



PAD OPPORTUNITY

1975

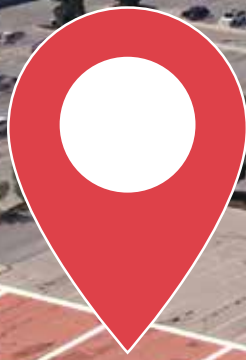
DUNDAS

STREET EAST

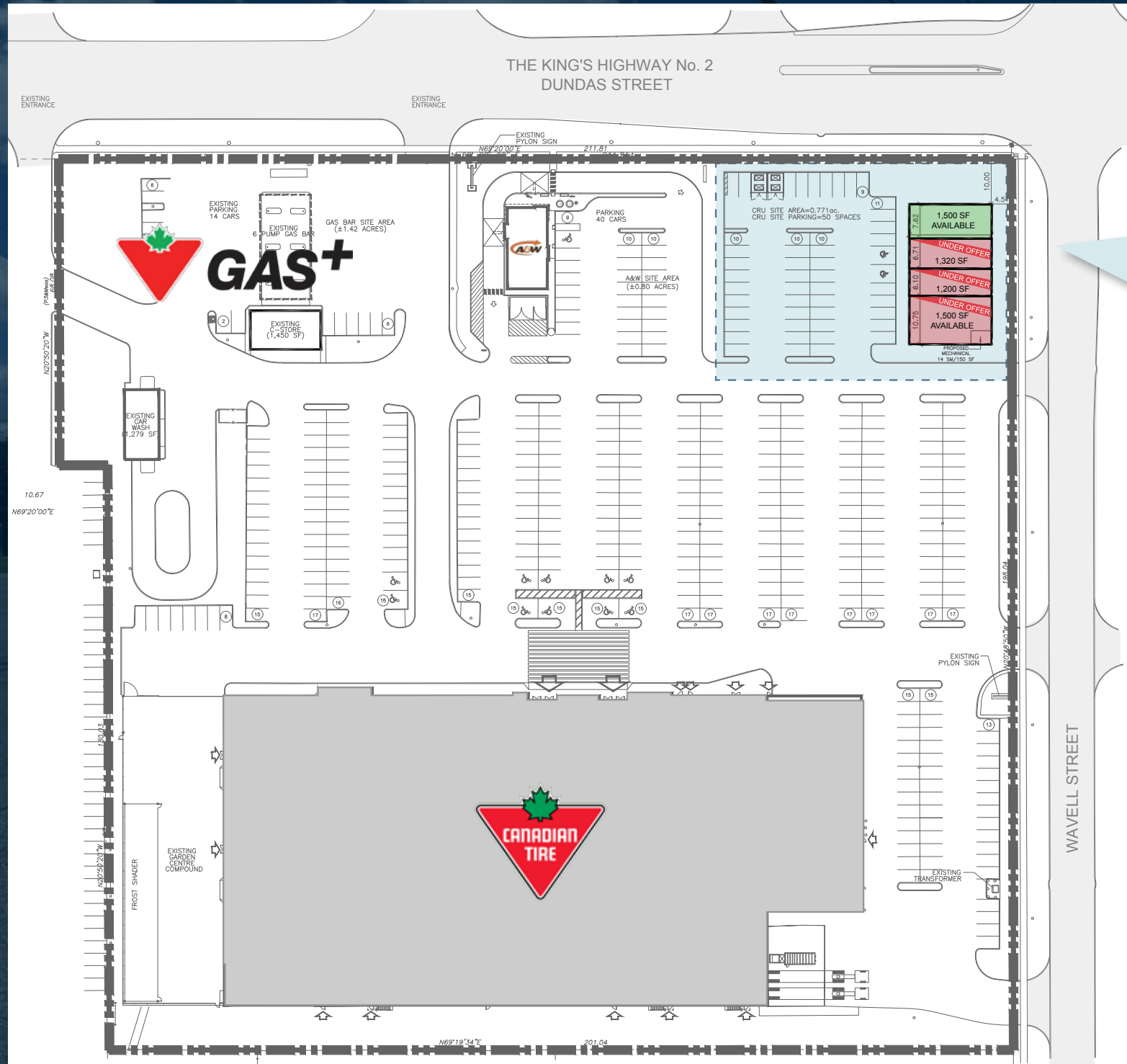
LONDON, ONTARIO

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SITE PLAN AREA



IR TEAM | **CUBECOM**
COMMERCIAL REALTY | FULL SERVICE REALTY

Cubecom Commercial Realty Inc. Brokerage

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UNIT DETAILS

PROPOSED

<p>UNIT 1 1,500 SF</p> <p>UNIT 2 1,320 SF</p>	<p>UNIT 3 1,200 SF</p> <p>UNIT 4 1,970 SF</p>
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TIMING
Q4 2026

ASKING RENT
CONTACT LISTING BROKER

ESTIMATED TMI:
CONTACT LISTING BROKER

Space can be reconfigured to suit tenants' requirements.



PROPERTY DETAILS

London Ontario, welcomes an exceptional **new pad opportunity** anchored by Canadian Tire. Joining esteemed neighbors like Walmart, Sport Check, LCBO, A&W & CIBC, this location promises prime exposure and traffic. Ample parking and easy access from Dundas Street East enhance customer convenience.

DEMOGRAPHICS



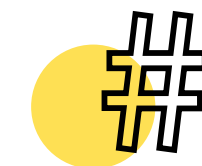
POPULATION
0-2KM 22,059
0-5KM 87,831
0-10 KM 293,595



DAYTIME POPULATION
0-2KM 20,573
0-5KM 86,156
0-10KM 291,485

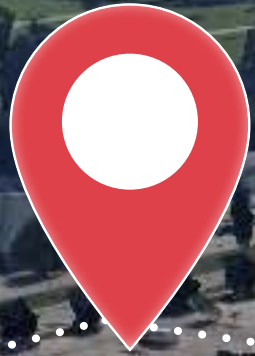


AVG. HOUSEHOLD INCOME
0-2KM \$74,210
0-5KM \$70,411
0-10KM \$81,004



MEDIAN AGE
0-2KM 39
0-5KM 38.6
0-10KM 38.5

AMENITIES AREA





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