

Redevelopment Site

2451 Lakeshore Road W, Oakville

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For Sale: Retail / Residential Development

Lennard: ⋮

Redevelopment Site

Property Summary

2451 Lakeshore Road W Oakville, Ontario



Site Area
11,325 SF



Zoning
ED (Existing Development)
& MU2 Main Street 2



Legal Description
PCL 154-1, SEC M7; LT 154, PL M7; OAKVILLE
PCL 153-1, SEC M7; LT 153, PL M7; OAKVILLE



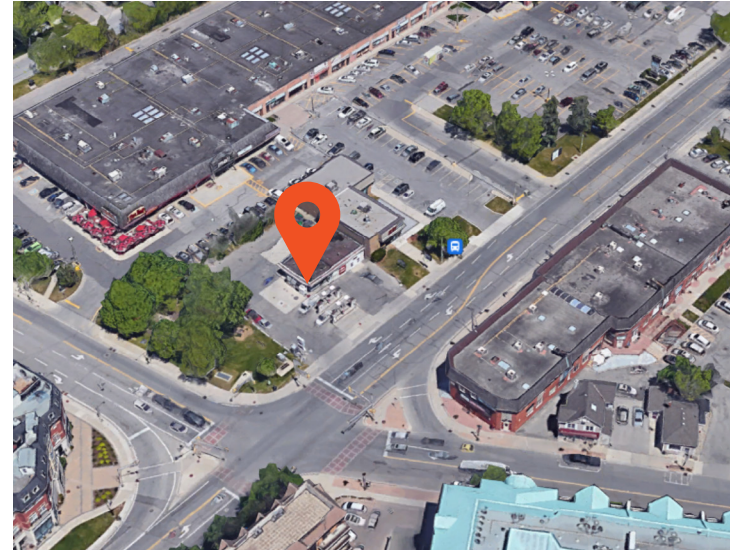
Official Plan
Livable Oakville “Growth Area” focus on retail, service commercial and office uses along Lakeshore Road West



Current Improvement
Pioneer Gas Station

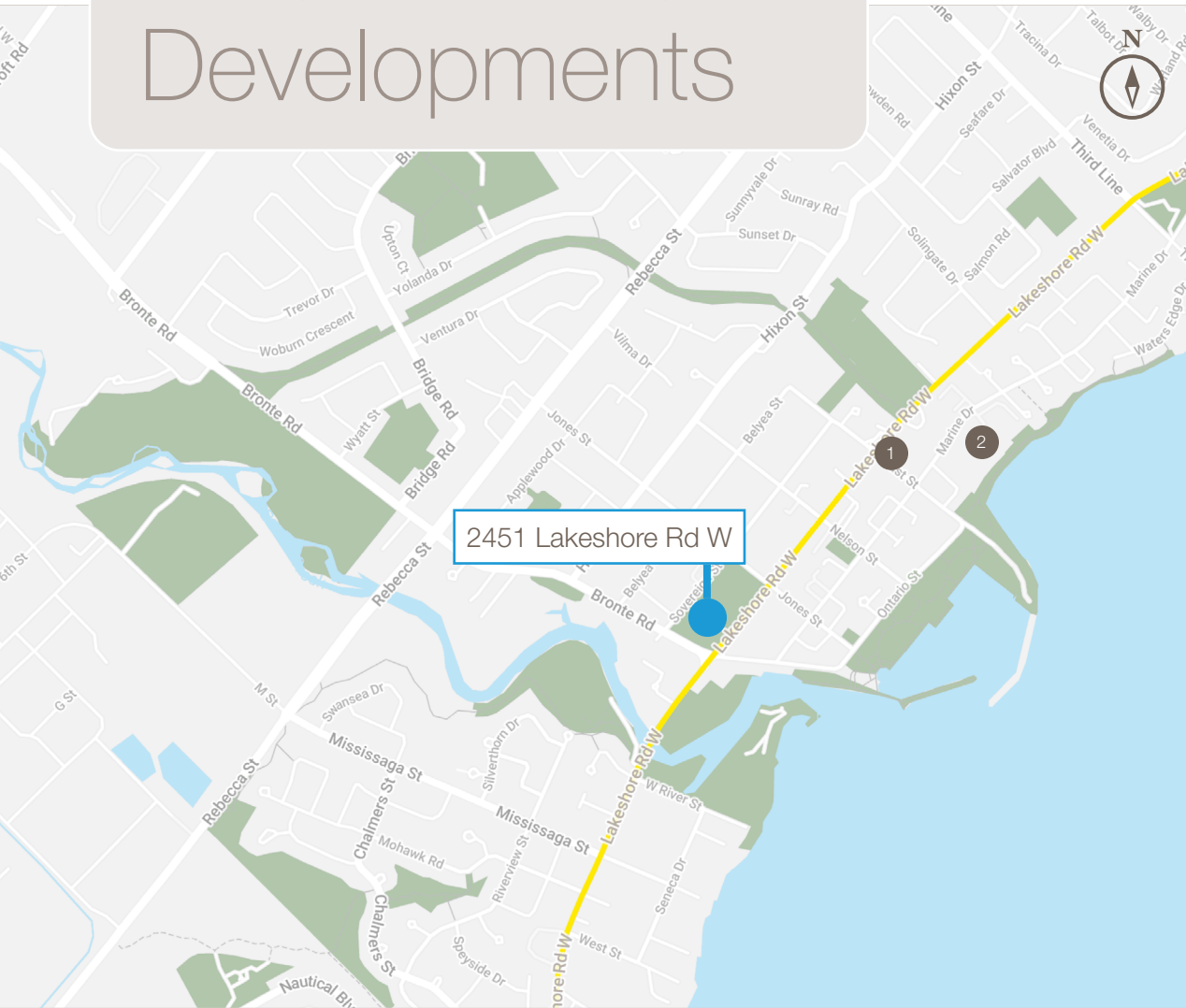


Location Overview
This site is less than 5 minutes walking distance to Bronte Harbour, known for its marine heritage, owner-operated specialty shops and galleries, diverse award-winning dining options and an accessible location between Toronto and Niagara. Average annual household income in the immediate area is approximately \$146,342.



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Neighbouring Developments



	Building Name	Developer	Units
1	77 East	Podium Developments	245
2	East / Marine	1213763 Ontario Inc. & 1319399 Ontario Inc.	27

Redevelopment Site Amenities Map



Redevelopment Site

Demographics

2451 Lakeshore Road W

Within Trade Area (3km Radius)



45

Average Age



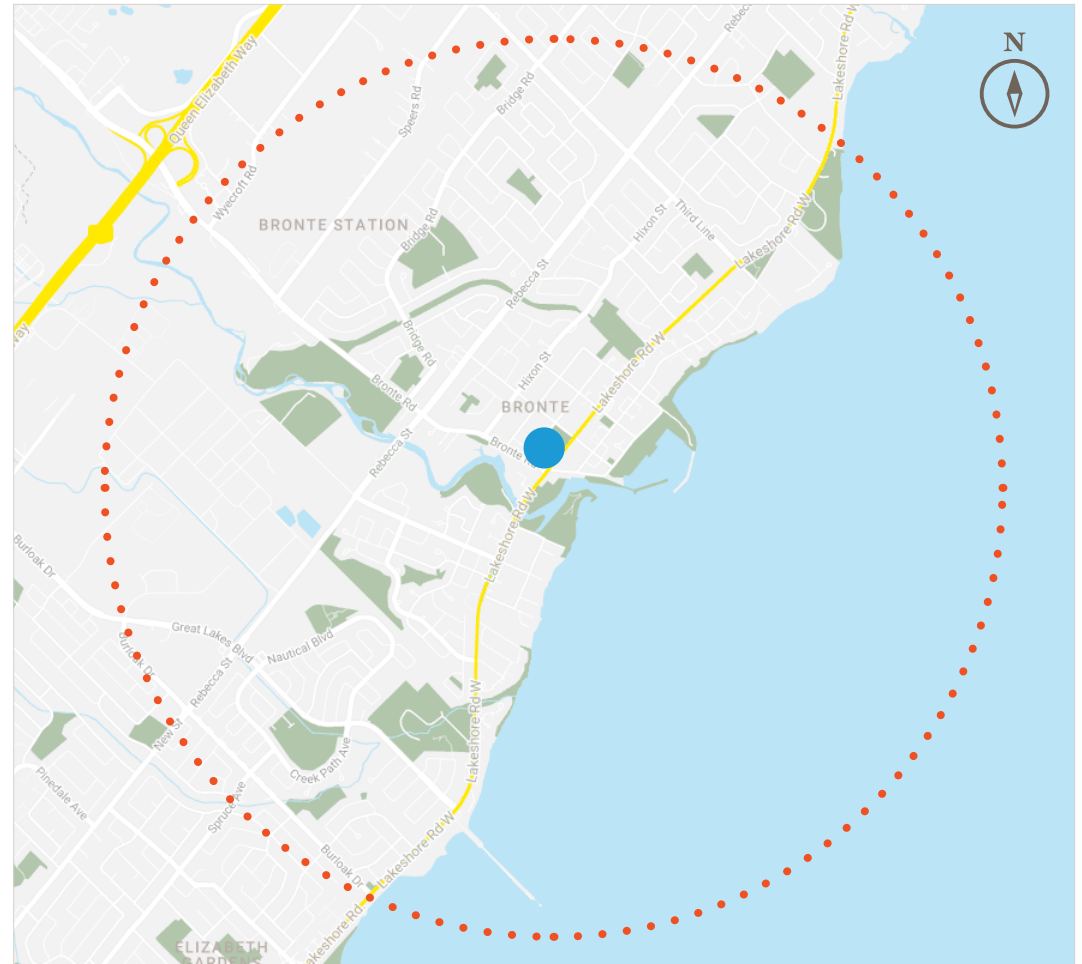
\$124,744

Median Household income



60%

Employment Rate



••• 3km Radius

Criteria	Aggregation	1km Radius	Trade Area 3km Radius	5 km Radius
Total Population	Sum	6,499	30,639.1	64,420.8
Median Age	Average	56.1	47.8	46.9
Average household income	Average	\$134,221.4	\$160,448.5	\$158,303.3
Total Households	Sum	3,096.7	11,487.8	23,973.5
Average Household Size	Sum	2.1	2.6	2.7

Lennard:

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