

# FOR LEASE

330 McClellan Way, Aurora, ON



**CLEARSTREAM**

COMMERCIAL REAL ESTATE LTD., BROKERAGE

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[www.clearstreamcre.com](http://www.clearstreamcre.com)

# Site Features

330 McClellan Way, Aurora, ON



## PRME RETAIL PLAZA IN AURORA, ON

- The Centre has had a complete tenant re-merchandising recently completed and has undergone an exterior modernization to the façade this past year.
- Located just off of Bathurst Street in Aurora and is surrounded by residential.
- The average household income in the area is approximately double the Canadian average.
- Residential growth with new homes being built in the surrounding area.
- Retail Zoning.
- Ample Parking.
- In the event a unit becomes available, the Minimum Rent starts @ \$29.00sf triple net Plus Taxes + Operating Costs estimated @ \$9.65sf.

Fully Leased



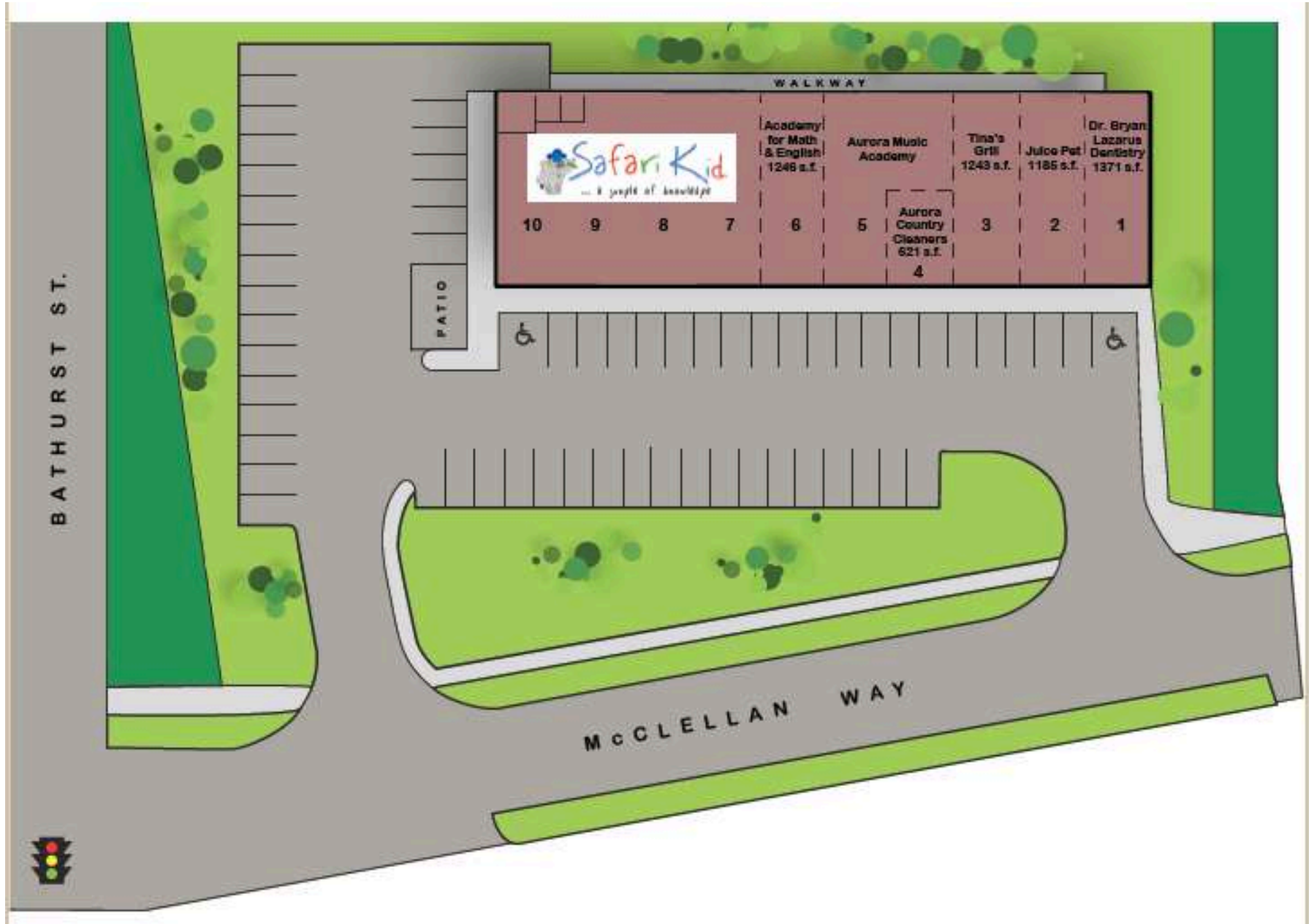
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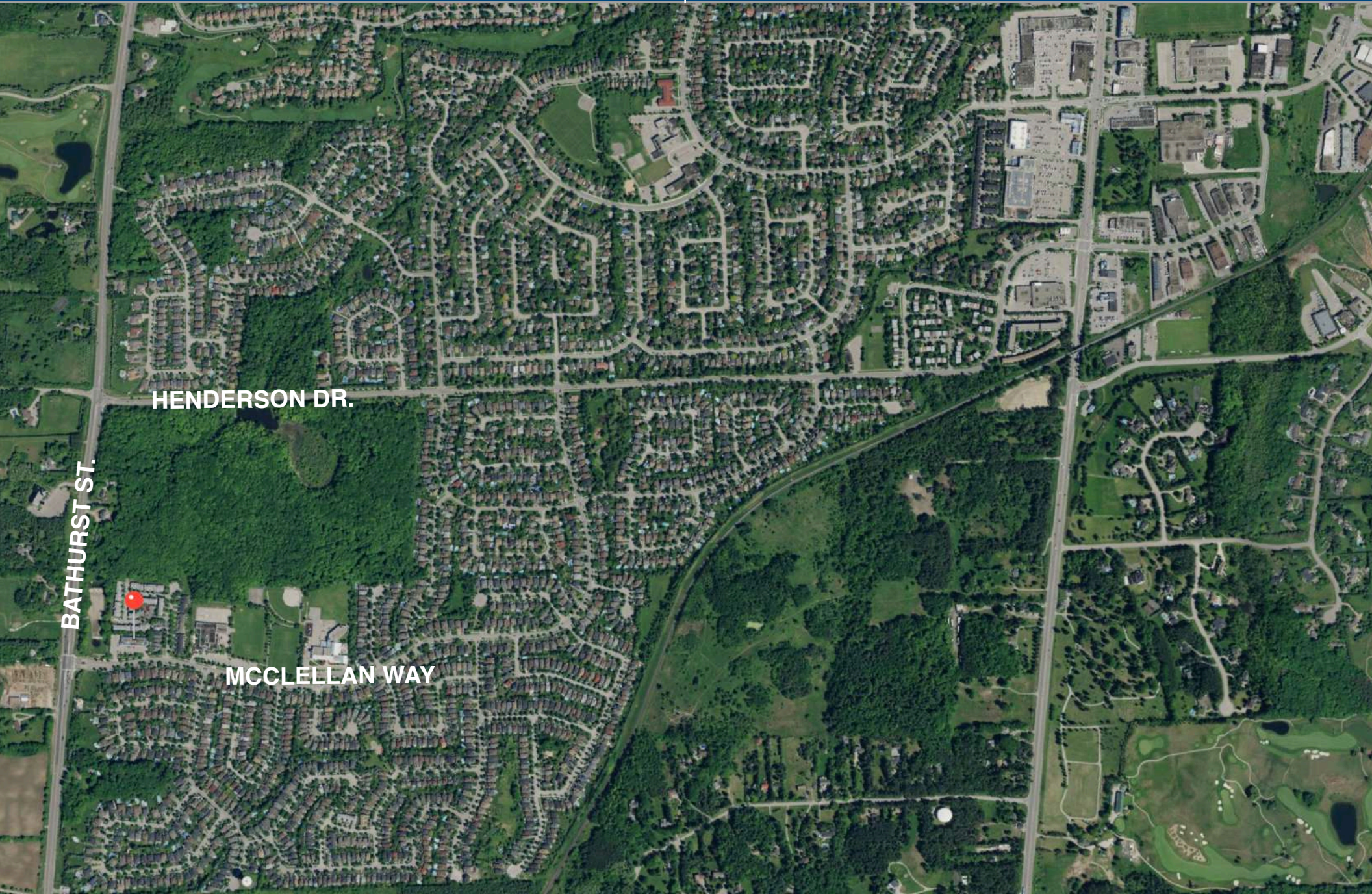
# Site Plan

330 McClellan Way, Aurora, ON



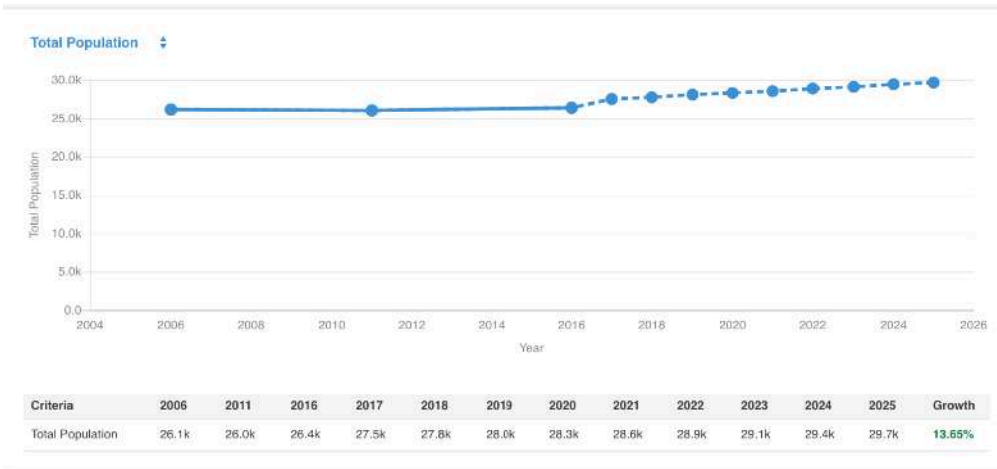
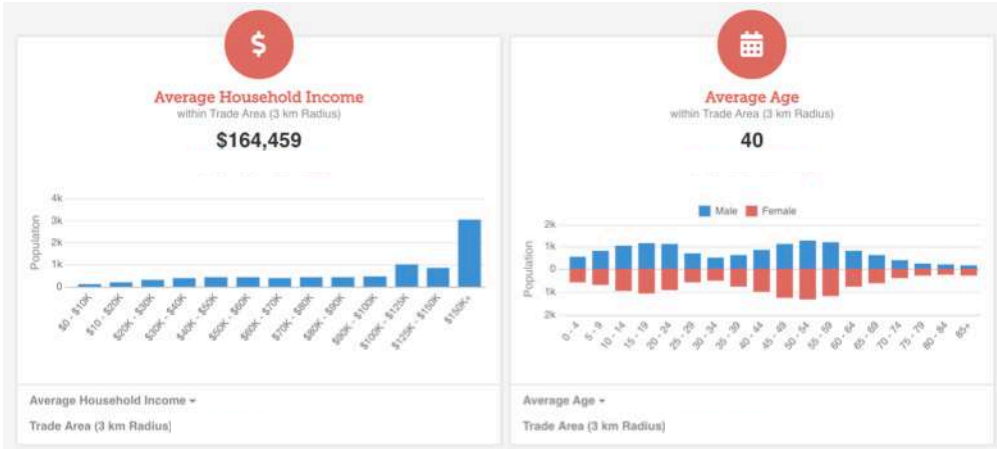
# Site Overview

330 McClellan Way, Aurora, ON



# Demographics


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## DEMOGRAPHIC SNAPSHOT

	3K	5K
Total Population	26,392	65,096
Households	8,585	21,472
Average Age	39.7	39.5
Average Household Income	\$164,458	\$149,664

**Retail Landscape (Trade Area)**



- Personal Care - 29 (47.5%)
- Restaurants - 14 (23.0%)
- Financial Services - 11 (18.0%)
- Cafes - 6 (9.8%)
- Bars - 1 (1.6%)



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