

For Lease

294 Lakeshore Rd. E.
Oakville, ON



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THE OPPORTUNITY

294 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 SOUTH SIDE OF LAKESHORE ROAD EAST, WITH OVER 27 FEET OF PROMINENT FRONTAGE, IDEAL FOR NATIONAL RETAILERS.

WELL POSITIONED IN OAKVILLE'S ICONIC DOWNTOWN, THIS INTERSECTION BENEFITS FROM DOWNTOWN OAKVILLE'S ABUNDANT PEDESTRIAN AND VEHICLE TRAFFIC.



294 LAKESHORE ROAD EAST OAKVILLE, ON

UNIT SIZE: 2,681 SQUARE FEET + BASEMENT

FRONTAGE: 27+ FEET

ZONING: CENTRAL BUSINESS DISTRICT

NET RENT: \$52.00

ADDITIONAL RENT: EST. \$16.00

PROMINENT RETAIL SPACE IN ONE OF ONTARIO'S MOST PRESTIGIOUS COMMUNITIES

- Over 27 feet of Lakeshore Rd. frontage steps from Trafalger Rd. intersection.
- Clean retail space.
- Bright space with plenty of natural light.
- Large dry, finished basement ideal for inventory storage .

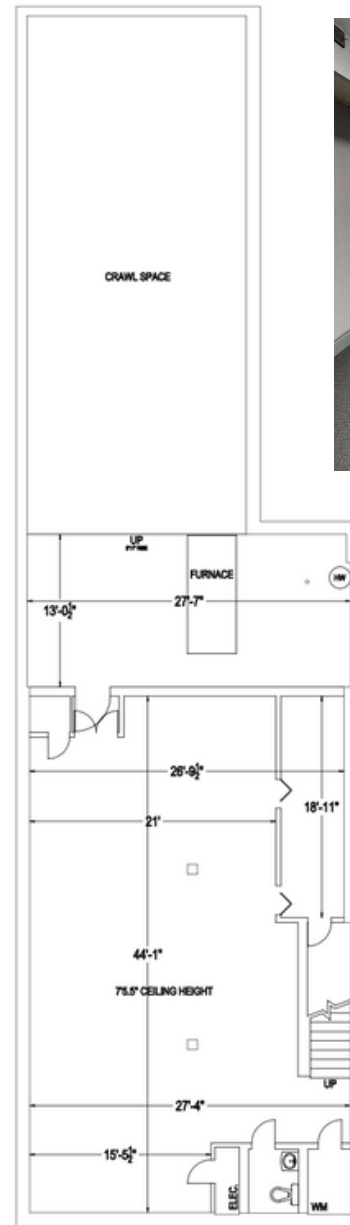
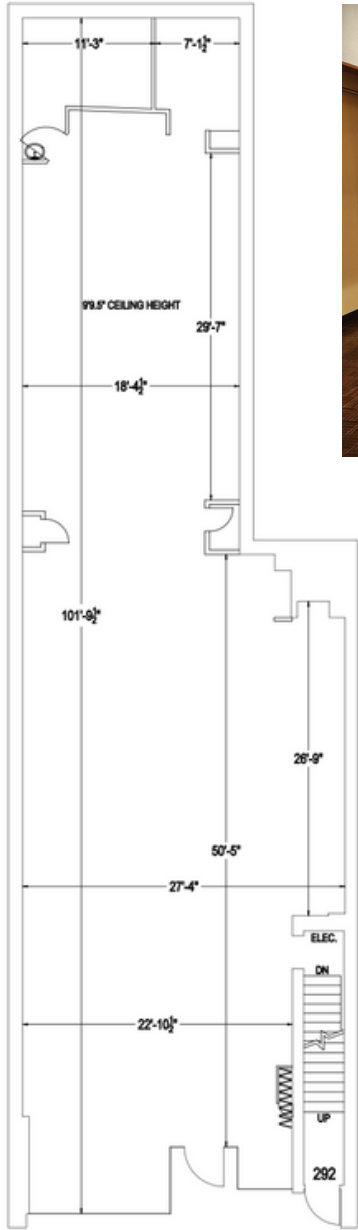




THE LOCATION

- Located in the heart of Oakville's Downtown at Lakeshore Rd. E, and Trafalger Rd. directly adjacent to Lulu Lemon and Andrews.
- The unit is positioned among other top tier retailers, and set amongst pedestrian friendly double width sidewalks.
- 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.
- Close proximity to Highway 403 / QEW.
- Ample street and parking lots surrounding.

Floor Plans



Main Floor: 2,681 Sq. Ft.

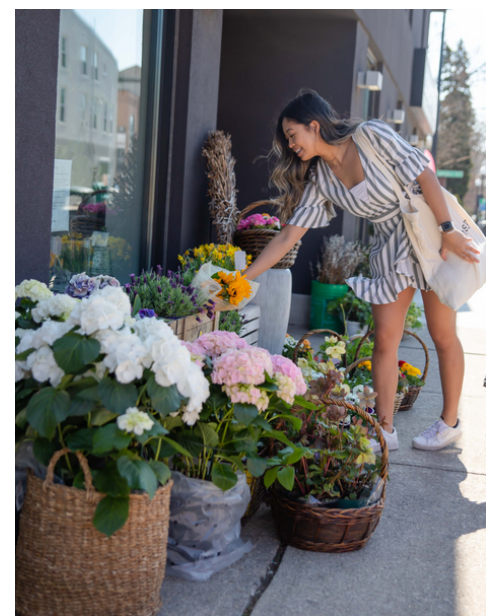
**Basement: 1,781 Sq. Ft. (finished)
+ 900 (crawl)**



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



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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