865 Kleinburg Drive

London, ON

For Lease: Retail



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*Sales Representative **Broker

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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 C - 933 SF
Unit K & L - 2,595 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
- Storage Space Available
- 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

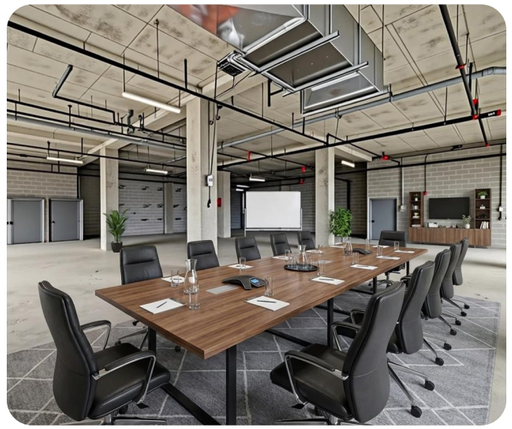
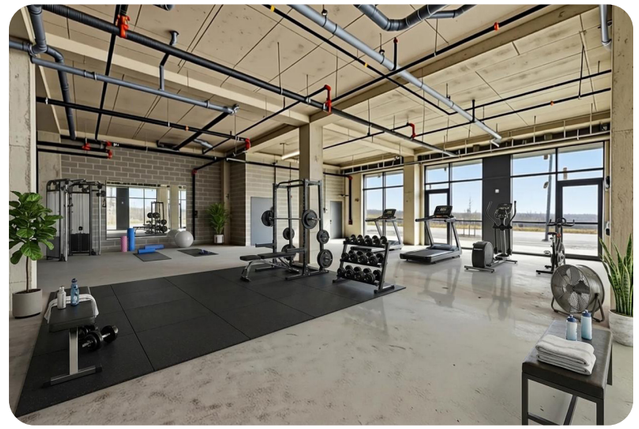
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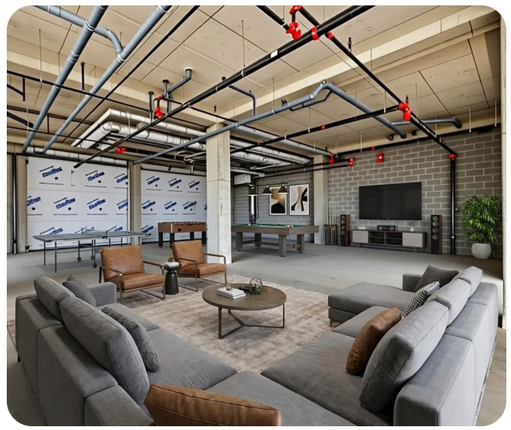
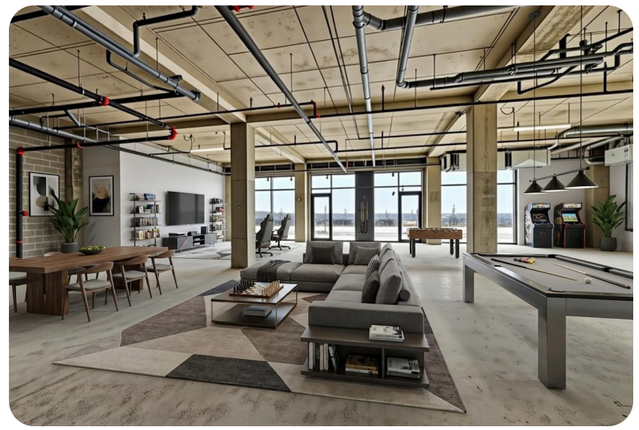
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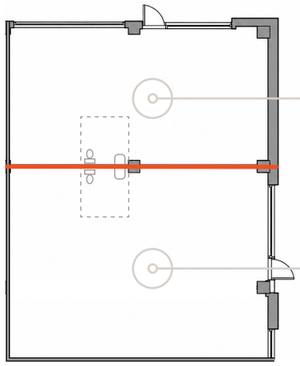
Virtual Renderings

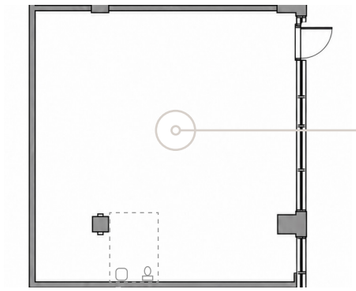
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Floor Plans

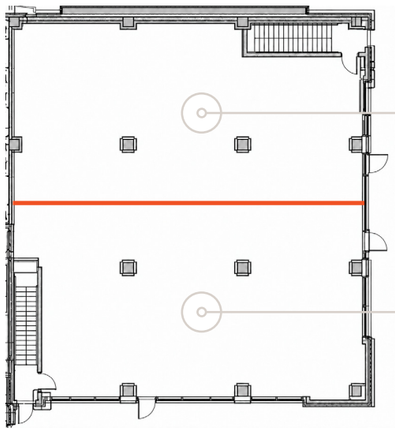


Unit K
1,275 SF

Unit L
1,320 SF



Unit C
933 SF



Unit B
1,909 SF

Unit A
1,936 SF



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Zoning

Permitted Uses

Zoning

Business District Commercial Zone (BDC)

Permitted Uses

Use - BDC Zone:

In the BDC zone, the following uses are permitted:

- Animal hospitals;
- Apartment buildings, with any or all of the other permitted uses on the first floor; (Z.-1-94236)
- Bake shops;
- Clinics;
- Commercial recreation establishments;
- Commercial parking structures and/or lots;
- Converted dwellings;
- Day care centres;
- Dry cleaning and laundry depots;
- Duplicating shops;
- Emergency care establishments;
- Existing dwellings;
- Financial institutions;
- Grocery stores;
- Laboratories;
- Laundromats;
- Libraries;
- Medical/dental offices;
- Offices;
- Personal service establishments;
- Private clubs;
- Restaurants, (Z.-1-96439); (Z.-1-081795)
- Retail stores;
- Service and repair establishments;
- Studios;
- (Theatres and cinemas deleted by Z.-1-96458 - O.M.B. File No. R
- 980047 - Order Issue Date: June 25, 1998)
- Video rental establishments;
- Lodging house class 2. (Z.-1-93172)
- Cinemas; (Z.-1-96458 - O.M.B. File No. R 980047 - Order Issue Date: June 25, 1998)
- Brewing on Premises Establishment. (Z.-1-021027)
- Food Store; (Z-1-051390)
- Animal Clinic; (Z-1-051390)
- Convenience Store; (Z-1-051390)
- Post Office; (Z-1-051390)
- Convenience service establishments; (Z-1-051390)
- Dwelling units restricted to the rear portion of the ground floor or on the second floor or above with any or all of the other permitted uses in the front portion of the ground floor; (Z-1-051390)
- Bed and breakfast establishments; (Z-1-051390)
- Antique store; (Z-1-051390)
- Police stations; (Z-1-051390)
- Artisan Workshop; (Z.-1-172561)
- Craft Brewery; (Z.-1-172561)



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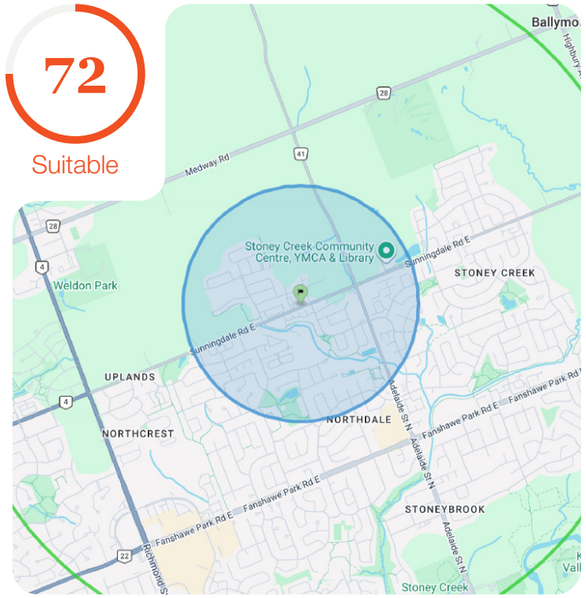


Demographics

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

72
Suitable



Total Population
within Trade Area (1 km radius)
5,919

Daytime Population
within Trade Area (1 km radius)
3,020

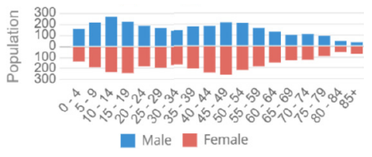
Total Households
within Trade Area (1 km radius)
2,100

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^2)	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

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

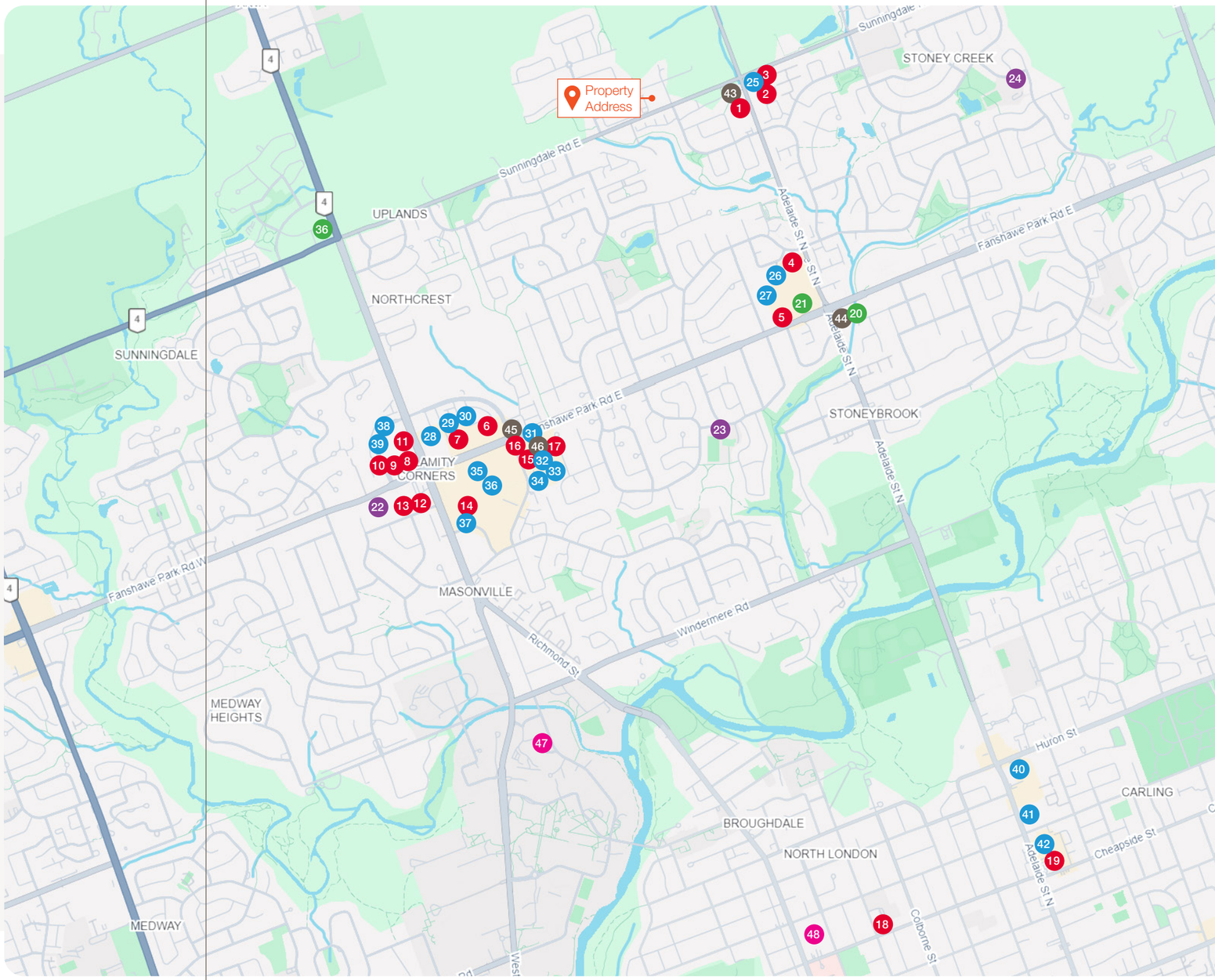
25. SUNRIPE Freshmarket
26. Sobeys
27. Home Depot
28. Loblaws
29. PetSmart
30. Indigo
31. Dollarama
32. Farm Boy
33. LCBO
34. Giant Tiger
35. American Eagle
36. Apple Store
37. H&M
38. Best Buy
39. Staples
40. FreshCo
41. United Supermarket
42. Metro

Gas Stations

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

Hospitals

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



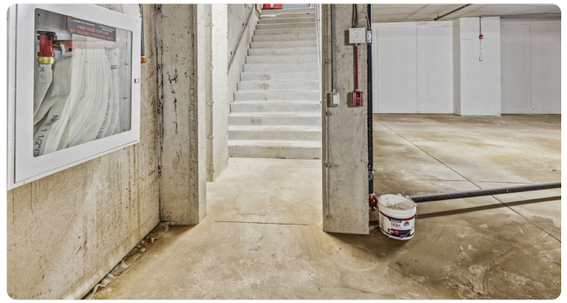
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Image Gallery



















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