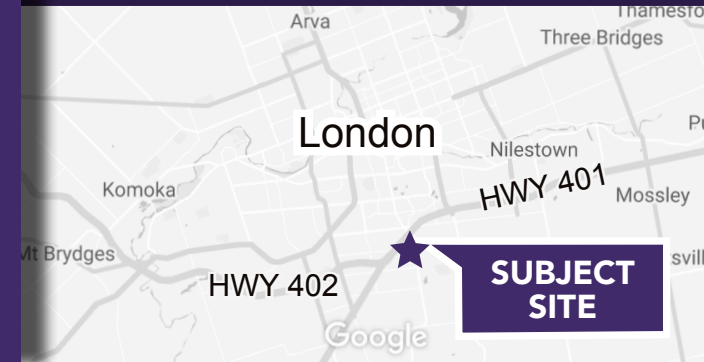


NEW PRIME RETAIL DEVELOPMENT OPPORTUNITY

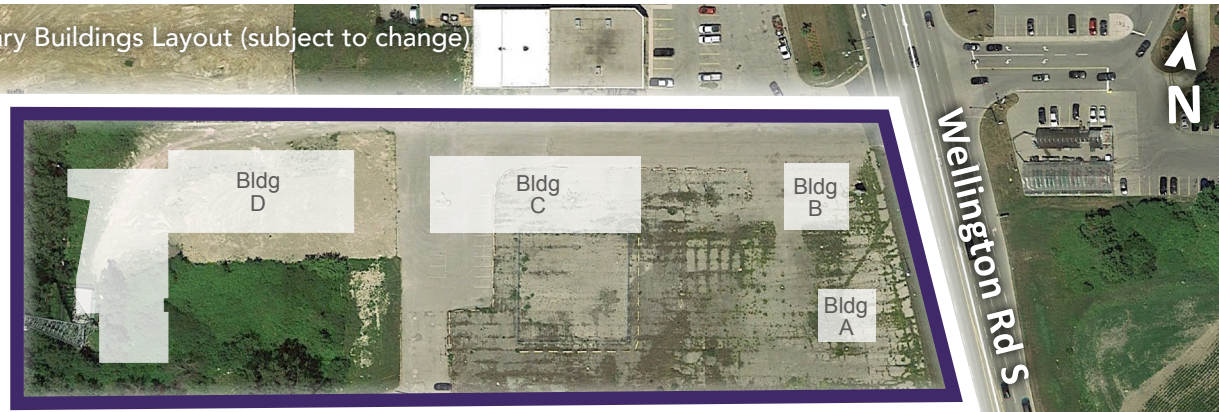
FOR LEASE

**4425 Wellington Road South,
London, ON**

Impressive visibility from Hwy 401 in the South London market.



Preliminary Buildings Layout (subject to change)



FOR INQUIRIES, PLEASE CONTACT:

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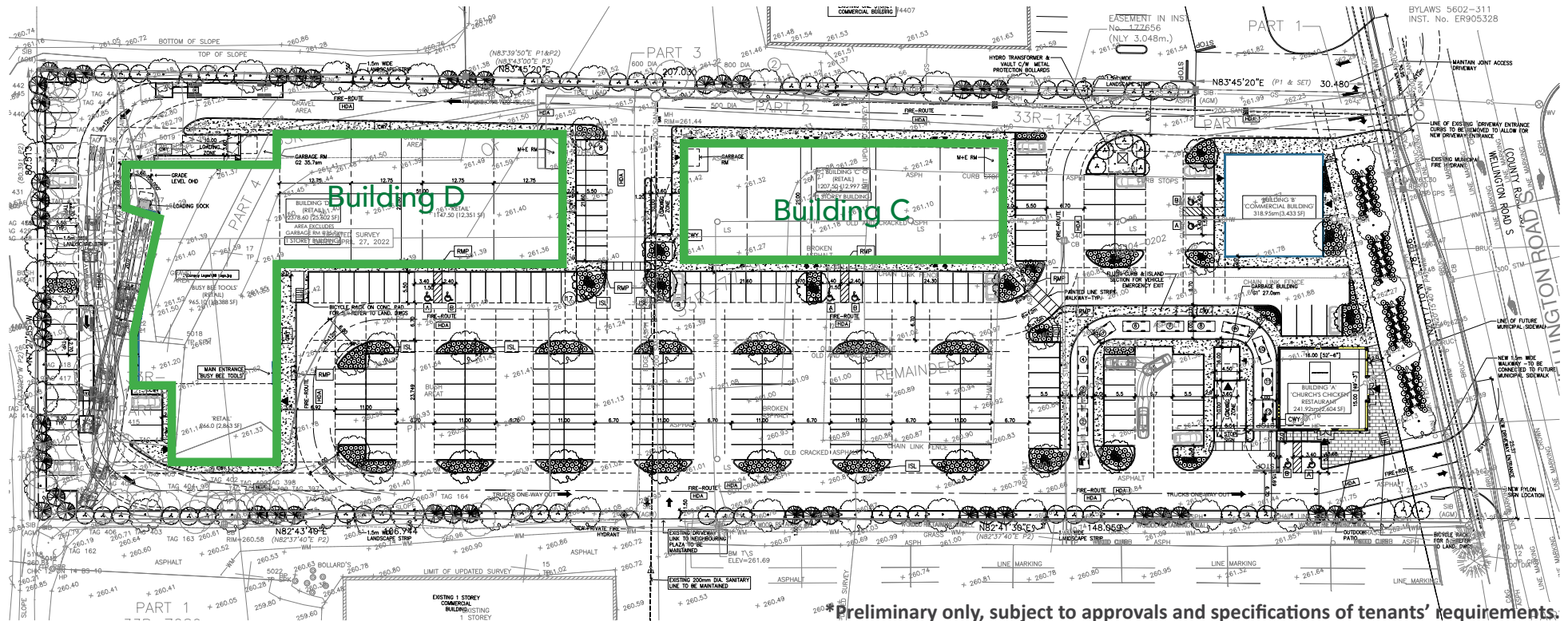
Subject Site

PROPERTY DETAILS

- New retail centre to be constructed just south of highway 401.
- Great exposure, visibility and access directly off of Wellington Road South.
- Buildings C & D are available. Pylon signage. Unique and customizable design and layout possible.
- Zoning permits a wide variety of retail and commercial uses including restaurants, financial, convenience, grocery/supermarket, pharmacy, daycare, medical/dental, recreation and more.
- Adjacent to and shadow anchored by the new Costco anchored retail centre.
- Access to the surrounding employment area with future ICI growth anticipated.

Size	Total of 4.7 acres with up to 56,000 sf available
Net Rent	Starting at \$30 psf (<i>Based on use, landlord work, covenant, size</i>)
TMI	TBD (<i>taxes not assessed yet</i>)
Frontage	256 feet
Zoning	ASA2(12)
Possession	Estimate Q4-2024/Q1-2025

SITE PLAN*



Demographics & Retailer MAP

Total Population	53,299
Total Daytime Population	59,011
Total Households	20,157
Average Household Income	\$83,489

5 KM DEMOGRAPHICS

Demographics Source: Environics 2021 Estimates

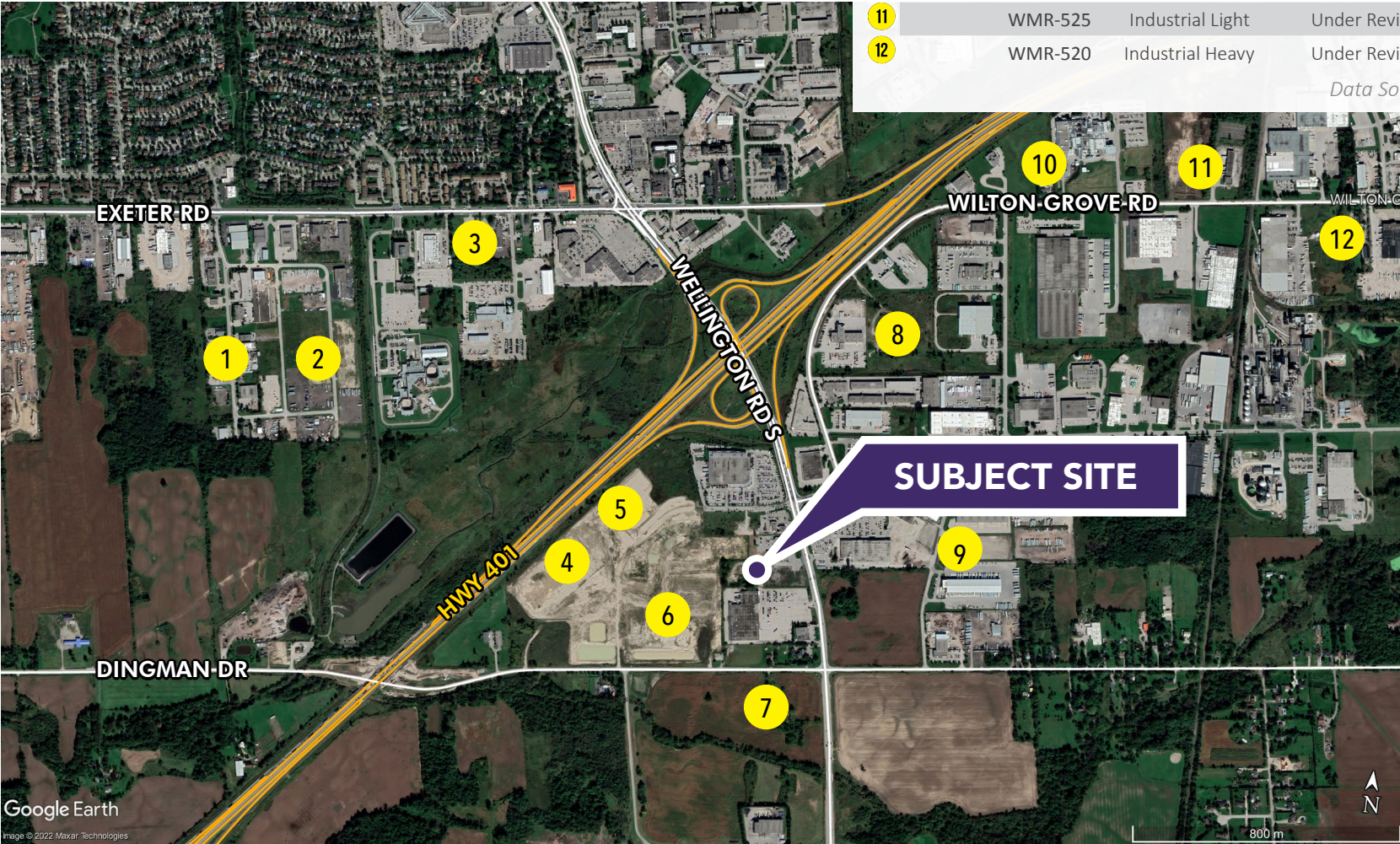


South London ICI DEVELOPMENT MAP

+/- 179.1 Acres of ICI Land Under Development

	FILE NUMBER	TYPE	STATUS	ACRES
1	33M-227	Industrial Light	Registered	2.86
2	33M-272	Industrial Light	Registered	26.34
3	SPA21-084	Commercial	Under Review	2.82
4	SPA17-109	Commercial	Under Review	19.44
5	SPA17-111	Commercial	Under Review	35.98
6	SPA17-117	Commercial	Under Review	16.92
7	BC-505	Industrial Light	Under Review	18.71
8	WMR-534	Industrial Light	Under Review	12.14
9	BC-508	Industrial Light	Under Review	3.98
10	WMR-530	Industrial Light	Under Review	7.19
11	WMR-525	Industrial Light	Under Review	21.66
12	WMR-520	Industrial Heavy	Under Review	11.06

Data Source: City of London



Subject Site

RENDERINGS



Real Estate **LISTING TEAM**

All inquiries regarding the Subject Property should be directed to:

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