

FOR LEASE

1869 Riverside Drive, Timmins, ON



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Site Features

1869 Riverside Drive, Timmins, ON

PRME RETAIL OPPORTUNITY Located at Riverside & Emerald

Property Overview:

Located at the signalized entrance to the new Supersize format Wal-Mart and located in Timmins dominant retail artery.

The node includes over a million square feet of retail which includes Timmins Square, Home Depot, Wal-Mart, Canadian Tire amongst many other branded, regional and local retailers. The newly constructed centre offers excellent frontage and visibility to Riverside Drive also known as Algonquin Blvd & Highway 101 which is the highest traffic artery running through Timmins.

The Centre is anchored by Giant Tiger and Dollar Tree.

Details:

- The subject location faces Riverside (turns into Highway 101) located across from the new format Wal-Mart development with approximately 1,700sf.
- The Landlord recently completed re-aligning/demising the store fronts into the three CRU retail units.
- Shopping Centre is adjacent to the signalized intersection.
- Anchored by a new format Giant Tiger & Dollar Tree.
- The Minimum Rent starts @ \$28sf plus Operating Costs & Property Taxes estimated @ \$7.95/sf.

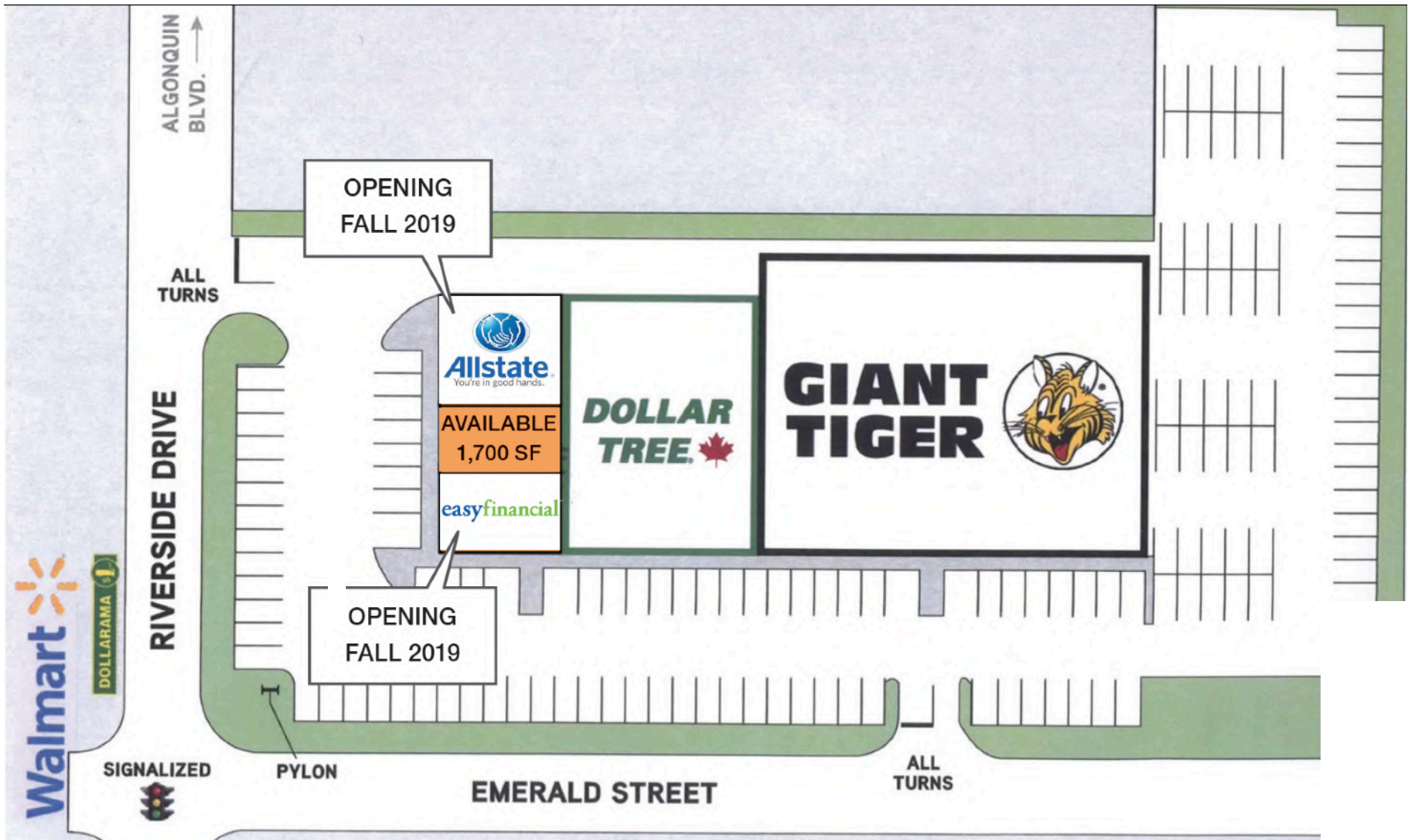
Units Available:

1,700 Square Feet



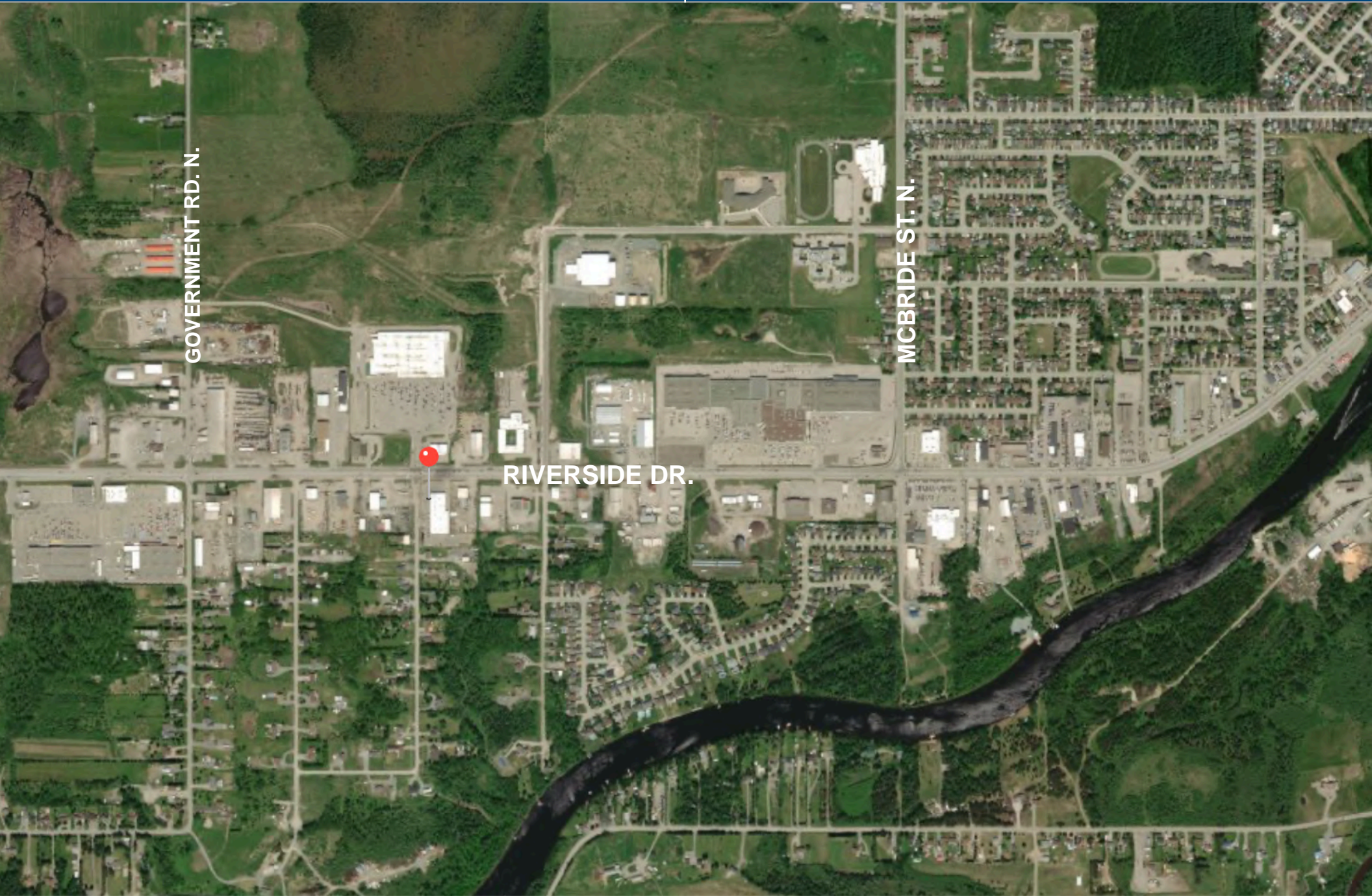
Site Plan

1869 Riverside Drive, Timmins, ON



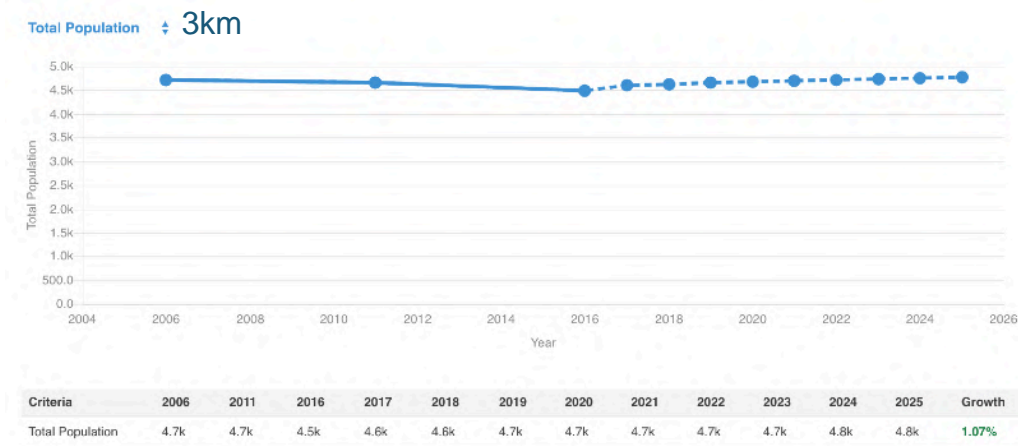
Site Overview

695 Stonehaven Ave., Newmarket, ON



Demographics

1869 Riverside Drive, Timmins, ON



DEMOGRAPHIC SNAPSHOT

	3K	5K
Total Population	4,485	24,059
Households	1,686	10,364
Average Age	39.3	40.4
Average Household Income	\$109,519	\$83,551

Retail Landscape (Trade Area)

- Personal Care - 22 (46.8%)
- Restaurants - 15 (31.9%)
- Financial Services - 8 (17.0%)
- Cafes - 2 (4.3%)