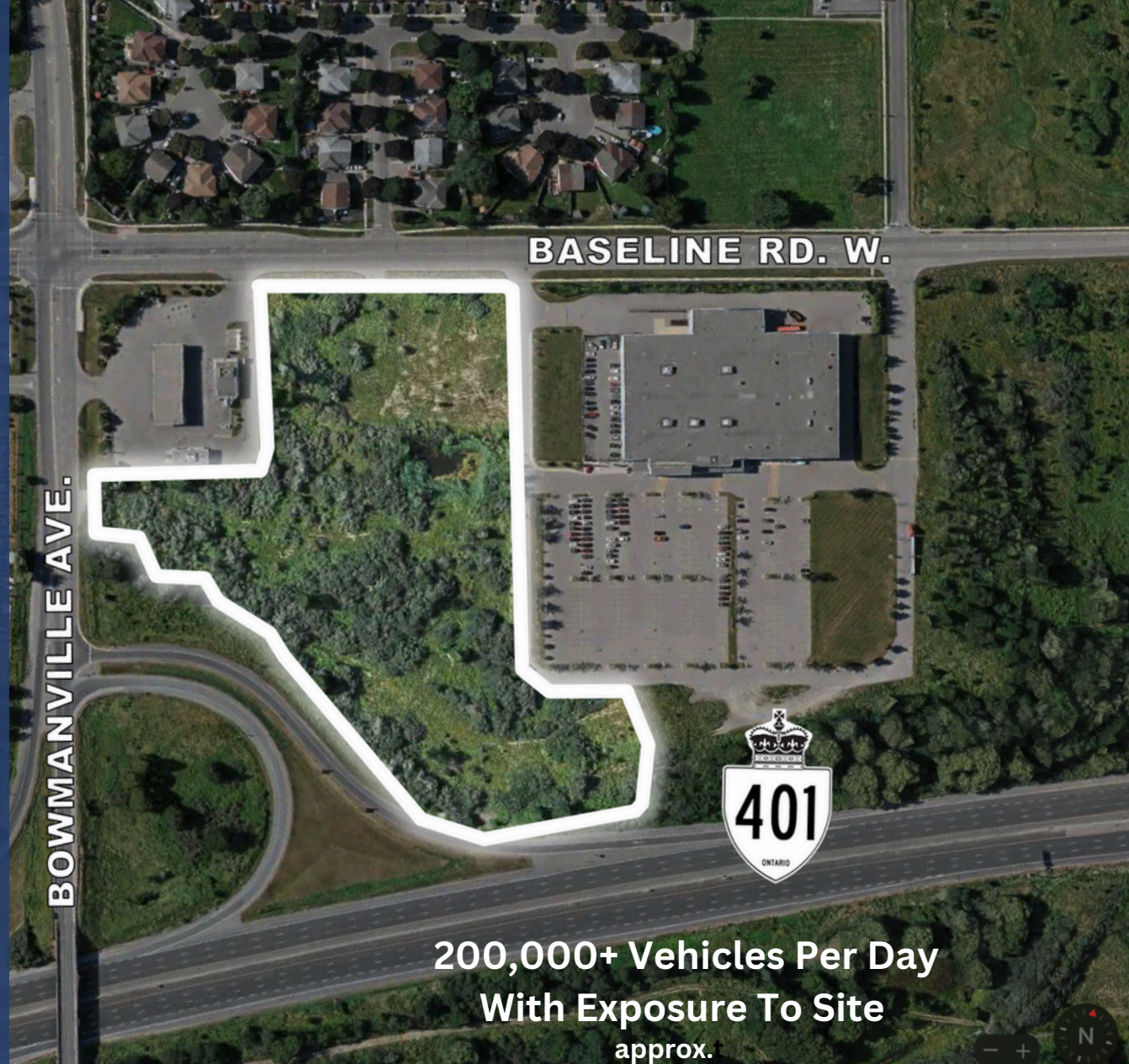


FOR SALE
\$11,900,000

**PREMIUM
DEVELOPMENT LAND
ZONED FOR RETAIL
INCLUDING DRIVE-THRU
OPPORTUNITIES**

**285 BASELINE ROAD
BOWMANVILLE
ONTARIO**



CLEARSTREAM

COMMERCIAL REAL ESTATE LTD., BROKERAGE

Michael Pearlman - Vice President - Broker

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www.clearstreamcre.com

PRIME COMMERCIAL DEVELOPMENT LAND OPPORTUNITY IN BOWMANVILLE, ON

Discover the potential of this high-visibility commercial land located in the heart of Bowmanville's rapidly growing corridor. Located off Highway 401 and the Bowmanville Ave. exit on a prominent stretch of Baseline Rd. and Bowmanville Ave. The site has direct and full access from Baseline Road West and offers excellent exposure, easy accessibility, with outstanding branded future development prospects.

285 Baseline Road delivers versatility and long-term value. This high profile future retail development is located on the corner of Hwy 401 and Bowmanville Avenue with outstanding visibility to the busiest highway in the country.

Address: 285 Baseline Rd. W.
Bowmanville, ON

Property Type: Commercial Land

Lot Size: 9.183 Acres

Zoning: Commercial - C5 - 14



PRIME RETAIL DEVELOPMENT OPPORTUNITY

- This site features 9.183 acres with retail zoning, including Drive-Thru opportunities.

LOCATION LOCATION LOCATION

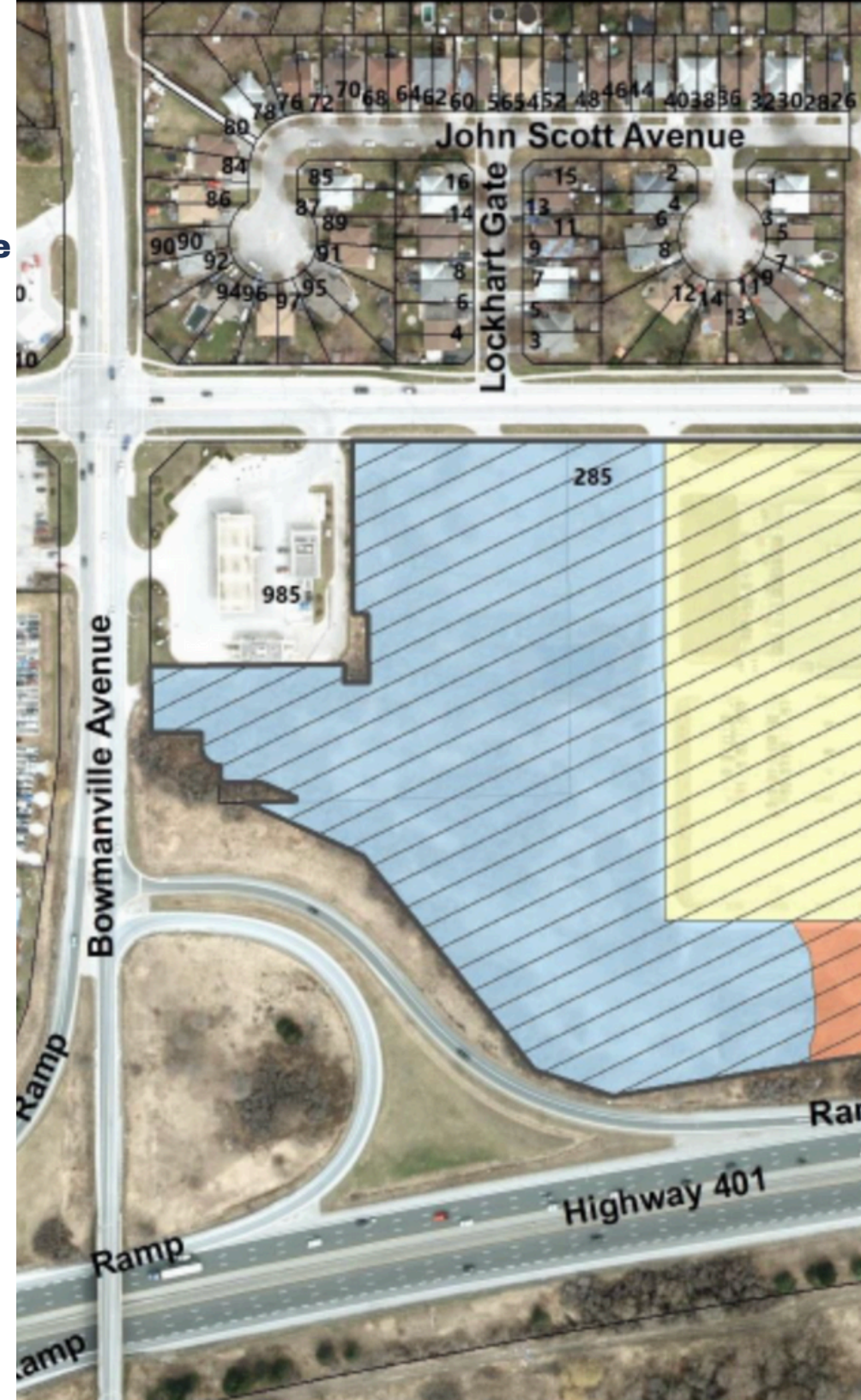
- High-traffic location with excellent street frontage on Baseline Road West. Backs on to HWY 401 and in close proximity to Highway 401, 418, 412, 407 and major commuter routes.
- Close proximity to residential neighbourhoods, schools, and retail.
- Five minute drive to the new 350,000 SF Toyota Distribution Plant.
- The Oshawa GM plant employs over 3,000 people from the nearby and surrounding areas.

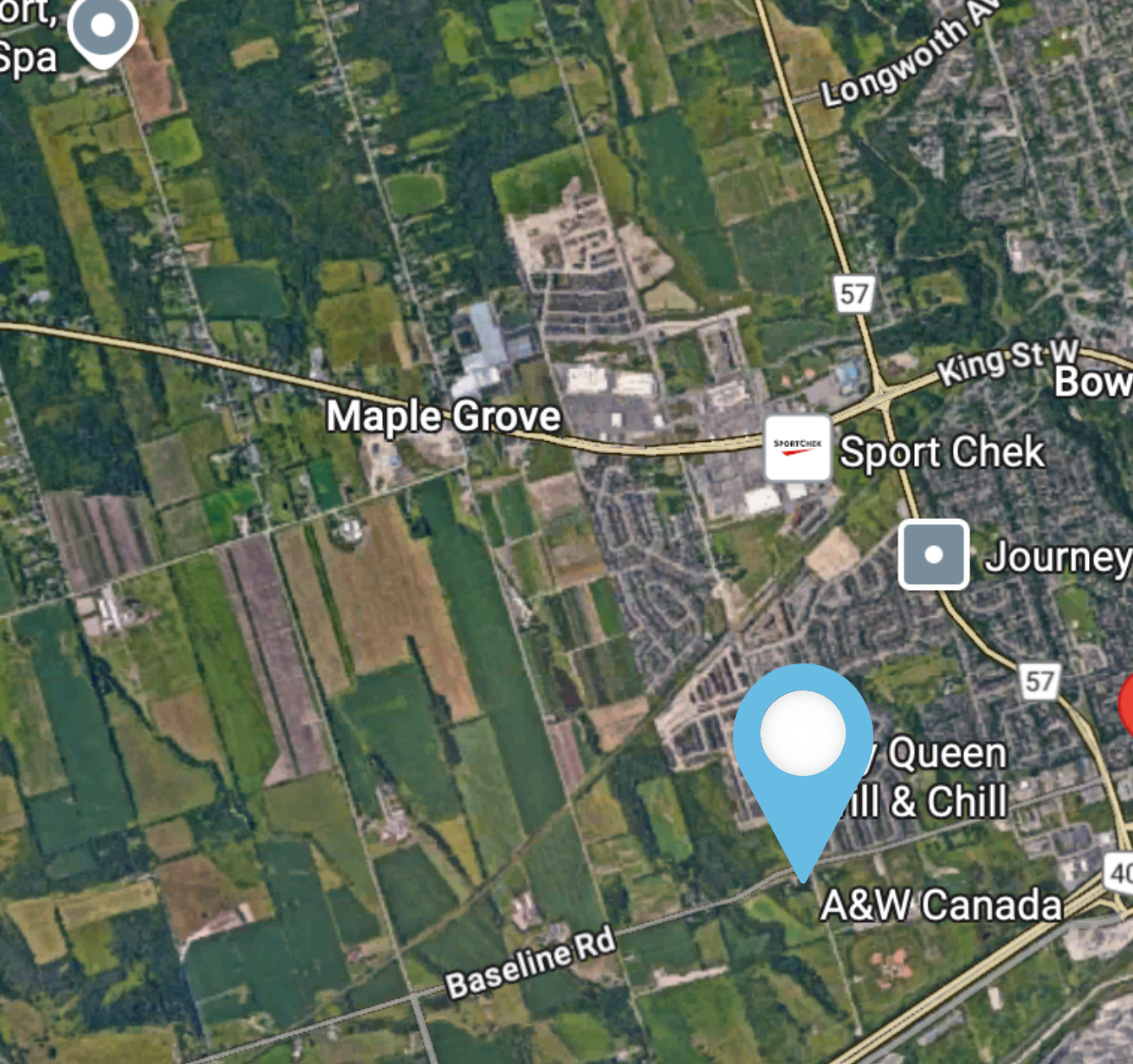
IDEAL FOR RETAILERS

- The Bowmanville retail market is under serviced and under retailed.
- This prime development land in this growing GTA bedroom community offers an outstanding opportunity for retailers to locate in the dominant position entering the Bowmanville market from HWY 401.

UPSIDE POTENTIAL

- This high profile future retail development will attract branded national tenancies, who have already expressed material interest in locating in this future regional shopping centre complex.
- Ideal for retail, QSR, sit down restaurants, conventional retail, service retail and medical related uses.





LOCATION & COMMUNITY

Bowmanville is a thriving community within the Municipality of Clarington, offering a perfect balance of small-town charm and rapid urban growth.

Conveniently located just east of Toronto, it benefits from easy access to Highway 401, Highway 407, and the upcoming GO Transit expansion, making it an attractive destination for businesses and residents alike.

The area features a strong mix of residential neighborhoods, retail centers, schools, and recreational amenities, fostering a vibrant and connected community. With ongoing development and a growing population, Bowmanville continues to present outstanding opportunities for commercial investment and growth.



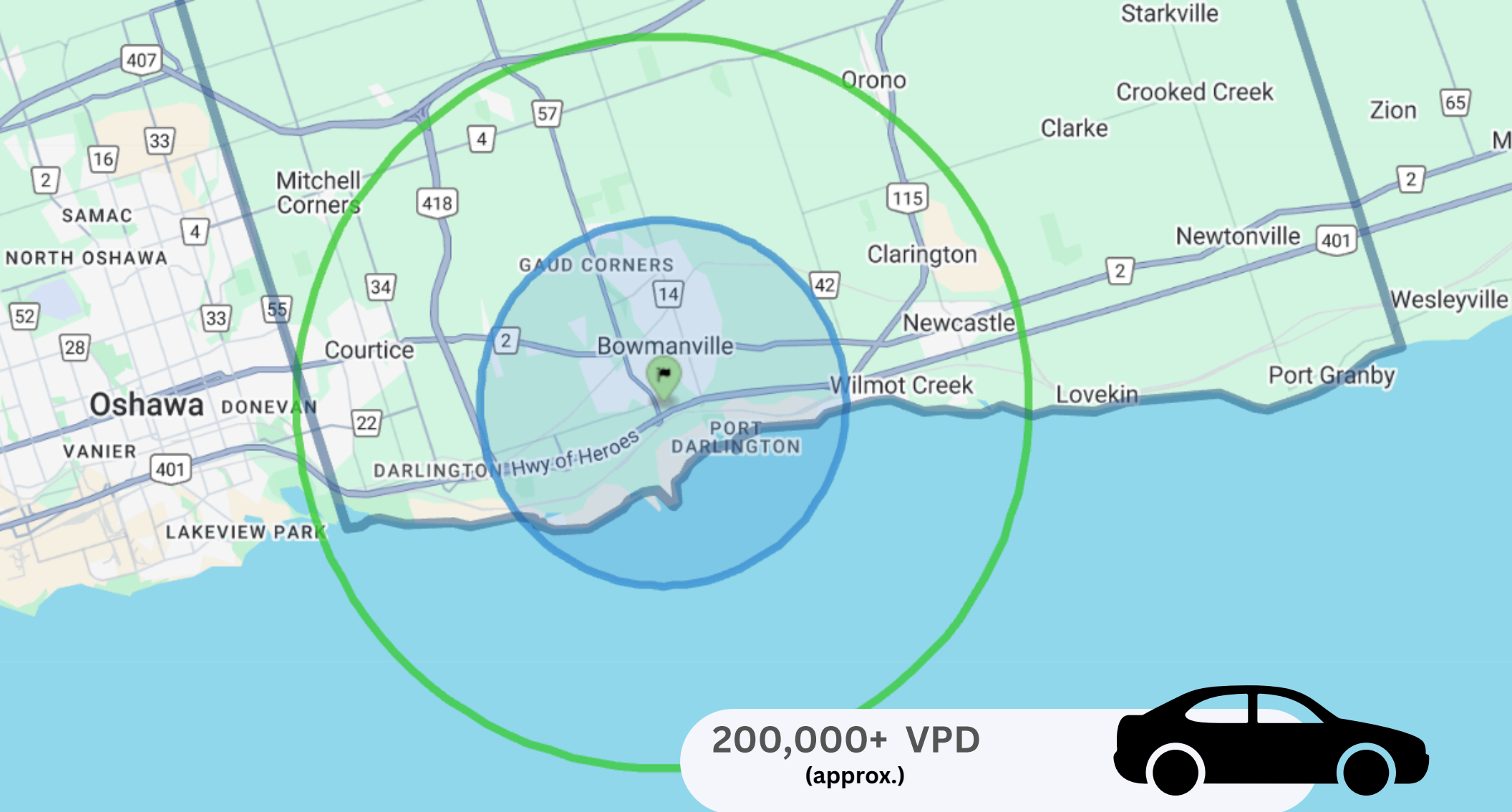
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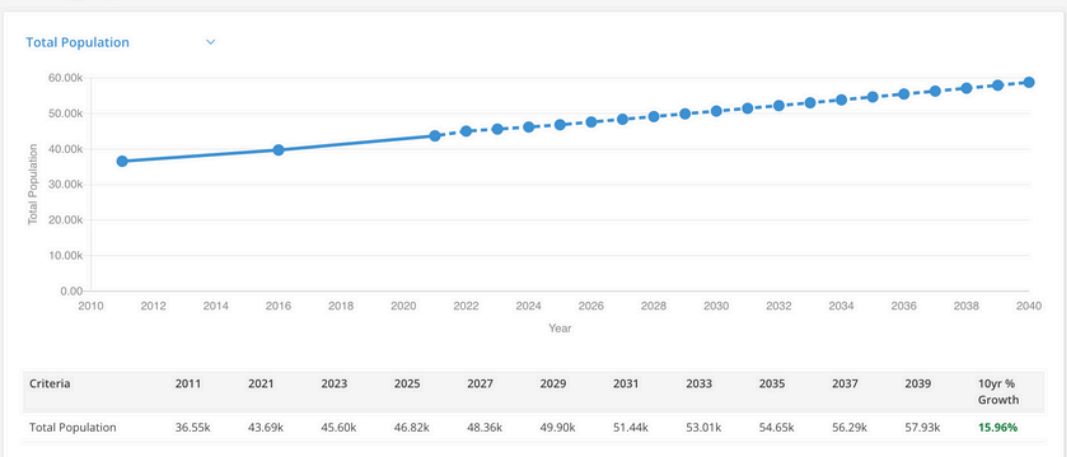
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Demographic Trends



Demographic Snapshot

Criteria	5KM	10KM
Total Pop.	43,689	92,444
Households	16,238	33,538
Average Age.	38.9	39.1
Average HH Income	\$116,956	\$125,570

FOR SALE
\$11,900,000

285 BASELINE ROAD
BOWMANVILLE, ON

For further information please contact:



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ALL MEASUREMENTS TO BE VERIFIED BY PURCHASER