

Grow your business *here* ...  
at the Crossroads



For Lease: Retail

384-386 Arthur Street S., Elmira

High Profile Retail Space Available

**Lennard:**

210-137 Glasgow Street, Kitchener  
519.340.5900

# 384-386 Arthur Street S

## Property Details

Landmark commercial property located at the entrance of the charming, historic town of Elmira, Ontario. The site is located *At The Crossroads* of the town's growing commercial and residential nodes. This prominent building is perfectly positioned to benefit from the growing local population as well as the tourist traffic of its equally charming neighbour of St. Jacobs.



## Unit B-C



Available Space

10,605 SF (Can be Subdivided)



Net Rent

\$13.00 - \$22.00 PSF

CAM & Taxes

\$8.50 PSF (Est. 2025)



Zoning

C-6



Shipping/Receiving

Can be Accomodated



Parking

Ample

## Property Highlights

- Attractive “rustic” designed building
- High profile location in a growing local community
- Well maintained commercial space
- Ample parking on-site
- Signage opportunity

# 384-386 Arthur Street S

## Location Overview



Elmira is the largest community in the Township of Woolwich, Ontario, Canada. Along with St. Jacobs, it draws tourists with

its charming atmosphere and down-to-earth sensibilities. Both villages are famous for artisan goods and organic fare, seasonal festivals celebrating local goods, farmers' markets and the historical buildings and establishments that remain unchanged yet functional.

## Local Attractions



Take part in this annual festival featuring maple treats, fun games, and works by local artisans

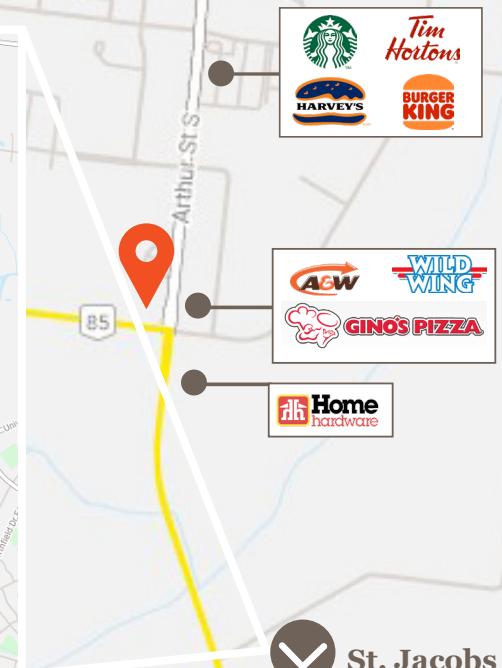
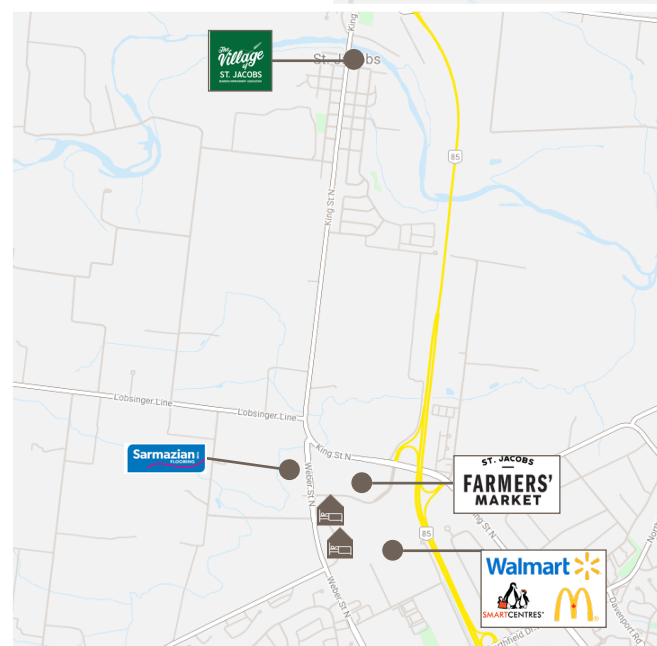
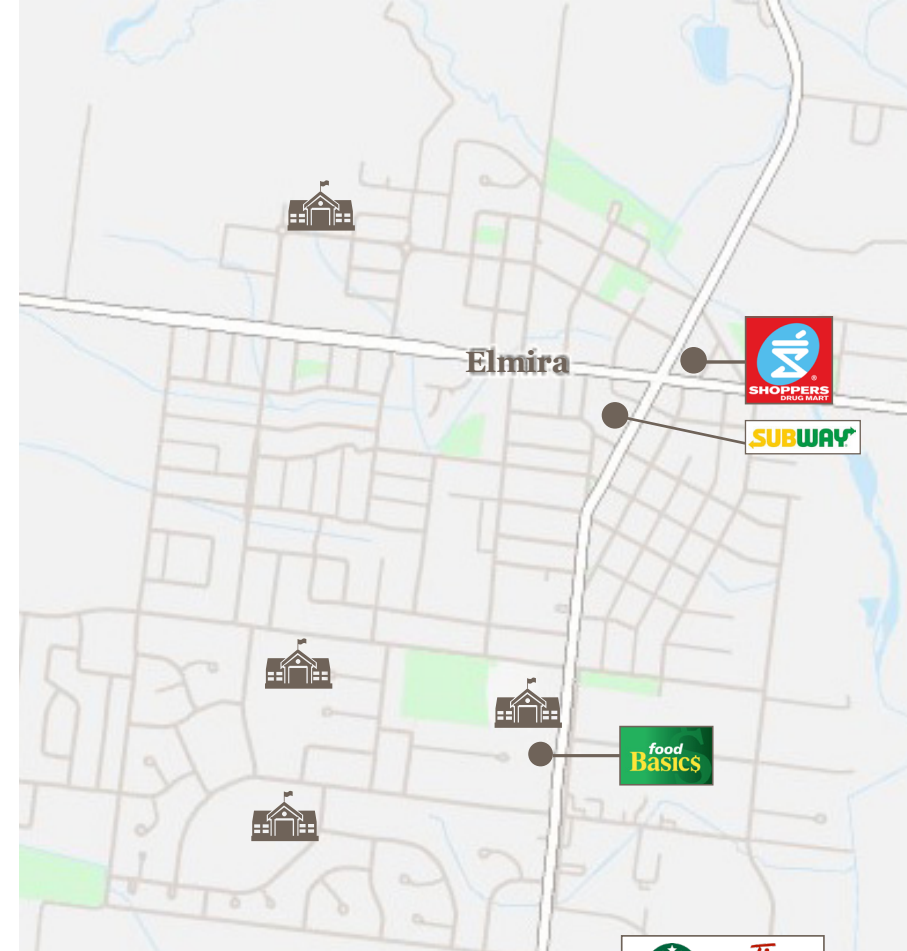


Discover local offerings from baked goods, local art, home furnishings, and flea market finds.



Explore a number of antique shops, restaurants, local breweries, and more.

## Lennard:



# 384-386 Arthur Street S



## Market Demographics



### Current Population

11,629



### Projected Population (2025)

12,335



### Total Daytime Population

13,162



### Average Household Income

\$118,847



### Education Rate

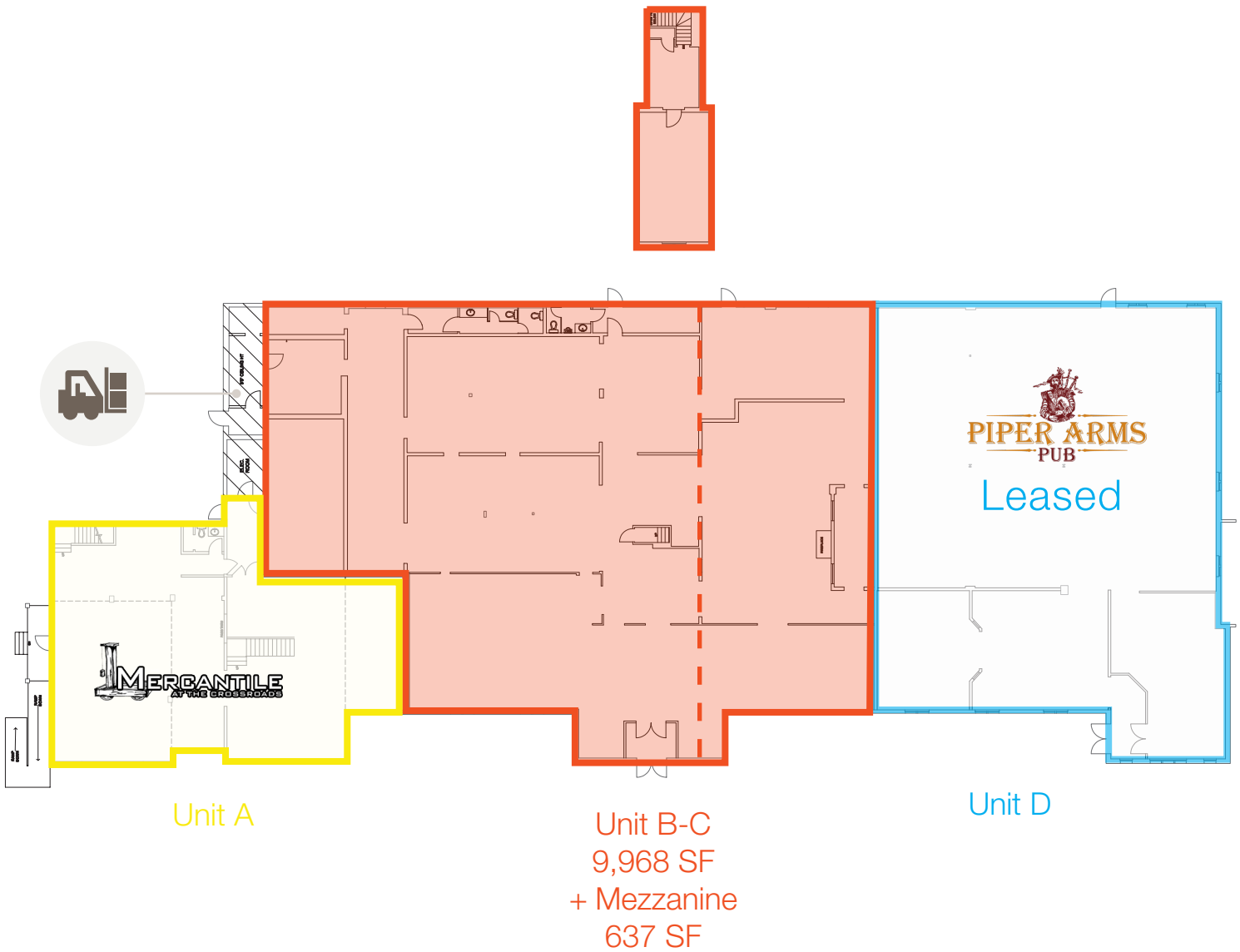
81%



### Employment Rate

96.3%

# 384-386 Arthur Street S





Future Residential  
Development



For more information or to  
arrange a tour *please contact:*

Your  
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