

865

# Kleinburg Drive

London, ON

For Lease: Retail



**Lennard:**

200-55 University Avenue, Toronto  
416.649.5920

[lennard.com](http://lennard.com)

# 865 Kleinburg Drive | London, ON

For Lease: Retail

Spacious Retail Space with High Ceilings and Concrete Floors, located in vibrant neighborhood of Sunningdale.



Available Space

Unit A & B - 3,845 SF

Unit J & K - 3,977 SF

Unit J - 2,535 SF



Net Rent

\$35.00 PSF

TMI

\$11.50 PSF



Zoning

BDC



Sprinklers

Yes



Utilities

Seperately Metered



Water

Municipal



Air Conditioning

Municipal



Heat Type

Natural Gas

## Property Highlights

- High Ceilings and Concrete Floors
- Excellent functionality for a wide range of commercial uses:
  - **Medical**
  - Dental
  - Veterinary
  - Walk-in clinics
  - General retail boutiques
  - Cafes
  - Bakery
  - Convenience Stores
  - Service-based Businesses
  - Hair Salon



Showing Instructions

Please call listing agent for showings



Listing Agents

Kimberly Marien\*

Vice President

416.915.5767

kmarien@lennard.com

Philip Heilborn\*\*

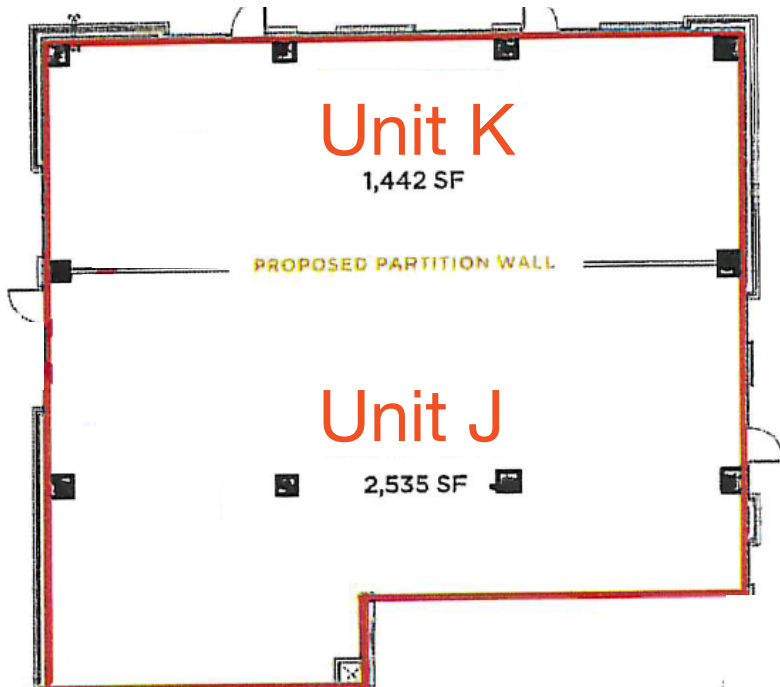
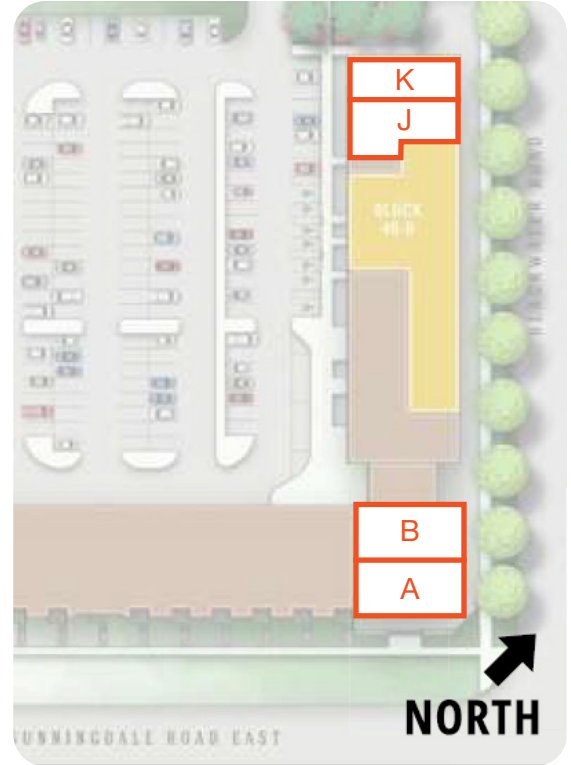
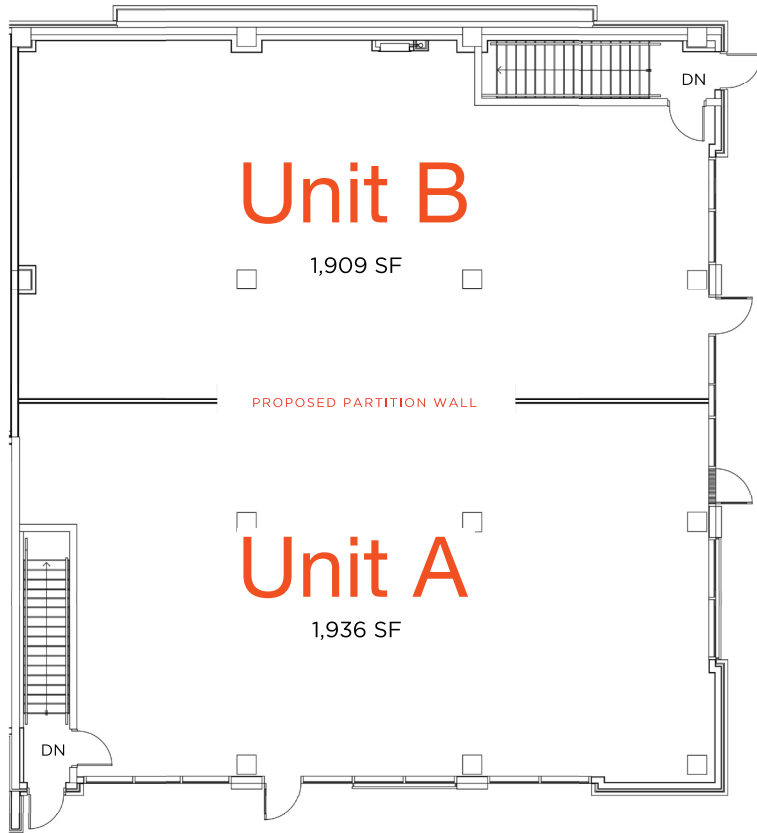
Vice President

416.826.5906

pheilborn@lennard.com

\*Sales Representative \*\*Broker

# Floor Plans



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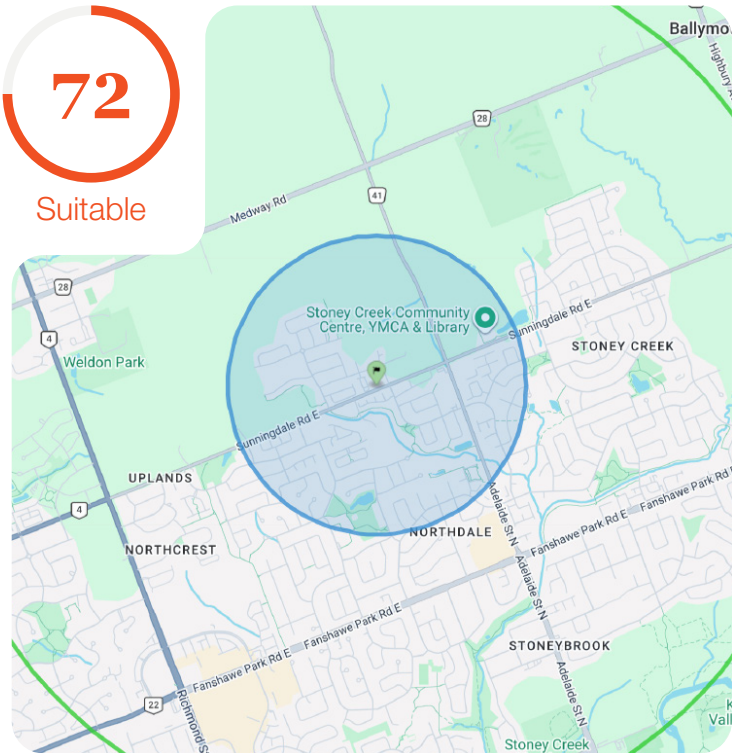


**Lennard:**

# Demographics

## Location Suitability

- Area has an average concentration of households and has a low number of people visiting and/or working during the day
- Area's ethnic composition is similar to the surrounding area
- Average-size, family households with children living in average-priced homes
- majority of the population is university educated, have white collar jobs, and average incomes
- The primary age group is dominated by the Generation X (age 38 - 53) generation
- Trade area urbanicity is considered a Suburban market
- Sparse commercial landscape dominated by Fast Food Restaurants and Coffee Shops



### Total Population

within Trade Area (1 km radius)

**5,919**



### Daytime Population

within Trade Area (1 km radius)

**3,020**



### Total Households

within Trade Area (1 km radius)

**2,100**

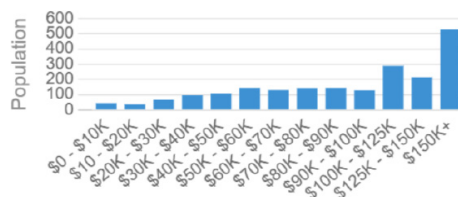
Criteria	Aggregation	Trade Area (1 km Radius)	3 km Radius	5 km Radius
Average Age	Average	38.5	41.6	40.6
Median Age	Average	38.2	42.7	41
Total Population	Sum	5,919.3	33,720	77,809.6
Total Daytime Population	Sum	3,019.7	31,176.9	102,661.1
Population Density (people/km <sup>2</sup> )	Average	1,889	1,195	993
Total Households	Sum	2,100	12,486	29,688
Average Household Income	Average	\$112,869.91	\$124,042.85	\$115,870.76
Median Household Income	Average	\$99,346.84	\$103,467.40	\$94,772.61



### Median Household Income

within Trade Area (1 km radius)

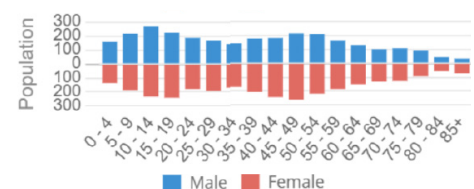
**\$99,347** ↑ 26% higher than London



### Median Age

within Trade Area (1 km radius)

**38** ↓ 1% lower than London



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## Surrounding Amenities

### Location Suitability

#### Restaurants

- 1 Tim Hortons
- 2 Dairy Queen
- 3 Mary Brown's Chicken
- 4 Red Swan Pizza
- 5 Popeyes
- 6 East Side Mario's
- 7 Chipotle Mexican Grill
- 8 The Canadian Brewhouse
- 9 Wingstop
- 10 Five Guys
- 11 Starbucks
- 12 Chick-fil-A
- 13 Domino's Pizza
- 14 Thaifood Restaurant
- 15 Pür & Simple
- 16 Mcdonald's
- 17 Beertown London
- 18 The Bungalow
- 19 Cora Breakfast and Lunch

#### Banks

- 20 RBC Royal Bank
- 21 TD Canada Trust

#### Schools

- 22 Mason Public School
- 23 Stoneybrook Public School
- 24 Stoney Creek Public School

#### Stores

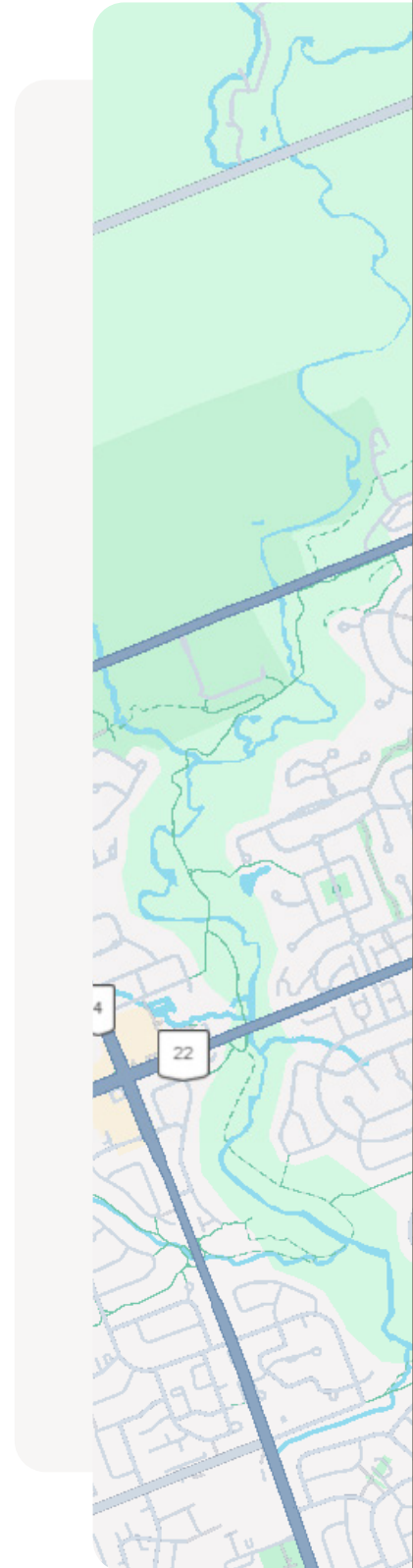
- 25 SUNRIPE Freshmarket
- 26 Sobeys
- 27 Home Depot
- 28 Loblaws
- 29 PetSmart
- 30 Indigo
- 31 Dollarama
- 32 Farm Boy
- 33 LCBO
- 34 Giant Tiger
- 35 American Eagle
- 36 Apple Store
- 37 H&M
- 38 Best Buy
- 39 Staples
- 40 FreshCo
- 41 United Supermarket
- 42 Metro

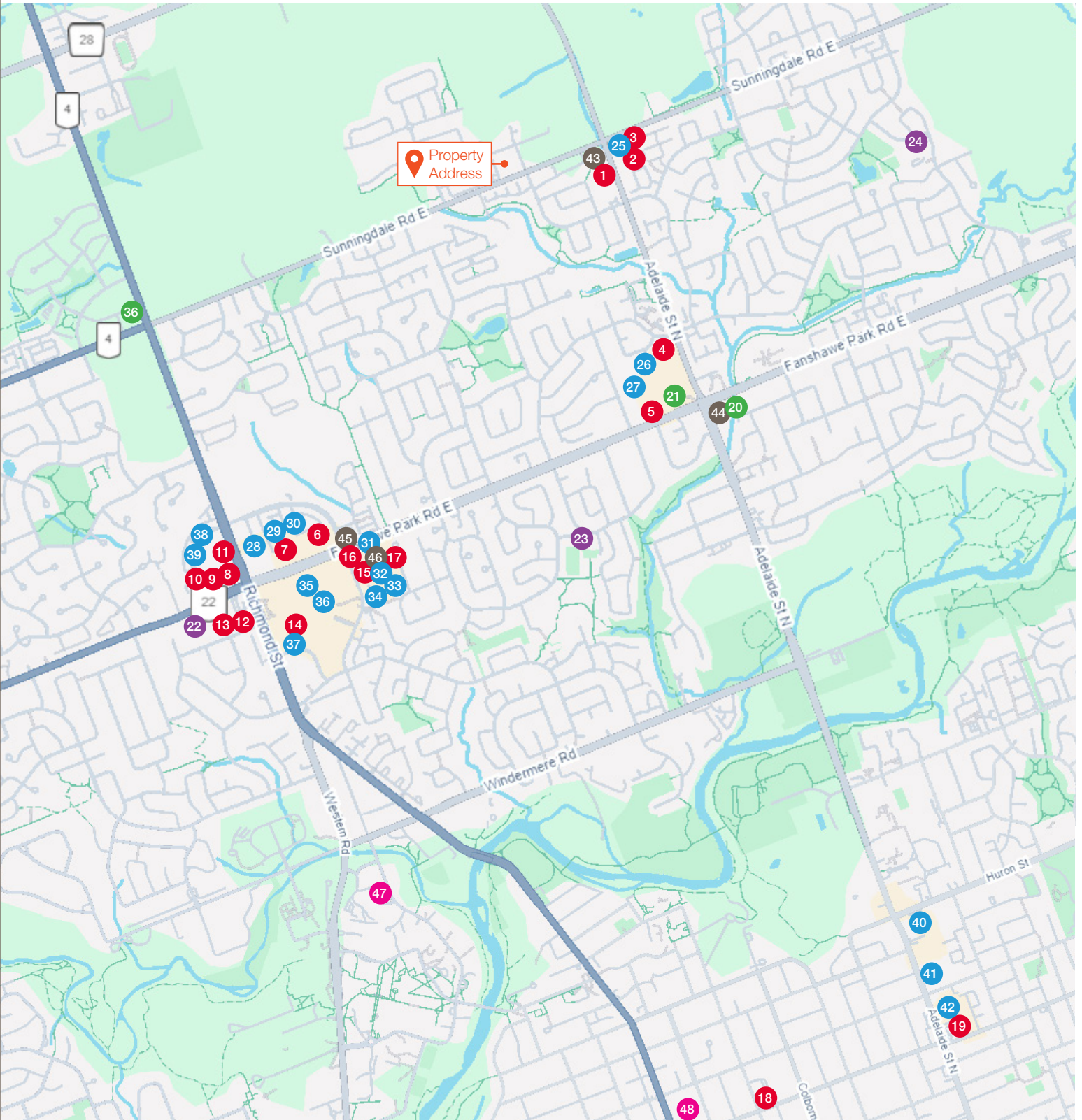
#### Gas Stations

- 43 Petro Canada
- 44 Esso
- 45 Shell
- 46 Canadian Tire Gas+

#### Hospitals

- 47 University Hospital
- 48 St. Joseph's Hospital





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