

# FOR LEASE

249 Lakeshore Road East  
Oakville, ON



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## THE OPPORTUNITY

249 LAKESHORE RD. EAST IS AN EXCEPTIONAL OPPORTUNITY TO OCCUPY A PREMIUM RETAIL STOREFRONT IN THE HEART OF DOWNTOWN OAKVILLE.

THE PROPERTY IS SITUATED ON THE NORTH (SUNNY) SIDE OF LAKESHORE ROAD EAST, WITH OVER 26 FEET OF PROMINENT FRONTAGE, IDEAL FOR NATIONAL RETAILERS.

CENTRALLY POSITIONED IN OAKVILLE'S ICONIC DOWNTOWN, THIS INTERSECTION EXPERIENCES DOWNTOWN OAKVILLE'S HIGHEST PEDESTRIAN AND VEHICLE TRAFFIC.





249 LAKESHORE ROAD EAST  
OAKVILLE, ON

**UNIT SIZE: 1,316 SQUARE FEET + BASEMENT**

**FRONTAGE: 20 FEET WITHOUT HERITAGE ENCUMBRANCES**

**ZONING: CENTRAL BUSINESS DISTRICT**

**NET RENT: \$67.00**

**ADDITIONAL RENT: \$17.50**

## IMPECCABLE RETAIL SPACE IN ONE OF ONTARIO'S MOST PRESTIGIOUS COMMUNITIES

- Inviting street front and superior accessibility near the well-recognised, corner of Lakeshore Rd. and Dunn St.
- Contemporary design and professionally maintained building with full ceiling to ground tempered glass storefront and stainless steel finishes.
- Building has many upgrades and improvements including new roof and exterior finishes.
- Large dry basement ideal for inventory storage (low clearance).



## THE LOCATION

- Located in the heart of Oakville's Downtown at Lakeshore Rd. E, and Dunn St.
- Central location along Oakville's prime Lakeshore Rd. E., corridor it is highly suitable for national and international brand retail uses seeking a presence in one of the GTA's premier shopping nodes.
- The unit is positioned among top tier, in demand retailers, and set amongst pedestrian friendly double width sidewalks.
- Close proximity to Highway 403 / QEW.
- Ample street and parking lots surrounding.

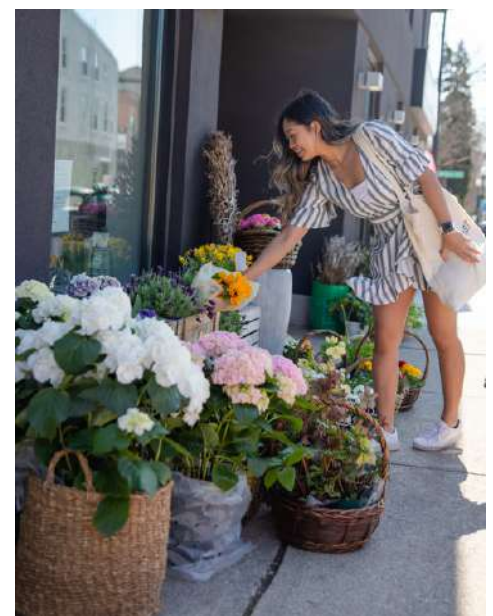




EST. 1857

# OAKVILLE

DOWNTOWN





# *Join Oakville's Upscale Lakeside Shopping District*

- Downtown Oakville is a charming community rich in historical character.
- Includes 6 blocks of sought after shops, restaurants, specialty boutiques and services, as well as luxury fashion brands.
- Enhanced beautification and signature events like Hometown Holiday, Fall Fest, and Taste of Oakville, along with street sales, foster a charming neighbourhood to expand your brand's physical footprint.
- Recently completed revitalization of the downtown includes new wide sidewalks, patios, lighting, and landscaping.





## Surrounded by Canada's Most Enviably and Completely Renewed Downtown

- Lakeshore Road East benefits from pedestrian traffic due to an intensifying residential base, strong tourism appeal, co-tenancy, and a quickly growing employment and residential base.
- Trade area growth is led by a critically important demographic of high income households.
- Located in one of Canada's most affluent communities and referred to as Canada's "most liveable community"
- Business-friendly Town of Oakville with a dedicated and market savvy Business Improvement Area employing the latest digital services and technologies [www.oakvilledowntown.com](http://www.oakvilledowntown.com)





## Demographics (3KM)



Population

27,376



Daytime Population

49,042



Total Households

11,222



Household Income

\$207,319

From July 1, 2020 to June 30th, 2021 there were 3.8M + visits to Downtown Oakville.  
42% of visitors travelled from a distance of 30 minutes or more.



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**FOR FURTHER INFORMATION PLEASE CONTACT:**



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