

Retail/Commercial Space

**FOR LEASE**



681 ALGONQUIN BOULEVARD EAST, TIMMINS



*All renderings are artist's concepts and are subject to change.*

## Located at the busiest intersection in Timmins, Algonquin Blvd. East and Texas Gulf Road (Highways 101 and 655).

- Bring your business or professional practice to the next level with leasing opportunities at Northeastern Ontario's premier commercial site.
- Located at Timmins busiest intersection with daily traffic counts of over 14,000 vehicles, Morris A. Feldman Developments offers multiple access points, tremendous exposure and 358 parking spots for the convenience of your clients and employees.
- You will join national tenants Shoppers Drug Mart, A&W, and Manulife as well as the newly constructed 10,000 sq. ft. LCBO along with an 8 physician family health medical clinic and a 34,000 sq. ft. home improvement retail centre. Popeyes Louisiana Chicken restaurant newly opened. The plaza is currently 90 percent occupied with only 7,300 square feet currently available.
- Don't miss out on this exciting opportunity. Contact us today to schedule your private viewing.

**JAY RICHMOND \***

Senior Director, Retail

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\* Sales Representative



### PROPERTY DETAILS

Size	7,300 sq.ft.
Rent	\$25.00/sq.ft.
TMI	\$10.58/sq.ft.
Availability	Immediate- TBD

### DEMOGRAPHICS

	1 km	3 km	5 km
Total Population	2,407	22,346	31,030
Total Daytime Population	5,502	24,428	30,663
Total Households	1,189	10,274	13,830
Average Household Income	\$110,551	\$97,094	\$102,318

Source: Environics Estimates 2023



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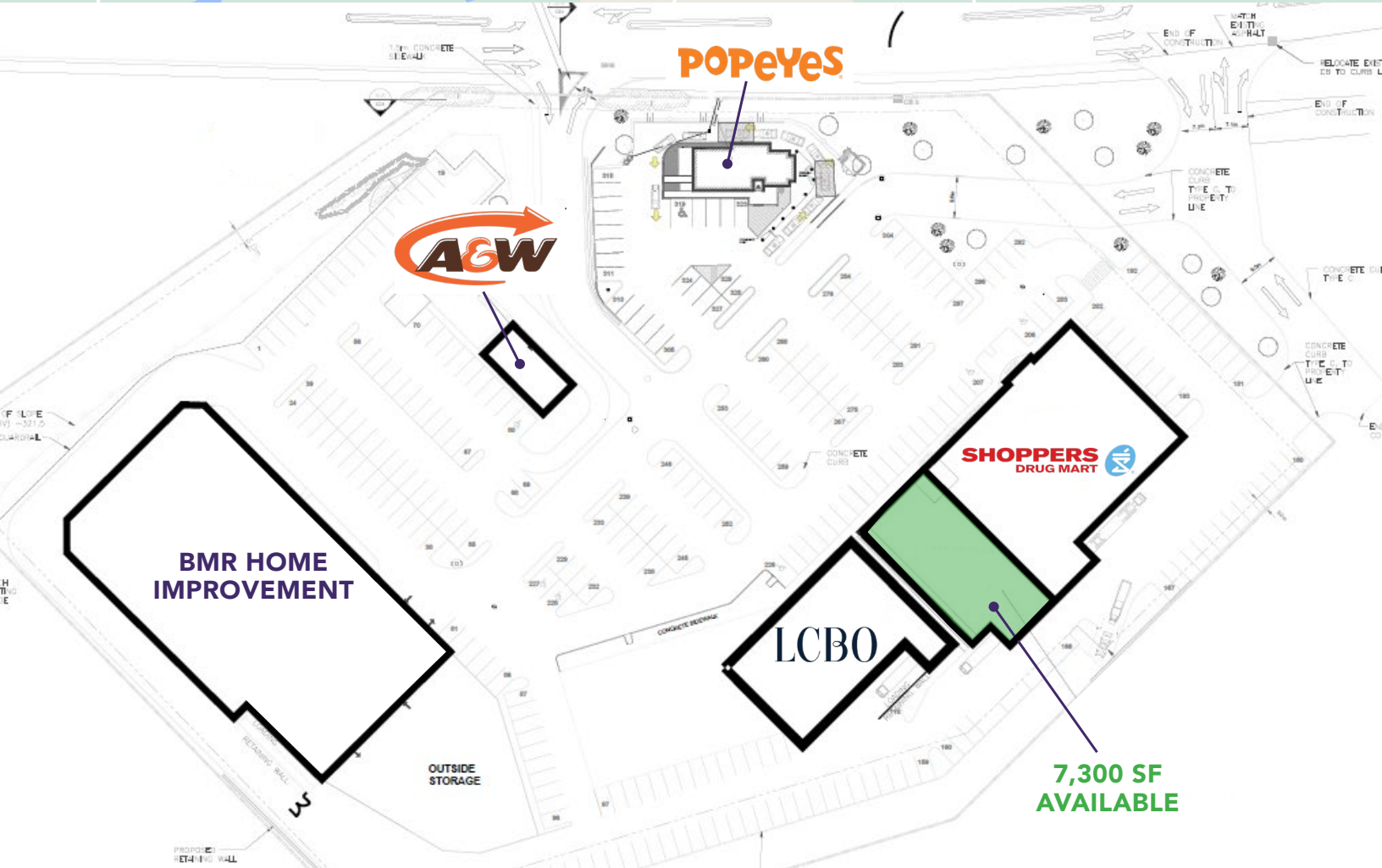
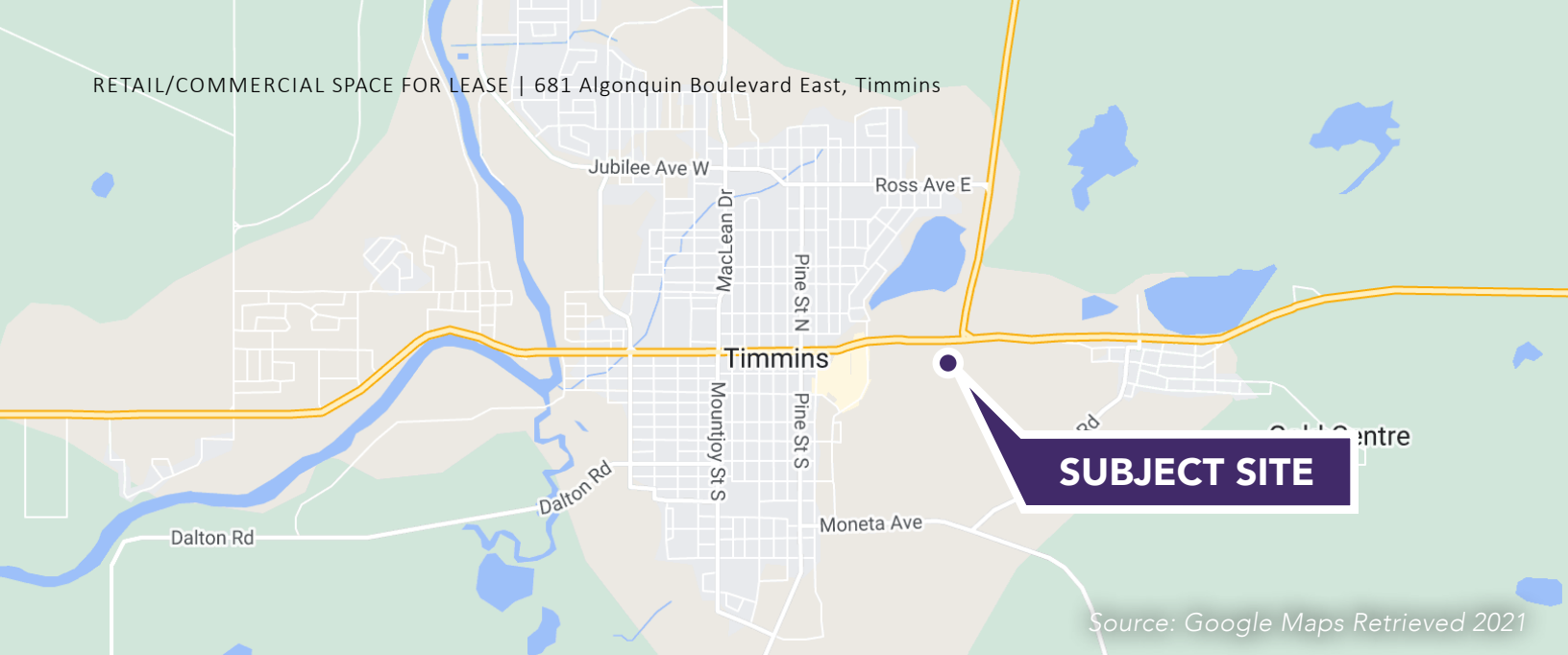
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