

**FOR LEASE**  
**GROCERY ANCHORED PLAZA**



**NEW FREE STANDING PAD - LAST UNIT AVAILABLE**

**1375**

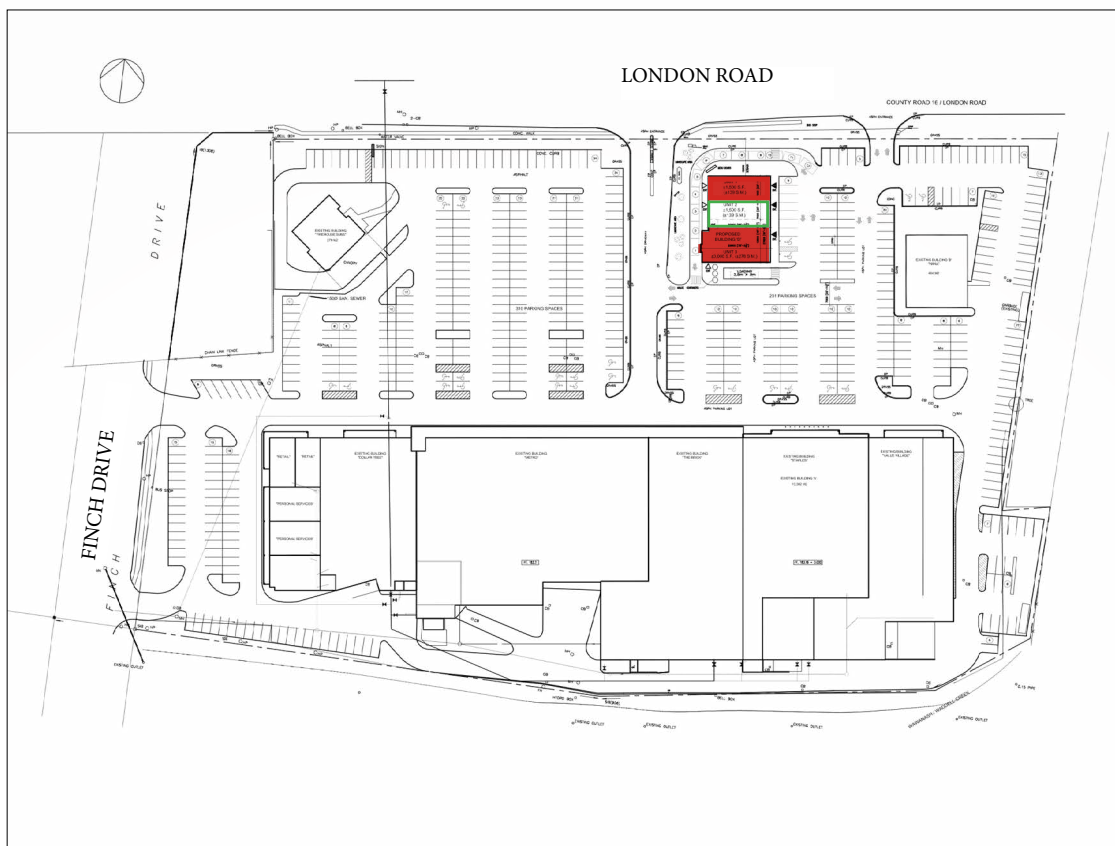
**LONDON ROAD**  
**SARNIA | ONTARIO**

**CBRE**

LEASED



AVAILABLE



### PROPERTY DETAILS

Asking Rate	Contact Listing Agent
Size	Unit 1: 1,500 sq.ft. - <b>LEASED</b> ntract
	Unit 2: 1,500 sq.ft. - Available
	Unit 3: 3,000 sq.ft. <b>LEASED</b> - Available
Possession	TBD
Zoning	CC1-20
TMI	\$10.00 per sq. ft.

### PROPERTY HIGHLIGHTS

- » One unit remaining in brand new free standing pad adjacent to drive thru in busiest retail area of Sarnia
- » Located directly across from Lambton Mall, this grocery anchored centre boasts AAA co-tenancy with Metro, Dollar tree, The Brick, Staples, and Fire House Subs
- » High exposure and an abundance of parking
- » Consistent foot traffic from nearby residential neighbourhood, Lambton College, and proximity to highway
- » Join this first class landlord and other national branded tenants in servicing this well established Sarnia Market



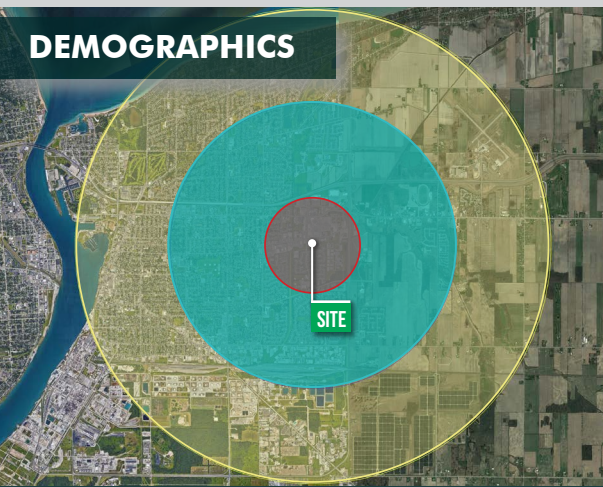
# AMENITIES MAP



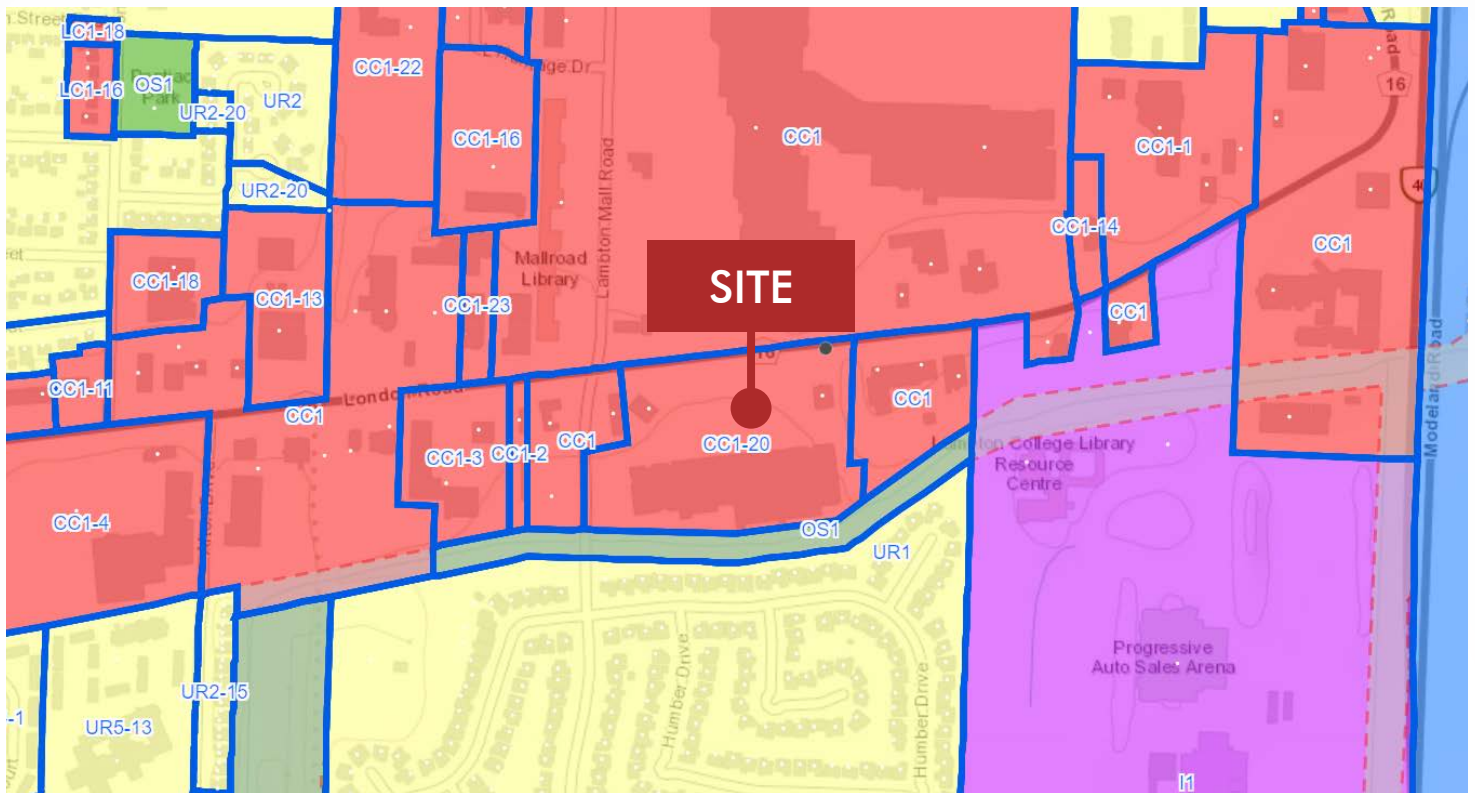
1375 London Road  
Sarnia | Ontario

- 1** Home Depot
- 2** Lowes
- 3** Walmart, Winners, PetSmart, Dollarama, LCBO
- 4** McDonalds
- 5** Best Buy, Tim Hortons, A&W
- 6** Leons Furniture, Boston Pizza
- 7** Lambton Mall
- 8** BMO
- 9** Tim Hortons, Home Hardware
- 10** CIBC, TD Bank
- 11** Petro-Canada, Esso, Wendys
- 12** Real Canadian Superstore, Fit4Less
- 13** McDonalds, Giant Tiger, Crabby Joes
- 14** Harveys, Swiss Chalet, Starbucks, Subway
- 15** Petro-Canada
- 16** Metro, Dollartree Staples, The Brick
- Murphy Road Terminal
- Sarnia Bus Route #15 - Bright's Grove
- Sarnia Bus Route #14 - Cardiff/Sherwood Village
- Sarnia Bus Route #9 - Exmouth

# DEMOGRAPHICS



	1 KM	3KM	5 KM
2020 Total Population	3,622	34,360	65,578
2020 Daytime Population	6,356	33,290	65,891
2020 Average Household Income	\$104,708	\$95,911	\$95,357
Projected Population Increase (By 2025)	1.4%	0.8%	0/7%



## PERMITTED USES

- Accessory uses and buildings.
- Ambulance dispatch facilities.
- Animal hospitals (no outdoor kennels).
- Auditoriums.
- Automobile service stations.
- Automobile washing establishments.
- Automobile sales establishments.
- Automobile repair establishments.
- Bakeries.
- Bake shops.
- Bingo halls.
- Building supply establishments.
- Bulk retail sales establishments.
- Bulk sales establishments.
- Bus depots.
- Call centres.
- Colleges and universities.
- Commercial schools.
- Commercial recreation establishments.
- Community centres.
- Convenience stores.
- Convention facilities.
- Day nurseries.
- Day care centres.
- Dry cleaning establishments.
- Financial institutions.
- Flea markets.
- Funeral homes.
- Gas bars.
- Hotels and motels.
- Laboratories.
- Labour union halls.
- Laundromats.
- Libraries.
- Medical clinics / centres
- Minor institutions.
- Museums.
- Night clubs.
- Nursery and garden centres.
- Offices.
- Parking lots and parking structures.
- Personal service establishments.
- Pharmacies.
- Place of Worship.
- Public halls.
- Radio and television transmission stations.
- Repair and rental establishments.
- Restaurants.
- Retail establishments, including shopping centres and department stores.
- Service establishments.
- Social and service clubs.
- Studios.
- Taxi stands.
- Theatres.
- Wholesale establishments.

CLICK TO VIEW FOR MORE  
INFORMATION ON CC1-20  
ZONING BYLAW

CLICK TO VIEW FOR MORE  
INFORMATION ON CC1-20  
ZONING SPECIAL REGULATION



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**FOR MORE INFORMATION,  
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