

# FOR LEASE

## Retail & Office

# 1070 Rest Acres Road

Paris, ON

## Retail Power Centre

### Brant's fastest growing area!

### Occupancy Available!

New Commercial Power Centre on busy thoroughfare, in Paris' fastest growing area, located on Brantford's Westerly boarder adjacent to Highway 403.

Fuelled by Places to Grow Legislation, new housing construction within the next three years will increase population by an excess of 6,788 within a two kilometer radius.

**Unit sizes in Building F from 4,000 sq.ft. to 26,780 sq.ft.**

**Unit sizes in pad site Building H from 1,160 sq.ft. to 3,480 sq.ft.**

### Surrounding Density

**2,349 Units Approved/**

**Under Construction**

**6,788 New Residents**

**in the next 3 years!**

# VICANO

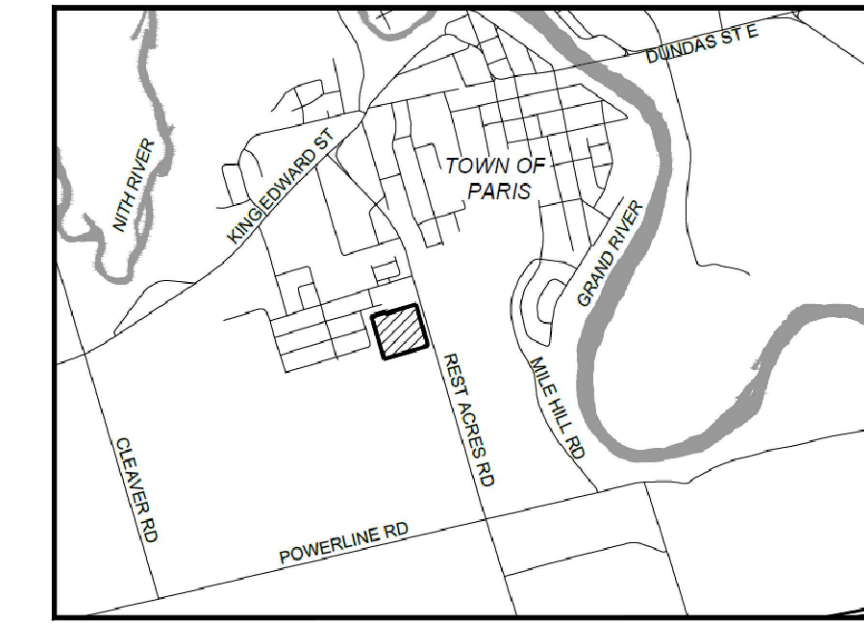
# RE/MAX

COMMERCIAL<sup>®</sup>

[www.eddoucet.com](http://www.eddoucet.com)

519-753-4663 | [EDDOUCET@REMAX.NET](mailto:EDDOUCET@REMAX.NET)





KEY MAP  
SCALE: NTS

OVERALL AREA SUMMARY	
NAME	AREA (sq.ft.)
<b>BUILDING A</b>	
UNIT A1	1,610
UNIT A2	1,513
UNIT A3	1,507
UNIT A4	1,510
UNIT A5	1,520
UNIT A6	1,512
UNIT A7	1,505
UNIT A8	1,515
UNIT A9	1,353
UNIT A10	1,318
MECH. ROOM	182
BLG A TOTAL = 15,045	
<b>BUILDING B</b>	
UNIT B1	2,646
BLG B TOTAL = 2,646	
<b>BUILDING C</b>	
UNIT C1	2,202
UNIT C2	3,154
BLG C TOTAL = 5,356	
<b>BUILDING D</b>	
UNIT D1	1,727
UNIT D2	1,667
UNIT D3	3,322
UNIT D4	2,131
UNIT D5	1,304
MECH. ROOM	316
BLG D TOTAL = 10,467	
<b>BUILDING E</b>	
UNIT E1	7,978
UNIT E2	3,923
MECH. ROOM	147
BLG E TOTAL = 12,048	
<b>BUILDING F</b>	
UNIT F1	10,388
UNIT F2	8,327
UNIT F3	8,539
UNIT F4 & F5	19,073
UNIT F6	4,566
UNIT F7	17,212
MECH./STAIRWELLS	441
BLG F TOTAL = 68,546	
<b>BUILDING G</b>	
UNIT G14 G2	2,986
UNIT G3	1,813
UNIT G4	1,120
UNIT G5	1,073
UNIT G6	1,843
UNIT G7	1,570
MECH. ROOM	248
BLG G TOTAL = 10,652	
<b>BUILDING H</b>	
UNIT H1, H2, & H3	1,160
BLG H TOTAL = 3,480	
<b>SUM OF ALL BUILDINGS</b>	
	128,210

Construction North:

Stamp:

**VICANO**

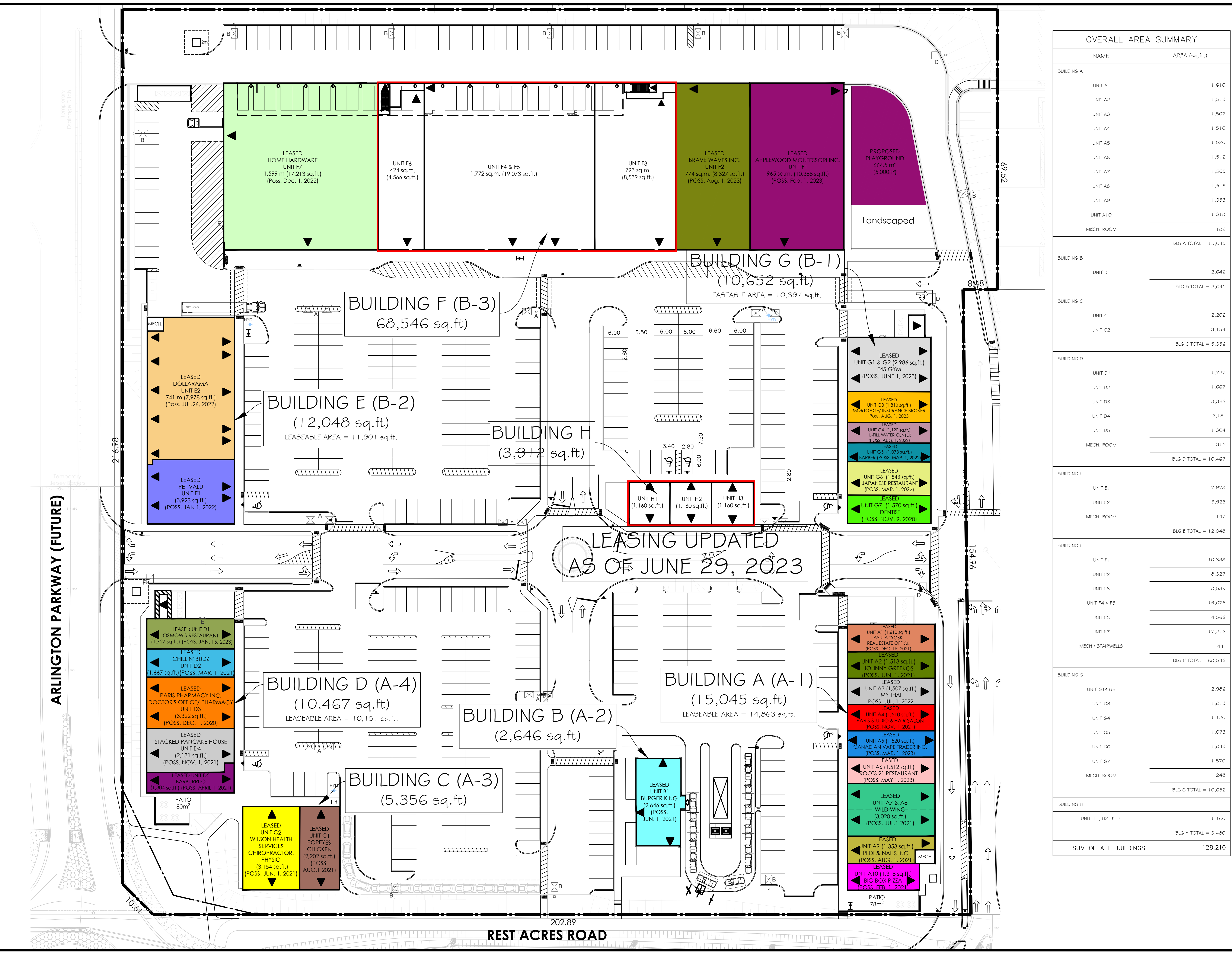
VICANO CONSTRUCTION LIMITED  
225 Paris Rd.  
Brantford, Ontario N3R 1J2  
TEL: 519-759-4120 FAX: 519-759-6911

Project Title: 1070 REST ACRES ROAD  
PARIS, ONTARIO

Sheet Title: LEASED UNITS PLAN

Design: PV  
Drawn: YY  
Date: NOV. 11, 2020  
Dwg. no. SP1

Scale: 1:400



# 1070 Rest Acres Road | Building F



**ED DOUCET**, Broker  
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# 1070 Rest Acres Road | Site Pictures



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# 1070 Rest Acres Road | Tenants



Applewood Montessori Academy & Daycare

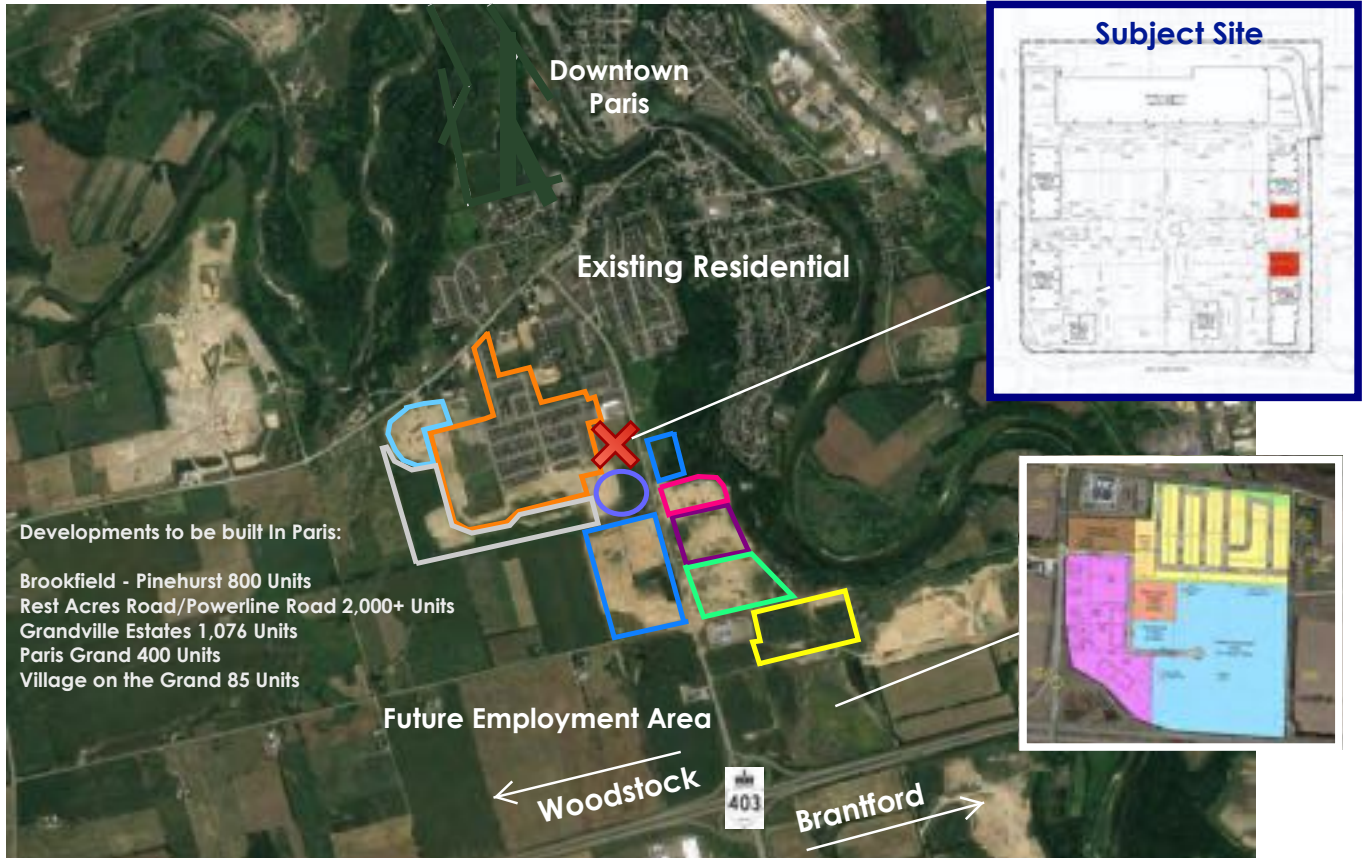


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# 1070 Rest Acres Road | New Housing Construction

Under Construction	2,349 Units	<b>2,549 x 2.89 people per household</b>	<b>7,367</b>	<b>Residents</b>
Approved to -be-built	200 Units	Current Population of Paris	12,310	Residents
<b>TOTAL Housing in 3 Years</b>	<b>2,549 Units</b>	<b>TOTAL Future Population</b>	<b>19,677</b>	<b>Residents</b>



**Developments to be built in Paris:**

- Brookfield - Pinehurst 800 Units
- Rest Acres Road/Powerline Road 2,000+ Units
- Grandville Estates 1,076 Units
- Paris Grand 400 Units
- Village on the Grand 85 Units

Approved or Proposed Housing Units:

- Kingwood
- Scenic Ridge (LIV)
- Simply Grand
- Mile Hill
- Grandville
- Arlington Estates
- Pinevest: Riverview Highlands, The Cedars

- Up to 400 residential units
- 136 units (92 singles, 44 town)
- 96 units + future phases
- 300 units
- 1,076 units
- 55 units
- 286 units

Approved to-be-built:

- Grandville
- Future Residential Tower



Total: 2,349 units Under Construction

2,349 x 2.89 people = 6,788 residents

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