

RETAIL SPACE

FOR LEASE

575 Norwich Avenue, Woodstock, ON



WOODSTOCK SHOPPING CENTRE

Just North of
Highway 401 &
Norwich Avenue
Interchange.



FOR REAL ESTATE INQUIRIES, PLEASE CONTACT:

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 **THE BEHAR GROUP**
TENANT SERVICES

Leasing Information

WOODSTOCK SHOPPING CENTRE

PROPERTY DETAILS

Spaces Available	Building F: 6,470 SF Building G: Up to 14,400 SF Building H: 2,200 SF-Drive-Thru
Total GLA	+/- 44,802 SF
Base Rent	TBD
TMI (2022 est)	\$15.00 PSF*
Possession	12-18 months after Lease
Main Retailers (On-Site)	East Side Mario's Burger King Starbucks Sunset Grill Booster Juice Mary Brown's Osmow's Mucho Burrito
Main Retailers (Within Area)	Canadian Tire Walmart The Home Depot Winners No Frills
Zoning	C6-8

Zoning permits a wide variety of retail and commercial uses including restaurants, drive-thru's, financial (subject to zoning approval), convenience, small grocery/supermarket, home decor, pet store, medical/dental, pharmacy and more.

*TMI IS AN ESTIMATE ONLY; TAXES NOT ASSESSED YET

HIGHLIGHTS

- High traffic retail node.
- Excellent exposure from Hwy 401 & Norwich Ave (major north/south arterial).
- New phase of retail centre at gateway to Woodstock just north of Highway 401. New to be constructed. Great exposure, visibility, and access directly to Norwich Ave., the heart of the high-traffic commercial/retail node of Oxford County.
- Shadow anchored by Walmart, Canadian Tire, & Staples.
- AADT 401 at Norwich IC over 60,000 each way.
- This is a foodie mecca, not only drawing from the local Woodstock population but the tremendous transitory customers off the 401. A perfect rest stop for those traveling from Toronto to Windsor.
- Additional drive-thru possible for Building F.

2021 DEMOGRAPHICS (5 KM)

Data Source: Environics Estimates



Population: 43,937

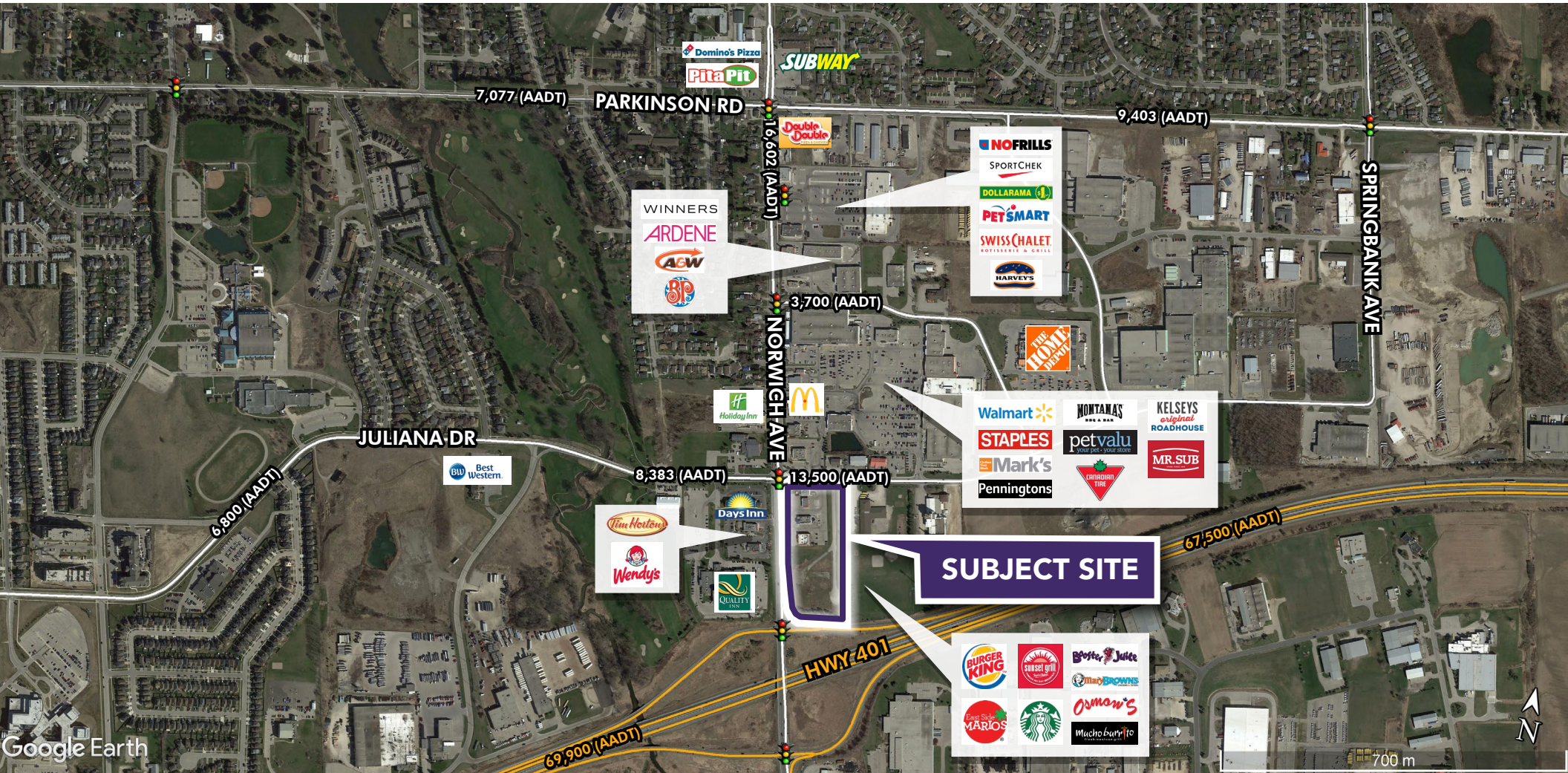


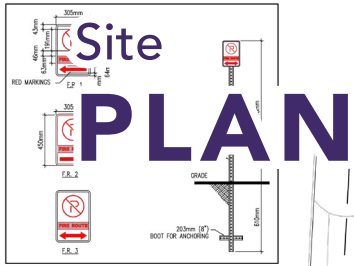
Average Household Income: \$93,254



Number of Dwellings: 18,428

Key MAP





Fire Route Signage

Site Data

1. OVERSITE AREA: 28,583.0 m² / 307,282.4 s.f.

2. BUILDING AREA: 7.06 acres / 2,8578 s.f.

3. BUILDING "A": 336.67 m² / 3,624.0 s.f.

4. BUILDING "B": 445.8 m² / 4,798.7 s.f.

5. BUILDING "C": 241.15 m² / 2,598.8 s.f.

6. BUILDING "D": 222.6 m² / 2,391.8 s.f.

7. BUILDING "E": 773.79 m² / 8,329.3 s.f.

8. BUILDING "F": 600.04 m² / 6,466.7 s.f.

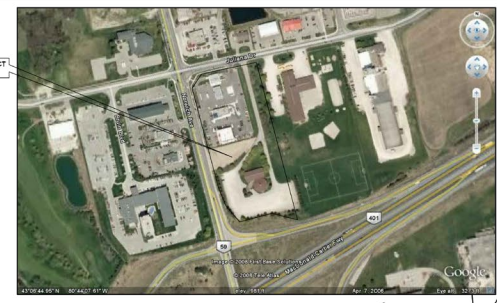
9. BUILDING "G": 1,237.15 m² / 13,352.4 s.f.

10. BUILDING "H": 294.38 m² / 3,169.2 s.f.

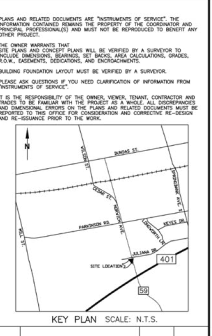
TOTAL BUILDING AREA: 4,162.08 m² / 44,801.72 s.f.

3. APPROVAL AREA

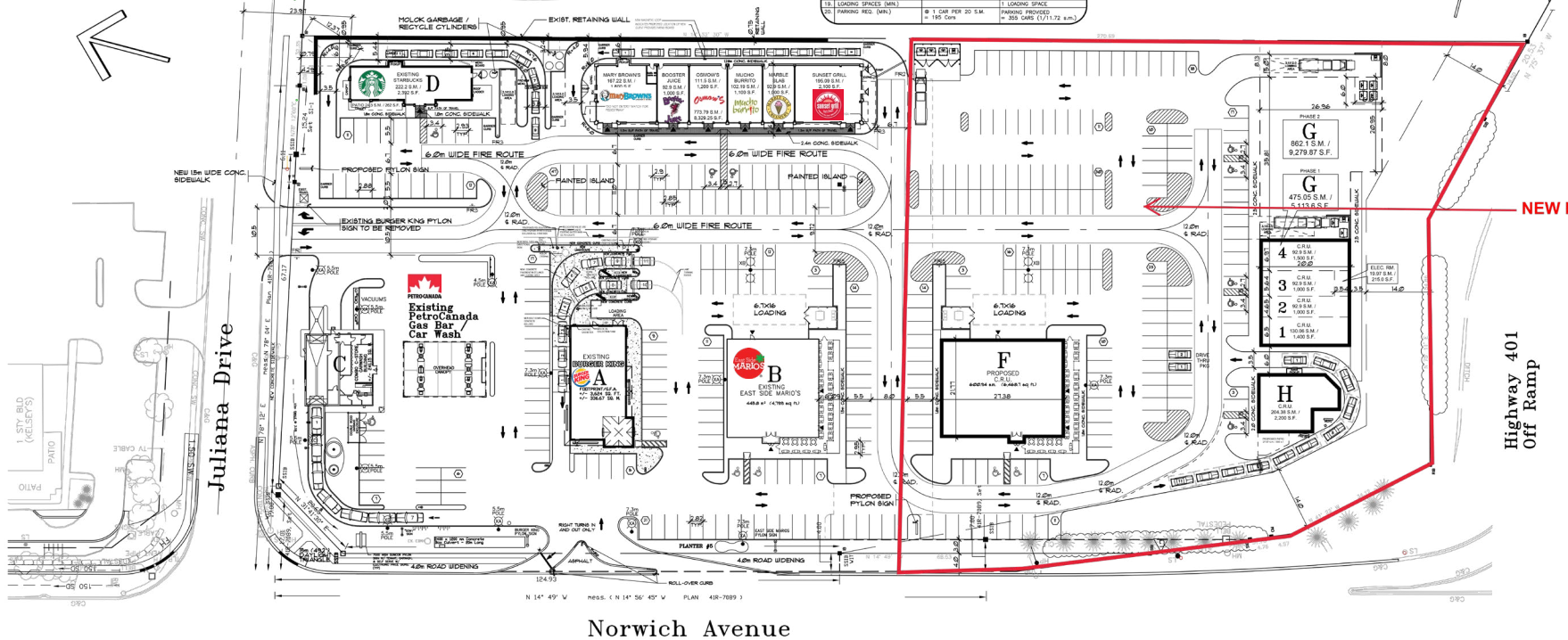
NO.	DESCRIPTION	EXISTING	PROPOSED
1	PERMITTED SETBACKS	20'-0" (6.10 M)	20'-0" (6.10 M)
2	APPROVAL ROAD SETBACK (MAX)	22.5m from centreline	23.57m (78.64')
3	LEFT FRONT SETBACK (MIN)	20.0 m (65.62')	20.0 m (65.62')
4	RIGHT FRONT SETBACK (MIN)	20.0 m (65.62')	20.0 m (65.62')
5	REAR YARD SETBACK (MIN)	3.0m (9.84')	3.0m (9.84')
6	REAR YARD SETBACK (MAX)	11.0m (36.1')	11.0m (36.1')
7	PARKING AREA SETBACK FROM BUILDING	3.0m (9.84')	3.0m (9.84')
8	DRIVE THRU LANE SETBACK (MIN)	0.6m (1.97')	0.6m (1.97')
9	CARSPACE ENCL. SETBACK (MIN)	0.6m (1.97')	0.6m (1.97')
10	LANDSCAPED DRIVE	100 mm	100 mm
11	LEFT CORNER	300	14.586 ON 4,162.08 s.f.
12	RIGHT CORNER	300	14.586 ON 4,162.08 s.f.
13	HEIGHT 1 STOREY BLDG. (MAX)	11.0m (36.1')	11.0m (36.1')
14	JULIANA DRIVE WIDTH (MAX)	13.0m (42.65')	10.5m (34.45')
15	OVERSITE FLOOR AREA FOR HIGH-SPEED STONE SETBACK (MAX)	205.0 s.m. (2,198.4 s.f.)	205.0 s.m. (2,198.4 s.f.)
16	LOADING SPACES (MIN)	1	1
17	PARKING SPACES (MIN)	1	1
18	LOADING SPACE	1	1
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Google Site Photo

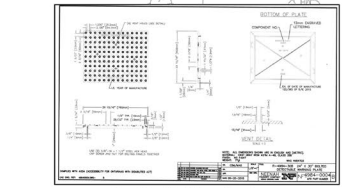
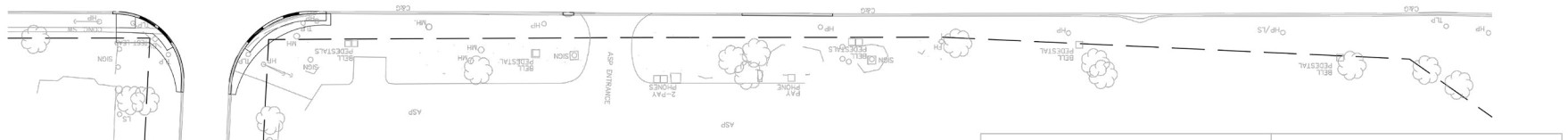


date	item	by



NEW PHASE

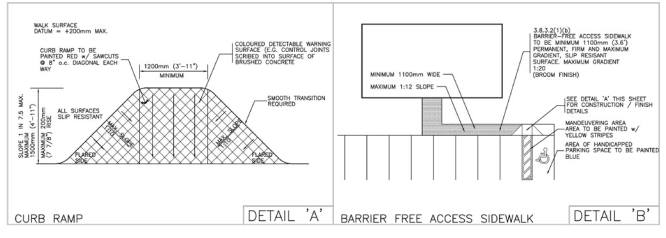
Highway 401 Off Ramp



Tactile Walking Surface Indicator Detail

SITE PLAN

1 : 400



DETAIL 'A'

BARRIER FREE ACCESS SIDEWALK

DETAIL 'B'

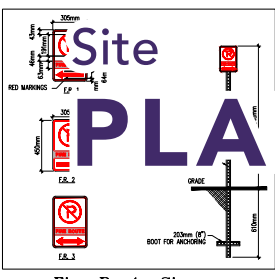
SITE PLAN APPROVAL

date	item	by

PROJECT: PROPOSED COMMERCIAL DEVELOPMENT
 Hwy: No. 55 at Juliana Drive
 WOODSTOCK ONTARIO
 SHEET TITLE: SITE PLAN - PHASE 3
 DATE: OCT. / 22 DRAWN: M.B.



PROJECT: PROPOSED COMMERCIAL DEVELOPMENT	
Hwy: No. 55 at Juliana Drive	
WOODSTOCK ONTARIO	
SHEET TITLE: SITE PLAN - PHASE 3	
DATE: OCT. / 22	DRAWN: M.B.
SHEET No. SP:1	
SCALE: 1 : 400	COMP. REF. PHASE 3/SITE 6-2



Fire Route Signage

Site Data

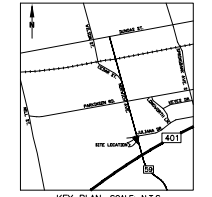
1. GROSS SITE AREA: 35,578.2 m ² / 372,824 s.f.	
2. BUILDING AREA: 7,06 m ² / 2,878 s.f.	
A. BUILDING "A"	356.67 m ² / 3,842.0 s.f.
B. BUILDING "B"	446.8 m ² / 4,796.7 s.f.
C. BUILDING "C"	241.15 m ² / 2,595.9 s.f.
D. BUILDING "D"	226.0 m ² / 2,438.8 s.f.
E. BUILDING "E"	773.79 m ² / 8,353.3 s.f.
F. BUILDING "F"	856.0 m ² / 9,141.8 s.f.
G. BUILDING "G"	1,337.15 m ² / 14,393.4 s.f.
H. BUILDING "H"	258.38 m ² / 2,783.0 s.f.
TOTAL BUILDING AREA: 4,157.04 m ² / 44,747.47 s.f.	
3. ASP. FIN.:	
7. LOT FRONTAGE (MIN.)	20.0 m (65.62')
8. FRONT YARD (MIN.)	4.9m (15.75')
9. SIDE YARD (MIN.)	3.0m (9.84')
10. INTERIOR SIDE YARD (MIN.)	2.0m (6.56') high any side
11. REAR YARD (MIN.)	3.0m (9.84') northward 50' to 54.5' S.E.
12. SIDE YARD (MIN.)	3.0m (9.84') from adjacent drive
13. GARAGE ENCL. SETBACK (MIN.)	3.0m (9.84')
14. UNOCCUPIED OPEN SPACE (MIN.)	100 m ²
15. LOT COVERAGE	30%
16. HEIGHT 1 STOREY BLDG. (MAX.)	11.0m (36.1')
17. COLUMN DRIVE WIDTH (MAX.)	13.0m (42.65')
18. GROSS FLOOR AREA FOR NON-OCC. STOREY (MAX.)	330.0 s.m. (3,498.4 s.f.)
19. LOADING SPACES (MIN.)	2 LOADING SPACES
20. PARKING REQ. (MIN.)	1 CAR PER 20 S.M. / 195 CAR (1,711.68 s.m.)



Google Site Photo

PLANS AND RELATED DOCUMENTS ARE "PRELIMINARY OF DESIGN". THE INFORMATION CONTAINED THEREIN IS FOR INFORMATION ONLY AND DOES NOT REPRESENT A CONTRACT. ANY CHANGES TO THE PLANS OR RELATED DOCUMENTS MUST BE APPROVED BY THE ARCHITECT.

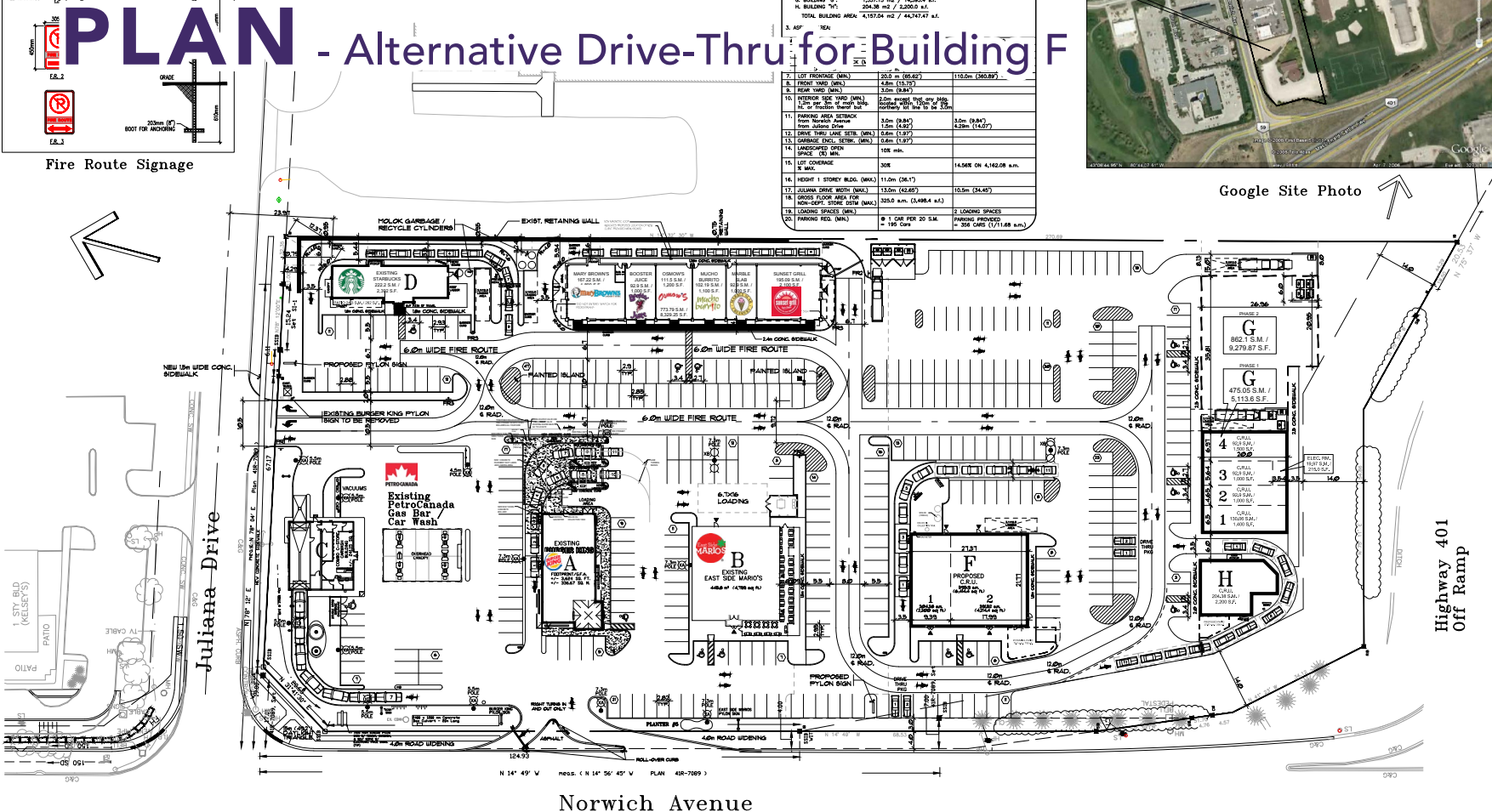
THE ARCHITECT MAKES NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, AS TO THE ACCURACY, COMPLETENESS, OR QUALITY OF THE INFORMATION PROVIDED. BUILDING FOUNDATION LAYOUT MUST BE VERIFIED BY A SURVEYOR. PLEASE ASK QUESTIONS IF YOU NEED CLARIFICATION OF INFORMATION FROM THE ARCHITECT. THE ARCHITECT'S OFFICE IS NOT RESPONSIBLE FOR THE DESIGN OF THE FOUNDATION OR THE STRUCTURE OF THE BUILDING.



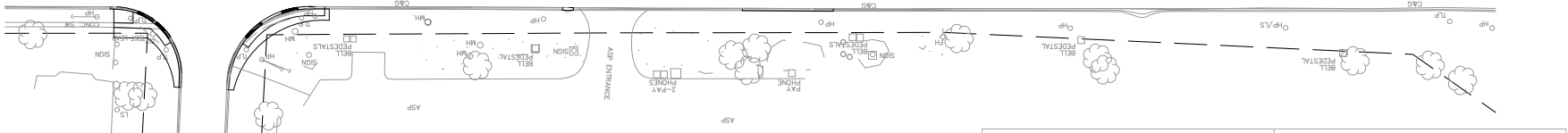
KEY PLAN SCALE: N.T.S.

date _____ item _____ by _____

SITE PLAN APPROVAL

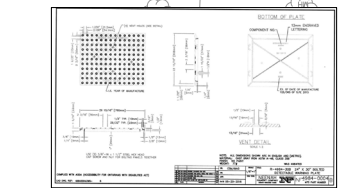


Highway 401 Off Ramp

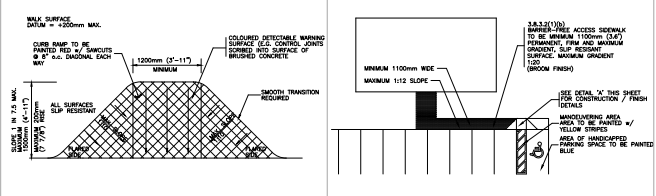


SITE PLAN

1 : 400



Tactile Walking Surface



DETAIL 'A'



PROJECT:
PROPOSED COMMERCIAL DEVELOPMENT
Hwy. No. 59 at Juliana Drive
WOODSTOCK ONTARIO

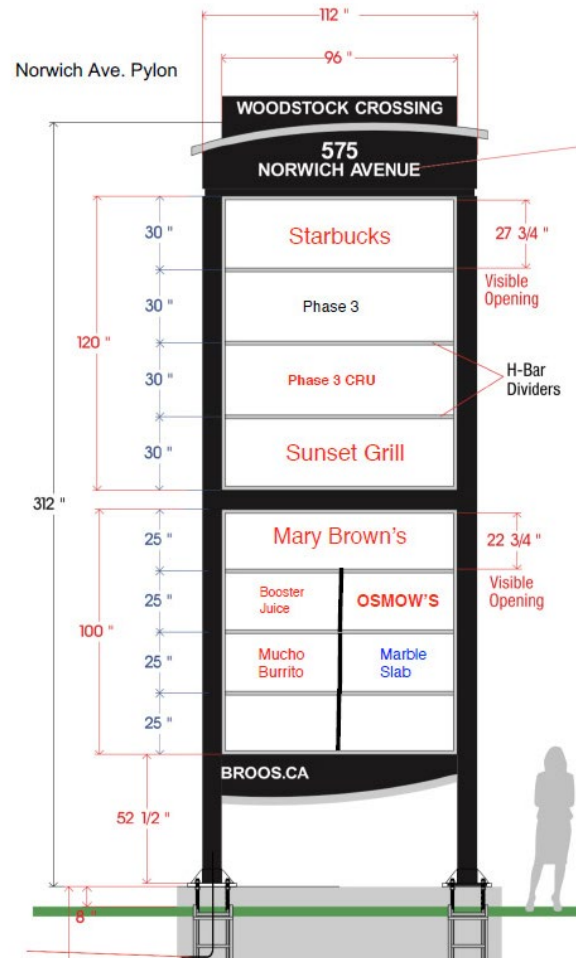
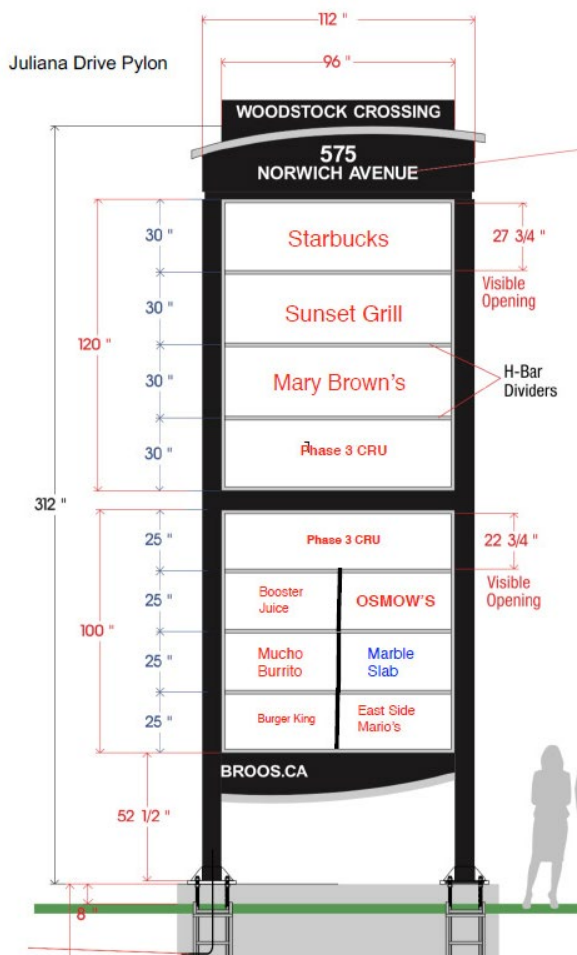
SHEET TITLE:
SITE PLAN - PHASE 3

DATE: NOV. / 22 DRAWN: M.S.

SP:1

SHEET No.

Pylon & Highway SIGNAGE

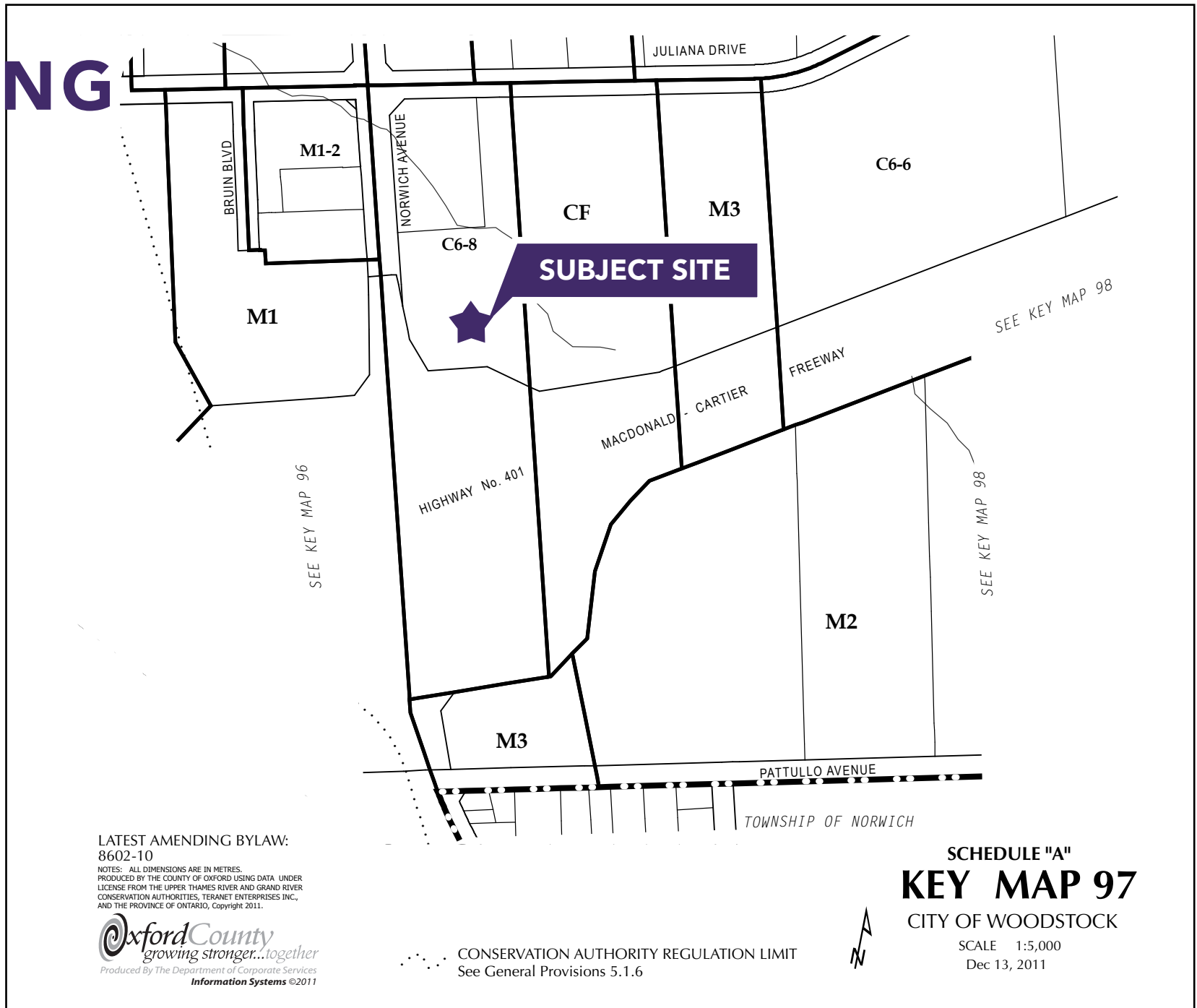


HIGHWAY SIGNAGE OPTION WITH MTO



Google

C6-8 ZONING



LATEST AMENDING BYLAW:
8602-10

NOTES: ALL DIMENSIONS ARE IN METRES.
PRODUCED BY THE COUNTY OF OXFORD USING DATA UNDER
LICENSE FROM THE UPPER THAMES RIVER AND GRAND RIVER
CONSERVATION AUTHORITIES, TERANET ENTERPRISES INC.,
AND THE PROVINCE OF ONTARIO, Copyright 2011.



..... CONSERVATION AUTHORITY REGULATION LIMIT
See General Provisions 5.1.6



SCHEDULE "A"
KEY MAP 97

CITY OF WOODSTOCK

SCALE 1:5,000

Dec 13, 2011

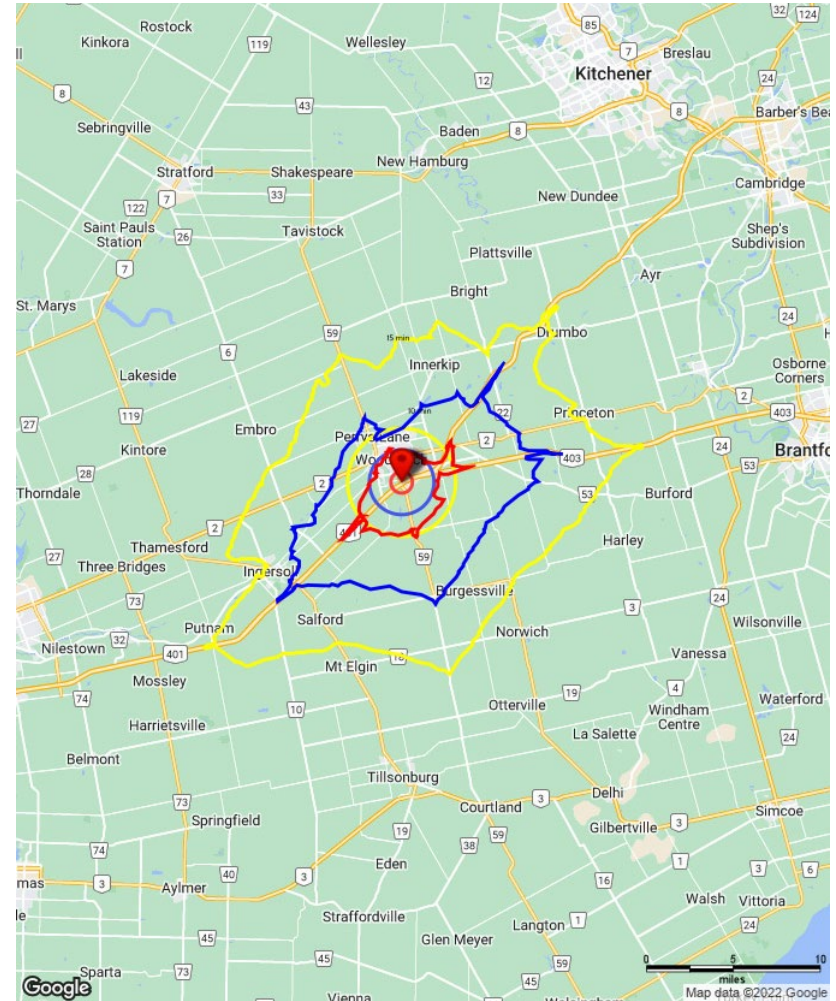
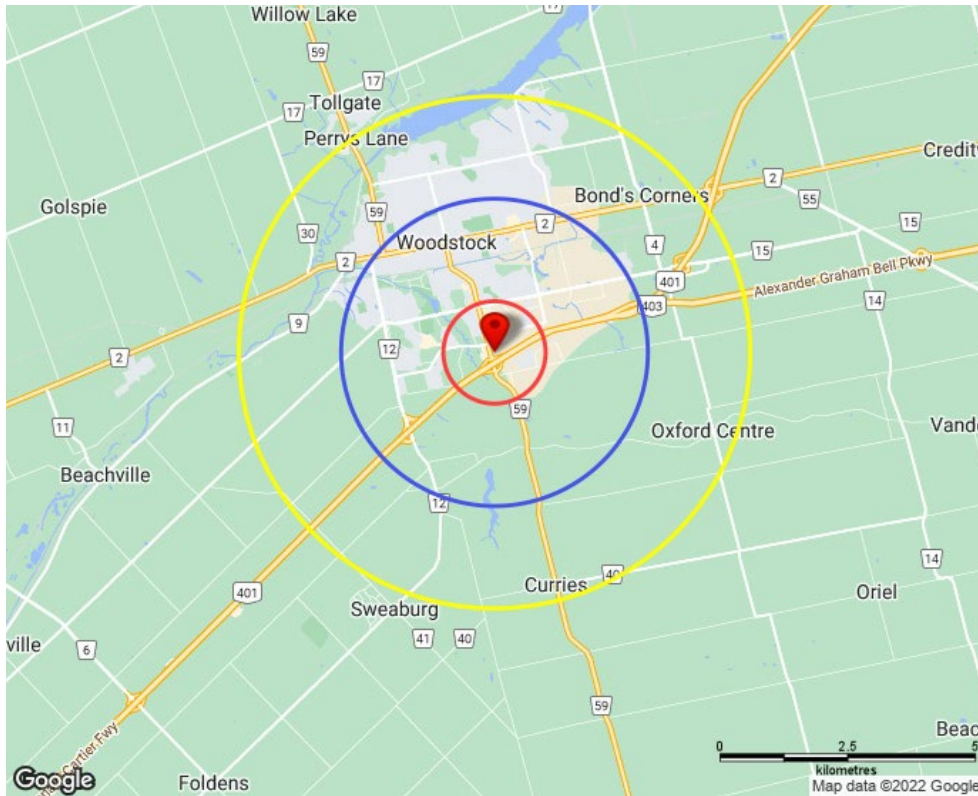
C6 Zone

PERMITTED USES

No person shall within any C6 Zone use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following C6 uses:

- an appliance sales and service shop;
- an artist studio;
- an automobile service station;
- a bakeshop;
- a bank or financial institution; *<applied for rezoning to permit use>*
- a banquet hall;
- a brewers retail outlet;
- a business support service;
- a convenience store;
- a commercial club;
- a commercial school;
- a day care facility or nursery school;
- a dry cleaning establishment;
- an eating establishment;
- a film processing depot;
- a florist shop;
- a furniture store;
- a health club;
- a home and automotive supply store;
- a home decorating store;
- a medical clinic;
- a music school;
- a personal service shop;
- a photographic studio;
- a printing shop;
- a public garage;
- a public library;
- a recreational building – indoor sports;
- a rental establishment;
- a retail builder’s supply shop;
- a retail food store not greater than 929 square metres (10,000 sq.ft.);
- a retail nursery;
- a retail store;
- a service shop;
- a shopping centre;
- a specialty food store;
- a taxi stand or station;
- a tire sales establishment;
- uses accessory to a permitted use.

Supporting Information & DEMOGRAPHICS



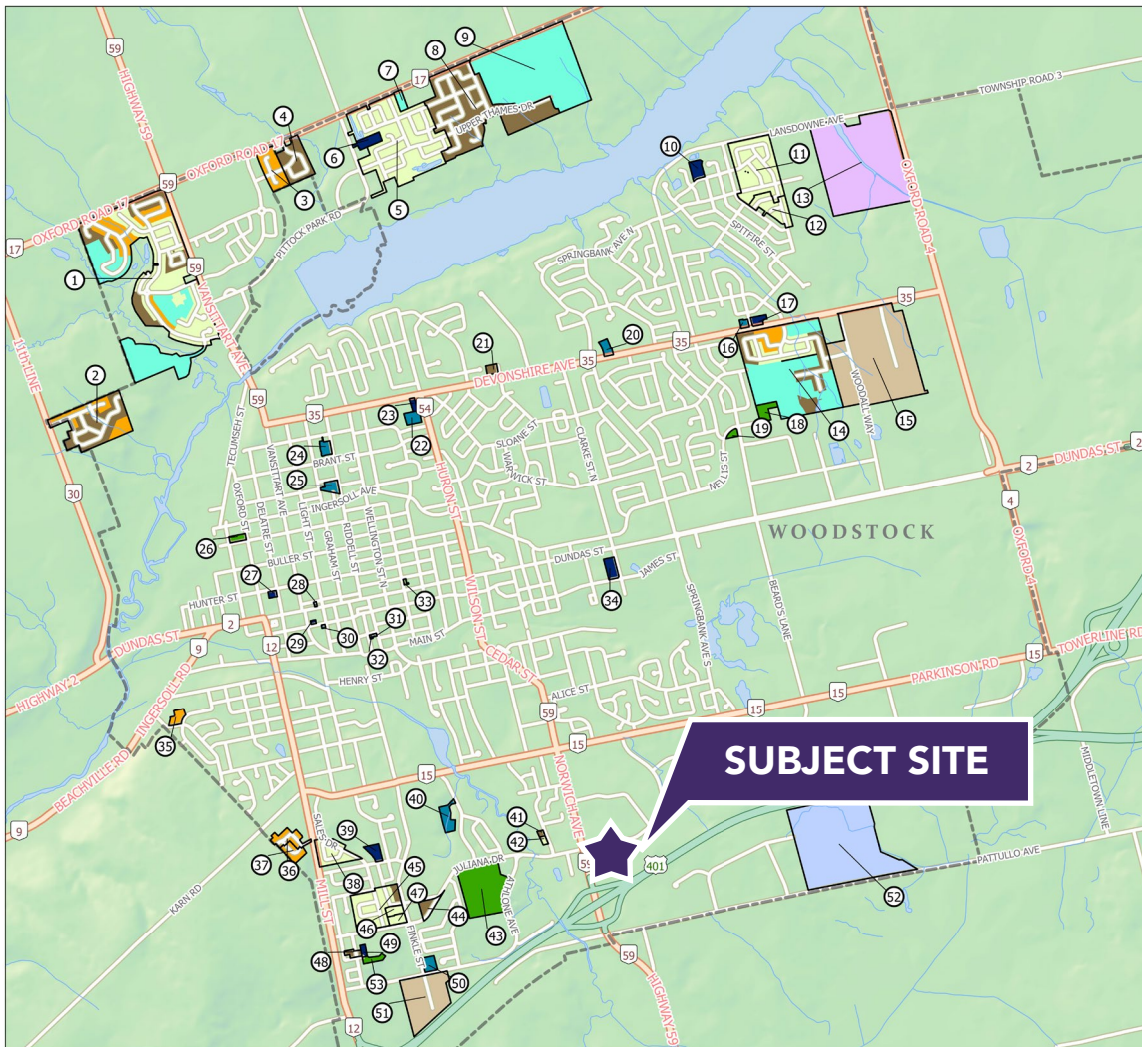
CIRCLE RADIUS	1 km	3 km	5 km	Woodstock
Total Population	1,364	21,088	43,937	47,584
Total Daytime Population	1,581	30,796	48,690	51,767
Total Households	588	9,127	18,428	19,755
Average Size	2.17	2.26	2.34	2.36
Median Age	47.4	40.3	41.0	40.6
Average Household Income	\$84,150	\$81,606	\$93,254	\$96,465

DRIVE TIME	5 min	10 min	15 min
Total Population	17,558	51,454	73,275
Total Daytime Population	27,320	54,630	75,787
Total Households	7,468	21,110	29,316
Average Size	2.29	2.39	2.47
Median Age	40.5	41.0	41.0
Average Household Income	\$83,789	\$97,824	\$100,471

Source: Environics 2021 Estimates

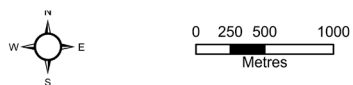
City of Woodstock

DEVELOPMENTS ACTIVITY



Residential Development	Circulated or Submitted Plan	Condominium Plan	Industrial Development
Built or Nearly Built Plan	Draft Approved Plan	Approved Site Plan	Draft Approved Plan
Draft Approved Plan	Registered Plan	Built Out Plan	Circulated or Submitted Plan
	Built Out Plan	Registered Plan	Registered Plan

Map #	File Number	Total Units	Name
1	32T-00001	987	Sally Creek
2	SB 10-02-8	144	Hartley Phase 2
3	32T-08004	35	Albert T. Hargreaves
4	32T-07009	93	Summit Estates
5	32T-08005	400	Thames Developments Inc., Phases 1-3
6	SP 8-18-07	22	634524 Ontario Inc (Pittock)
7	SB 19-02-8	23	Tiffany Developments Corp
8	SB 17-03-8	343	Thames Developments, Inc. Phase 4
9	SB 19-05-8	645	Thames Developments Inc., Phase 5
10	SP 8-14-06	24	247 Munnoch Blvd
11	SB 11-04-8	150	Lansdowne Meadows Phase 12
12	32T-07012	81	2072627 Ont. Inc.
13	SB 10-08-8		1212949 Ontario Inc
14	32T-08003	708	Lunar Group Inc. Phase 2
15	32T-09003		1490 Devonshire
16	CD 17-05-8	14	Falcon Corners Ltd
17	SP 8-15-15	22	Pavlovic Holdings
18	SP 8-20-10	98	County of Oxford
19	CD21-01-8 (SP 8-19-23)	46	1822094 Ontario Inc (1180 Nellis)
20	CD 18-05-8	26	Sarah Properties Ltd
21	WSPC 06-10-1	34	Blossom Park
22	SP 8-17-06	26	2072627 Ontario Inc
23	SP 8-19-09	8	Devonwood Bldg Inc & Heron Grace Dev Inc (Deroo)
24	CD 15-01-8	11	Rembrandt Homes
25	CD 15-08-8	56	Nellwood Construction Corp./Losee Riddell Manor
26	SP (OP 20-01-8)	78	Southside Construction Mgmt Ltd
27	SP 8-17-14	35	Oxford Baptist Church
28	SP 8-16-15	36	385 Dundas St
29	SP 8-19-03	80	1719241 Ontario Inc. (361-367 Simcoe St)
30	CD 18-01-8	13	1841950 Ontario Inc
31	CD 19-01-8	18	2595421 Ontario Inc (Spina)
32	SP 8-17-21	18	482-490 McQueen St
33	SP 8-20-15	28	2718700 Ontario Inc
34	SP 8-16-13	305	Drewlo
35	32CDM-01003	19	Oxford Condo Plan 70
36	32T-00004	17	Leonard Reeves
37	SB 14-05-8	14	Leonard Reeves
38	32T-08006	90	Hunt Homes
39	SP 8-19-14	74	Talu Propeties (145 Pember's Pass)
40	CD 13-02-8	26	Rembrandt Developments (Woodstock) Inc.
41	SB17-07-8	6	2593636 Ontario Inc (Lampman)
42	SB 18-04-8	8	1904968 Ontario Inc (Cengic)
43	SB 18-11-8	544	763 Athlone Avenue
44	32T-06002		Tiffany Development
45	32T-05003	130	Estates of Melville, Alice & Lorne Robinson
46	32CDM-09002	119	Juliana Place
47	CD 16-02-8	119	Carvest Properties Limited
48	SB 18-01-8	16	Tru-Built Construction Inc.
49	SP 8-19-06	24	County of Oxford 786 Southwood Way
50	SP 8-16-17	66	Trustees of Faithway Baptist Church
51	SB 10-07-8	5	Finkle St Ext.
52	SB 18-10-8		Pattullo Ave City of Woodstock
53	SP (OP 20-19-8)	48	County of Oxford



LAST UPDATE: April, 2021

Note: These maps are not intended to show all development. Only larger residential and industrial subdivisions/site plan applications are depicted.

THE BEHAR GROUP LANDLORD SERVICES

Real Estate

LISTING AGENT

All inquiries regarding the Subject Property should be directed to:

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Vice President

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* Sales Representative



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BROKERAGE & COMMERCIAL
REAL ESTATE SERVICES

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www.thebehargroup.com

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