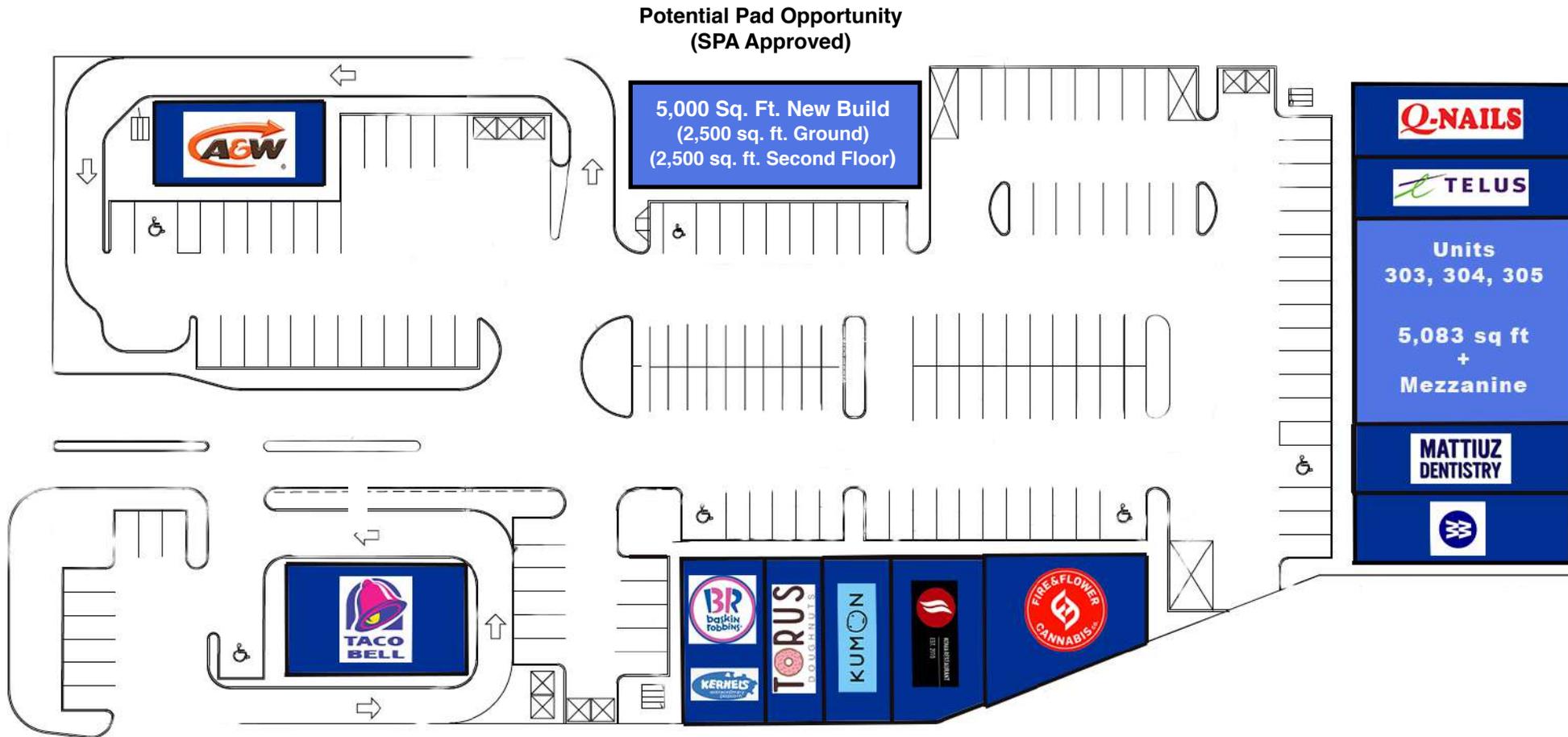
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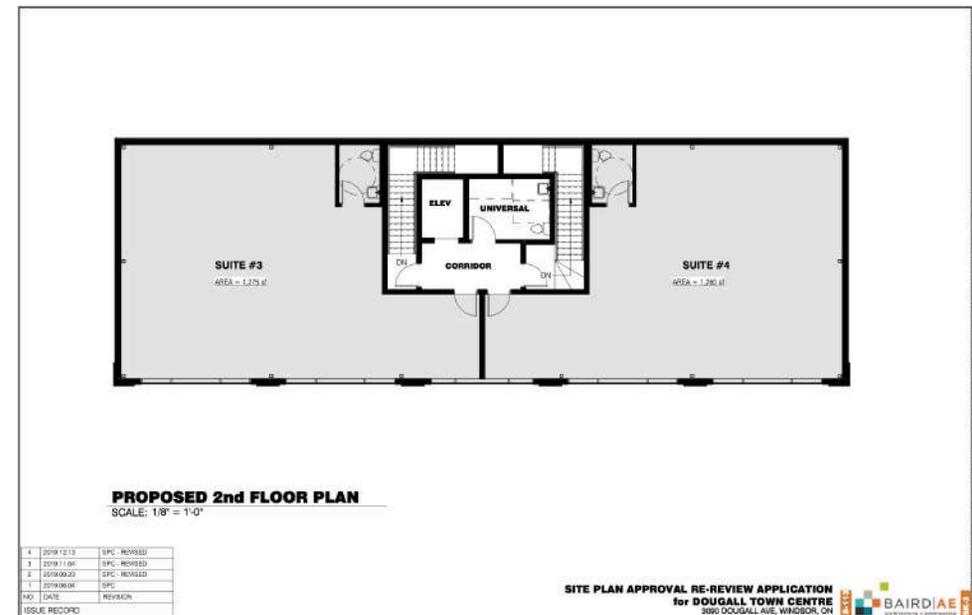
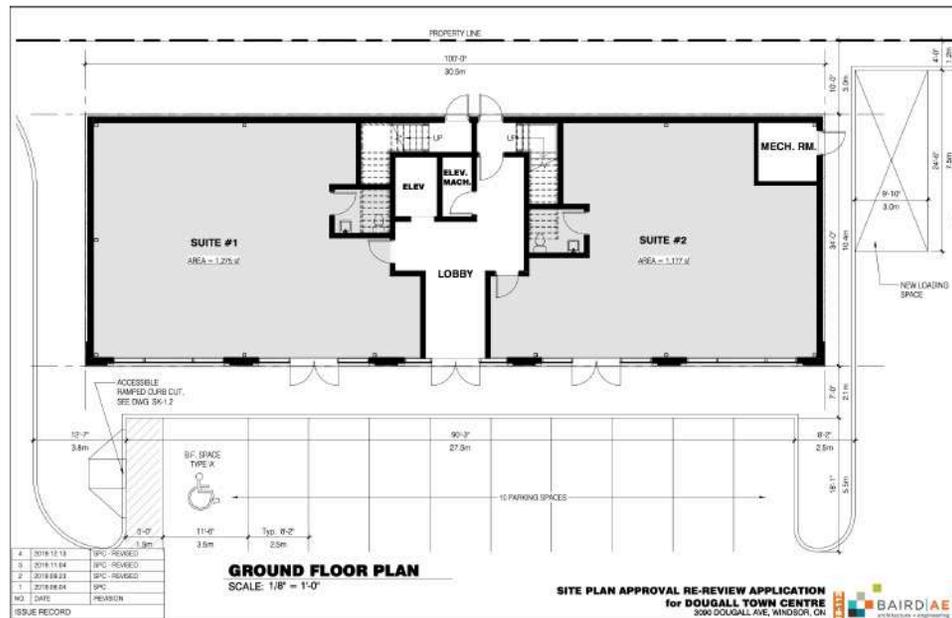
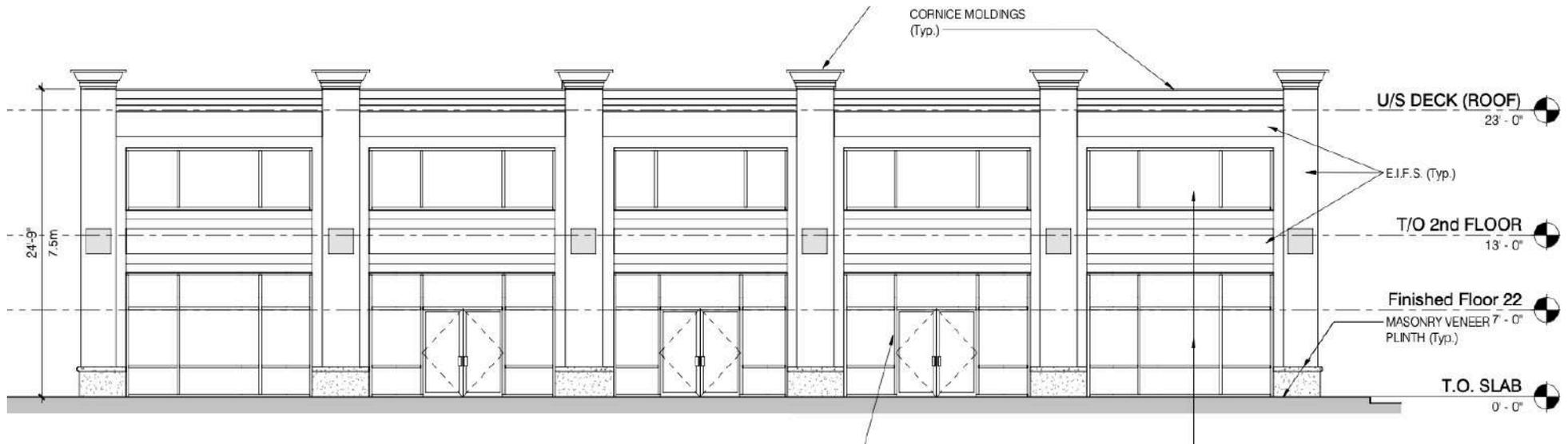
DOUGALL TOWN CENTRE

Dougall Ave.



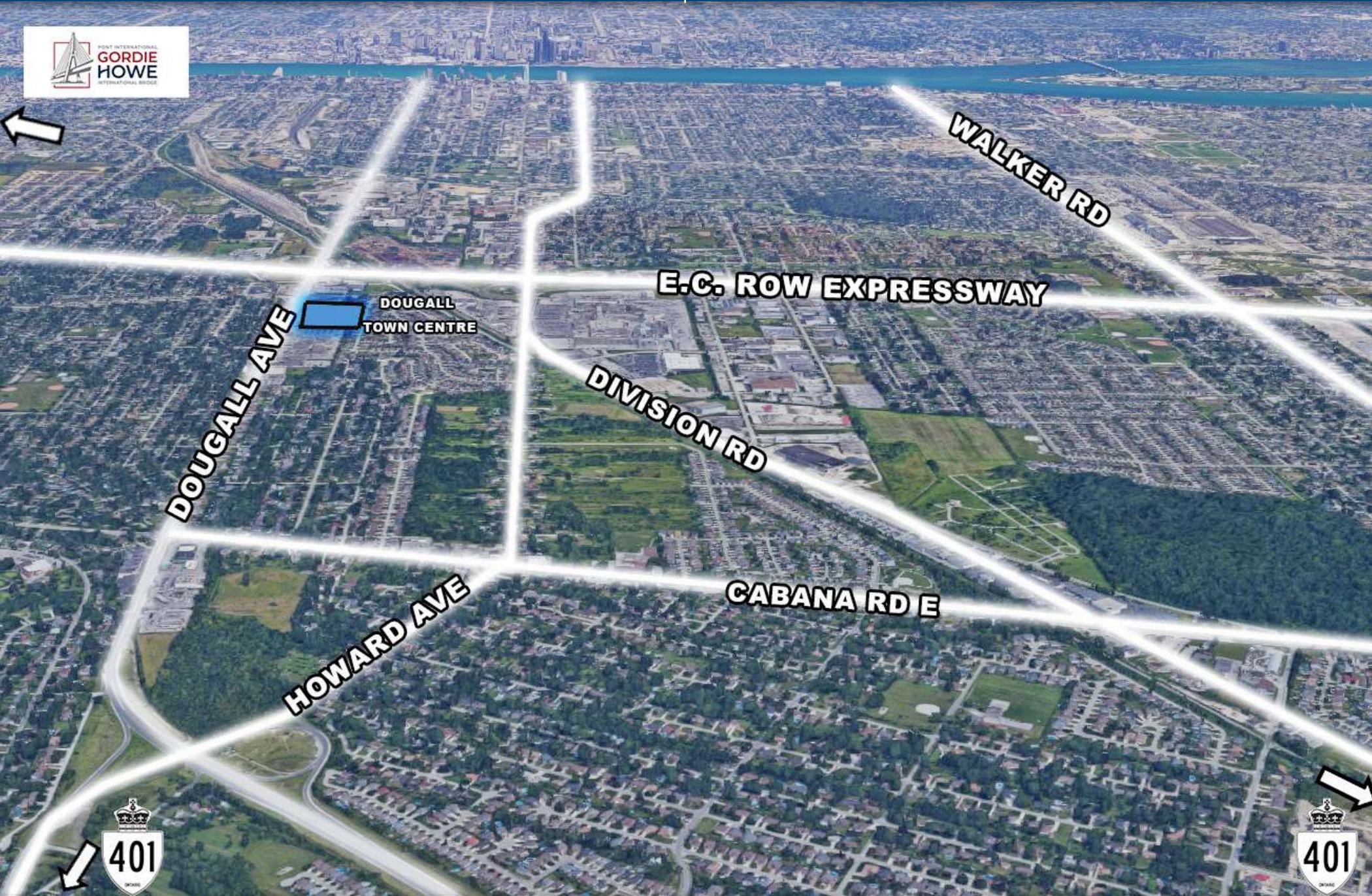
Phase II Building E

3090 Dougall Ave., Windsor, ON



Site Overview

3090 Dougall Ave., Windsor, ON



Windsor's metropolitan area is listed by StatsCan as having a population of 349,718 (2019) and is Canada's third fastest growing city. In March 2022, Windsor was chosen to be the home of a new state of the art \$4.9 billion vehicle battery plant.

LOCATION!



- High traffic volume on Dougall Ave.
- Close proximity to E.C. Row Expressway, Hwy 401, Windsor Detroit border.
- Surrounded by dense residential and commercial.

LOCATION!



- Strong, established retail capturing both Walkers Road and Devonshire retail nodes.
- Shadow anchored by Walmart and close to many other national tenants.

LOCATION!



- Nearby Gordie Howe International Bridge under construction with estimated infusion of \$5.7 Billion to be infused into economy.
- Windsor chosen (March 2022) to be home of new \$4.9 Billion vehicle battery plant.



POPULATION
3KM - 46,789

5KM - 117,625



HOUSEHOLDS
3KM - 17,146

5KM - 46,074



AVG HH INCOME
3KM - \$92,917

5KM - \$80,123



TRAFFIC
39,100 Vehicles/Day
Dougall Ave. and W. Grand Blvd. (2014)

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DISCLAIMER

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



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