



For Lease: Retail

Traffic on  
Highway 1: 3000  
cars per day!  
Highway 64:  
10,000 cars per  
day!

# French River Project Sudbury, ON

New Retail Development in Greater Sudbury, Ontario

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# French River Project

## Overview of Sudbury

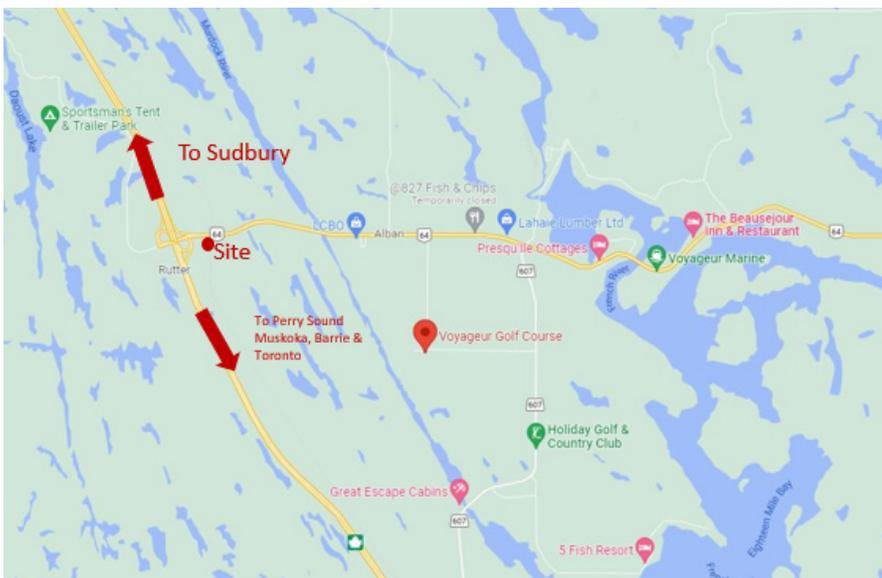
Greater Sudbury is a city north of Toronto when travelling directly up highway 400, the Georgian Bay Route through Ontario's beloved cottage country of the Muskoka District through Parry Sound and into the region of various provincial parks, both interior and on the coast of the Georgian Bay. Highway 400 turns into the TransCanada highway around the area of Parry Sound, taking travellers onward to Sudbury, the largest city in Northern Ontario with a population of 166,000. Highway 400, a 4 lane freeway is scheduled to extend to Sudbury in the 2020s and is scheduled to be expanded to 4 lane up to the junction of Hwy 64 by the end of 2022.

The population resides in the urban core as well as in many smaller communities scattered around 330 lakes and has a strong Franco-Ontario community consisting of approximately 40% of the city's population. The main economic activities of the region are services such as health care, mining, education and outdoor adventure oriented tourism.

### Area Profile

### 30 Minute Drivetime Trade Area

Est. Population	1,869
Est. Daytime Population	1,461
Avg. Household Income	\$80,513
Ave. Age	46.8
Total Dwellings	1,244



# French River Project

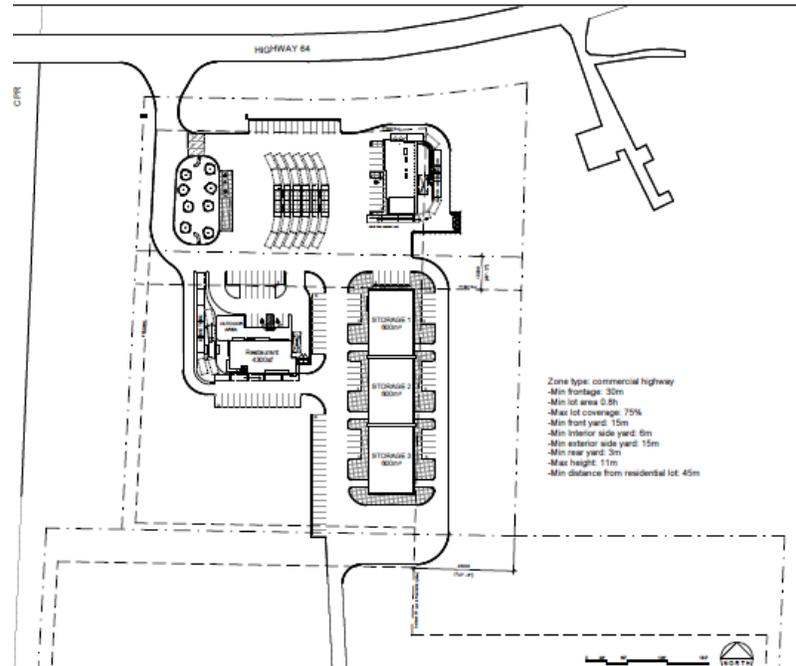
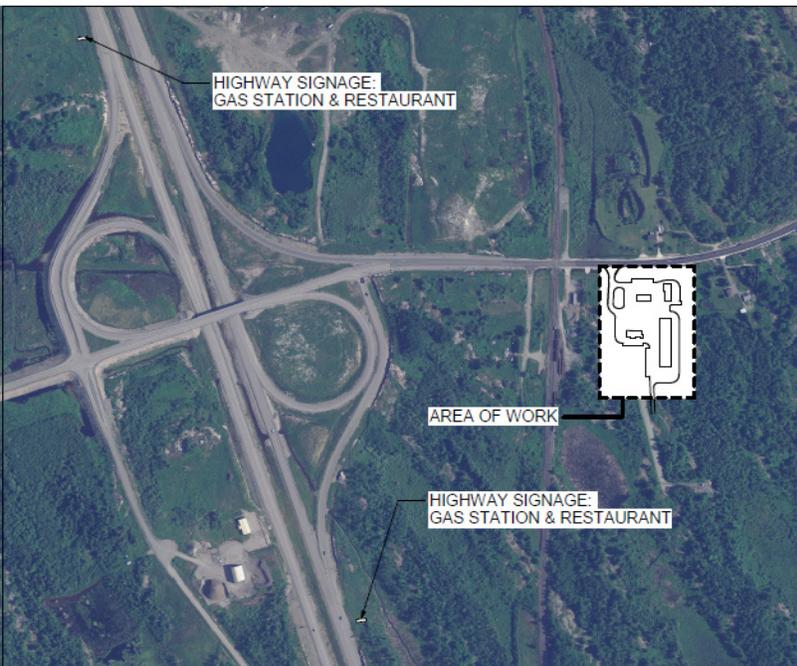
## Site Information:

The site is located 600 meters west of the Trans Canada and is located on the South side of Highway 64. Highway 64 serves several communities along the north shore of the French River and west shore of Lake Nipissing. North of Sturgeon Falls, the highway provides a shortcut to North Bay. The Trans Canada is an extension of the 400, an expanding 4 lane highway transporting residents, visitors and trade from Toronto to Northern Ontario. The ongoing highway expansion projects bring construction workers and later more travellers to the area, already experiencing a solid population growth of 3% since 2016. The main attraction for the site is the proximity to the Trans Canada and lack of competitive food and vehicle passenger services available. The nearest gas station is a four pump Esso brand station with Tim Hortons, more than 60 miles south. This location would be the only other place to fuel up before Sudbury, 100 miles to the north.

## Property Highlight:

- Build to Suit
- Ministry of Transportation signs
- Pylon Sign
- Ample vehicle circulation space
- Dedicated pad for drive through restaurant
- Warehousing on site

Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage 2022.



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