

FOR LEASE

301-379 Maidstone Ave W

Essex | ON

## NEW RETAIL HUB

In the Heart of Essex County featuring  
the No 1 Ranked **Home Hardware  
Building Centre** in Canada

Colliers

# PROPERTY OVERVIEW



*301-379 Maidstone Ave W* is on the main arterial road, just past the main intersection of the entrance to the town of Essex from Highway 3. It is also located at a signalized intersection with neighboring national retailers. Six pad sites totaling over 48,000 SF of retail space are available to lease in this new retail plaza which will be anchored by Home Hardware Building Centre and shadow-anchored by Mark's Work Warehouse and Canadian Tire.

Essex is growing with the addition of residential development that is currently underway directly beside the property, which will bring in 500+ residential units. This new retail hub will provide opportunities for various uses, including quick-service restaurants, full-service restaurants, retail, personal medical uses, and personal services. Highway 3 has recently been widened between Essex and Leamington to support increased traffic, allowing businesses to benefit from serving as the ideal location for success in the community.

# PROPERTY DETAILS

ADDRESS	301-379 Maidstone Ave W, Essex, ON
NOTABLE NEIGHBOURS	Home Hardware Building Centre, Canadian Tire, A&W, Tim Horton's, McDonald's
SIZE*	48,609 SF over multiple pads
UNIT 1	Approx. 1,625 SF
UNIT 2,3,4	Approx. 2,000 – 2,500 SF
UNIT 5	Approx. 26,522 SF
RENTAL RATE	Call listing agent
ADDITIONAL RENT	TBC
LEASE TERM	10 Years
ZONING	C3
TAXES	TBC

\* Building and unit sizes and configurations are flexible and can be modified.

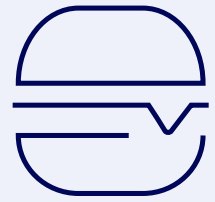


# ZONING DETAILS



## Zoning C3

Suitable for a wide variety of uses, including but not limited to:



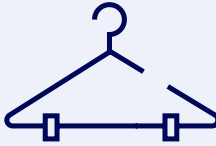
RESTAURANT & QSR



FINANCIAL



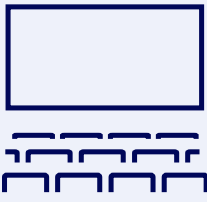
MEDICAL



FASHION



HEALTH AND BEAUTY



ENTERTAINMENT AND RECREATION



BUSINESS SERVICES



OTHER GENERAL RETAIL

# SITE ACCESS

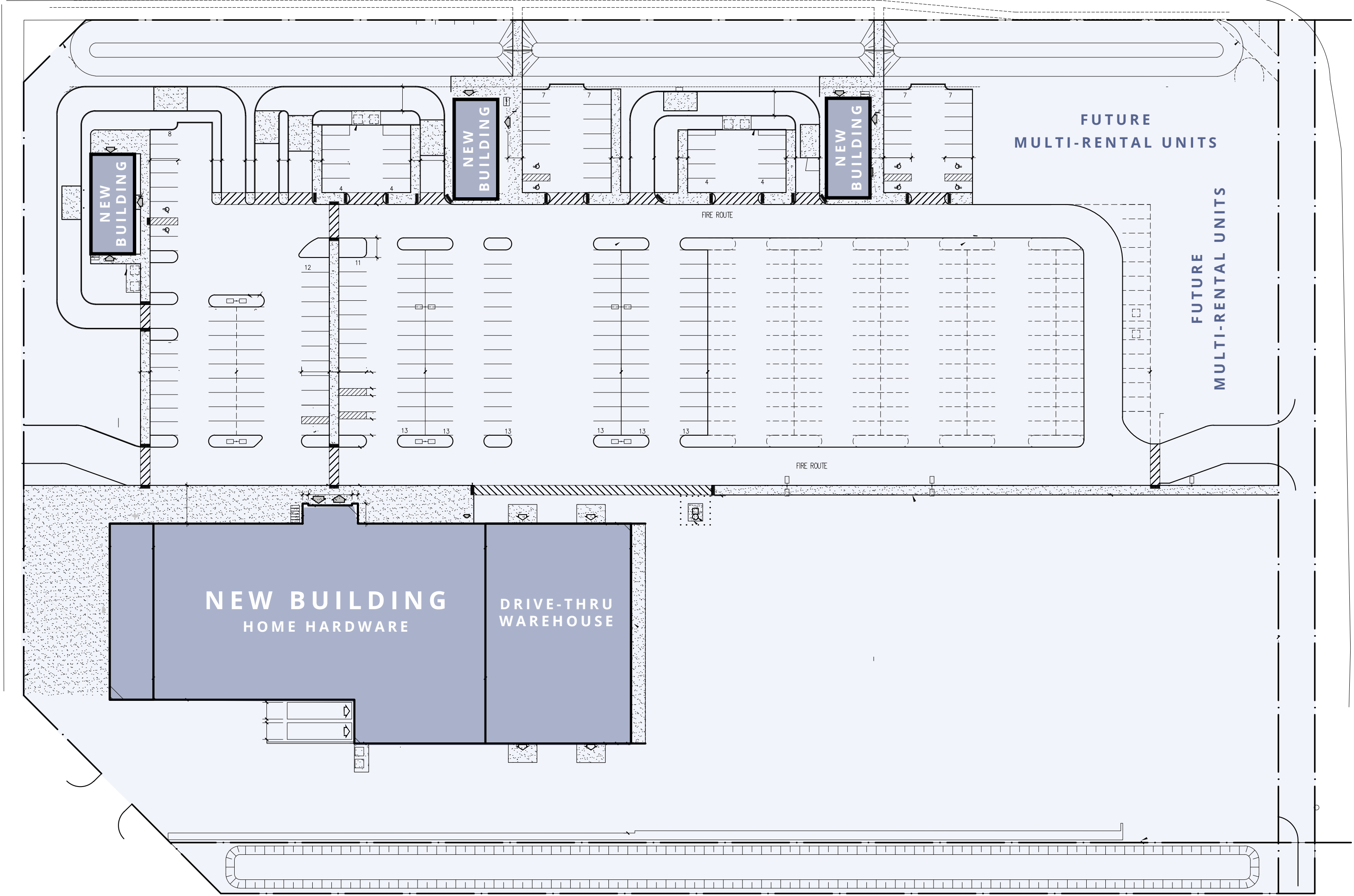


## Highlights

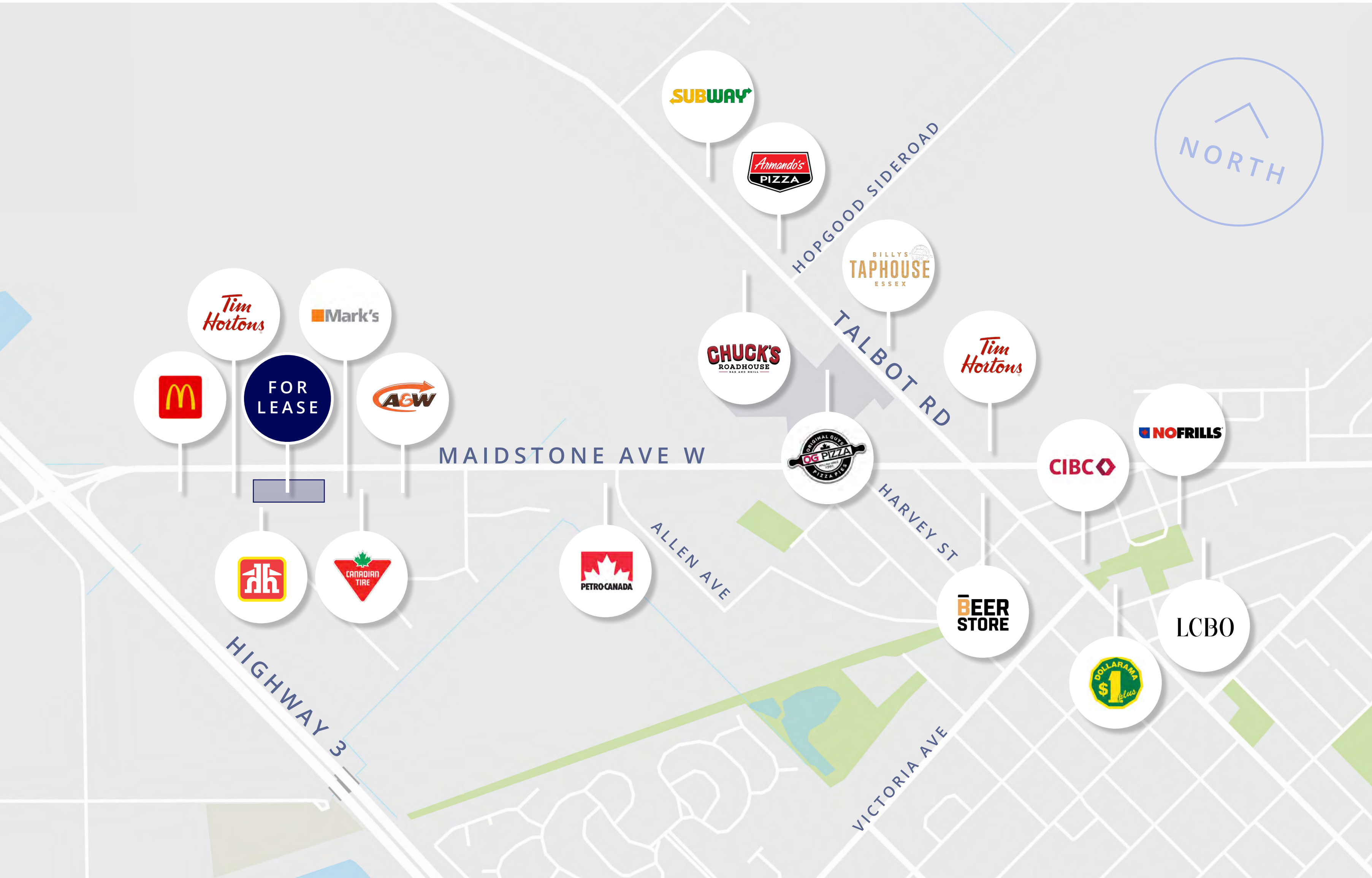
-  Ideal location to capture commuter traffic
-  Drive-thru opportunities available on site
-  Adjacent quick-service restaurants open 24 hr
-  Convenient access to Highway 3
-  Proximity to large residential developments
-  A community positioned for continued growth

# SITE PLAN

MAIDSTONE AVE W



# AMENITIES



## Drive Times

**5 Minutes**  
to Essex Town Center

**33 Minutes**  
to Windsor, ON

**20 - 30 Minutes**  
to Leamington & Kingsville, ON

**36 Minutes**  
to USA Border - Detroit via Tunnel

# LOCATION OVERVIEW & DEMOGRAPHICS

## *A Growing Community | Essex County*

As the county seat of Essex County, the Town of Essex is strategically positioned in the heart of the region and benefits from direct access to Highway 3.

The Windsor-Essex region continues to experience steady population growth, with the area adding thousands of new residents over the past several years. Essex County has seen consistent increases across its municipalities, while the City of Windsor has also expanded, driven by new residential development, strong employment corridors and ongoing regional investment.

This rising population base creates a healthy foundation for retail success, offering retailers access to a growing customer network and higher daily traffic. With demand for local amenities increasing, the new plaza is well positioned to thrive and serve the needs of a rapidly expanding community. With 567 single-family homes, semidetached and town homes being built, immediately adjacent to 301-379 Maidstone Avenue W, the development will be the largest seen in the town and bring a large number of families to the area.

## *Essex County Demographics*

POPULATION	479,252
AVERAGE AGE	42 Years
AVERAGE HOUSEHOLD INCOME	\$118,383
NUMBER OF HOUSEHOLDS	180,621
AVERAGE VEHICLES PER DAY	27,750+ per day*

\*Maidstone Ave  
Statistics represent the County of Essex. Colliers | 2025 Hydra





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# 301-379 Maidstone Ave W

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Essex | ON

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