

Grow your business *here ...*
at the Crossroads



For Lease: Retail

384-386 Arthur Street S., Elmira

High Profile Retail Space Available

Lennard:

210-137 Glasgow Street, Kitchener
519.340.5900

384-386 Arthur Street S

Property Details

Landmark commercial property located at the entrance of the charming, historic town of Elmira, Ontario. The site is located At *The Crossroads* of the town's growing commercial and residential nodes. This prominent building is perfectly positioned to benefit from the growing local population as well as the tourist traffic of its equally charming neighbour of St. Jacobs.



The Specifications



Available Space

4,562 SF - 10,285 SF



Net Rent

\$12.00 - \$14.00 PSF

CAM & Taxes

\$8.50 PSF (Est. 2024)



Zoning

C-6



Site Area

2.089 Acres

Property Highlights

- Attractive “rustic” designed building
- High profile location in a growing local community
- Potential for patio area
- Well maintained office & retail space
- Ample parking on-site
- Signage opportunity

384-386 Arthur Street S

Location Overview



Elmira is the largest community in the Township of Woolwich, Ontario, Canada. Along with St. Jacobs, it draws tourists with

its charming atmosphere and down-to-earth sensibilities. Both villages are famous for artisan goods and organic fare, seasonal festivals celebrating local goods, farmers' markets and the historical buildings and establishments that remain unchanged yet functional.

Local Attractions



Take part in this annual festival featuring maple treats, fun games, and works by local artisans

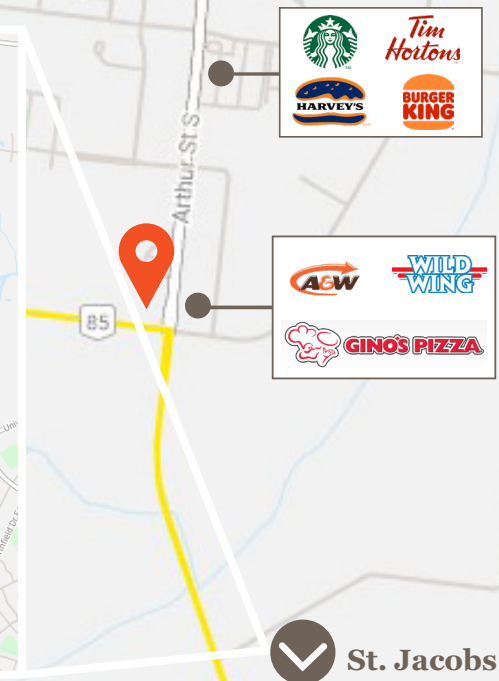
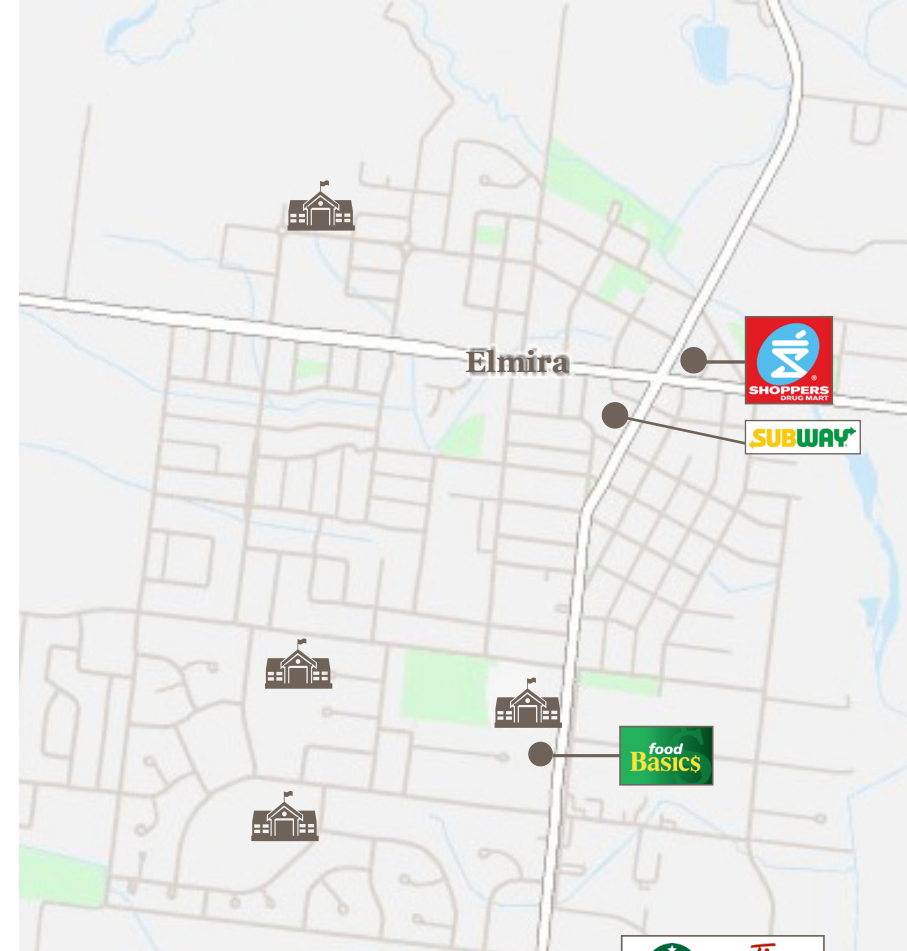


Discover local offerings from baked goods, local art, home furnishings, and flea market finds.



Explore a number of antique shops, restaurants, local breweries, and more.

Lennard:



384-386 Arthur Street S



Market Demographics



Current Population

11,629



Projected Population (2025)

12,335



Total Daytime Population

13,162



Average Household Income

\$118,847



Education Rate

81%



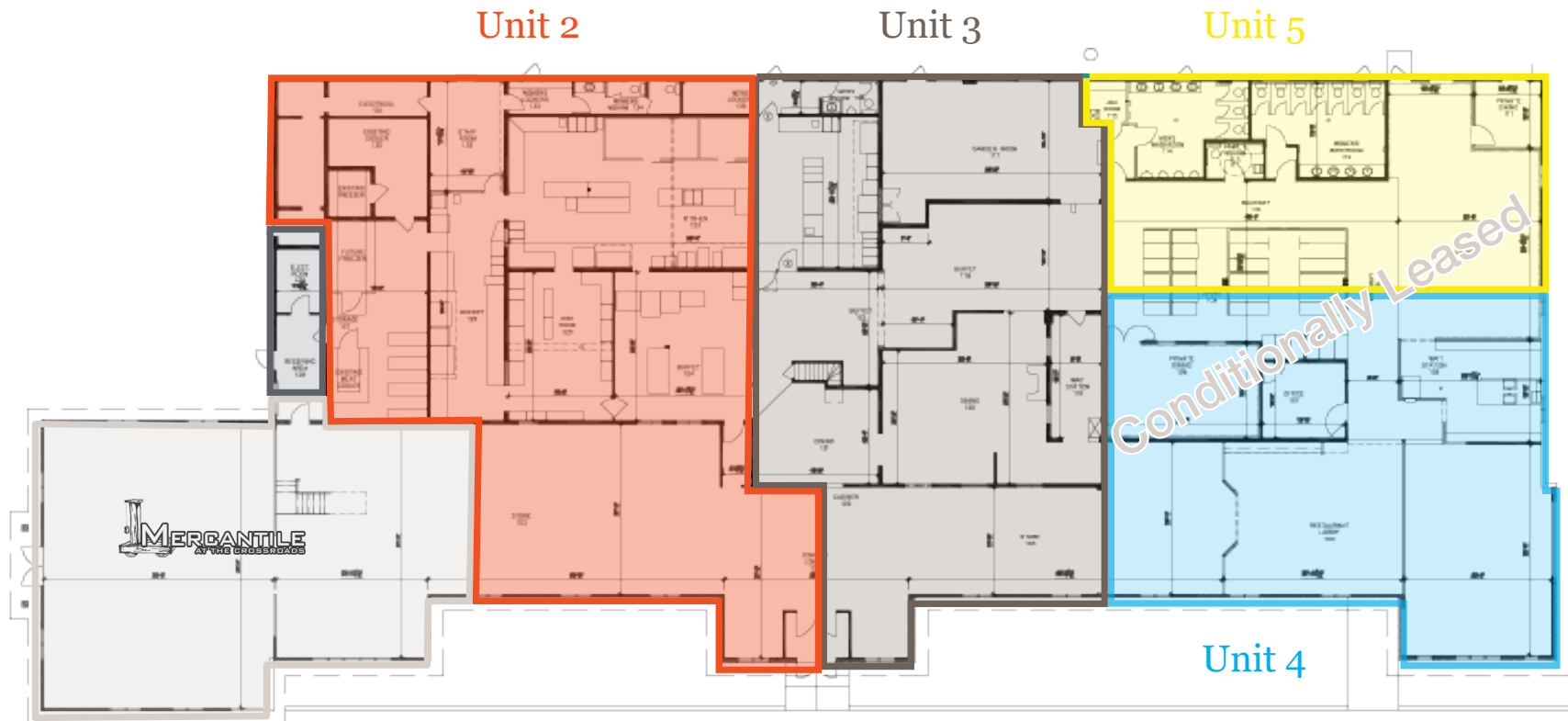
Employment Rate

96.3%

384-386 Arthur Street S



Unit #	Rentable Area	Net Rent (PSF)	Unit #	Rentable Area	Net Rent (PSF)
2	5,723 SF +/-	\$12.00	5	2,468 SF +/-	\$18.00
3	4,562 SF +/-	\$14.00	4-5	6,115 SF +/-	\$21.75
4	3,647 SF +/-	\$24.00	2-3	10,285 SF +/-	\$13.00



Suitable Uses: 384-386 Arthur Street S is ideally positioned for a number of potential uses including:

- Restaurant, butcher shop and bakery/cafe
- Medical/wellness clinic and pharmacy
- Professional services office (e.g., legal, financial)
- Specialty or local artisan food store
- Home furnishing showroom and retail space
- Antique store

Contact Listing Agents to discuss other potential uses for the space.

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