

328 SPEEDVALE AVENUE EAST, GUELPH, ON

RETAIL SPACE

FOR LEASE

SPEEDVALE AVE. E & STEVENSON ST. N
(GUELPH, ON)



PROPERTY PROFILE & LOCATION

- Located at the corner of Speedvale Avenue East and Stevenson Street North
- On Speedvale Avenue East between Woolwich Street & Victoria Road North
- Busy retail plaza with national anchor tenants
- Great street exposure and signage opportunities
- Ample free parking for tenants and visitors
- Drive-through end caps available

AVAILABLE SPACE

Unit #	Size (SF)	Net Rent	TMI	Available
13	2,144	TBD	\$11.01	January 2022
15	8,044	\$12.50	\$11.01	Immediate

SITE FEATURES

- Great exposure onto high traffic street
- High traffic retail plaza surrounded by a large residential community
- Abundance of free parking;
- Anchored by multi-national tenants such as LCBO, FreshCo, Tim Hortons, Scotiabank, Dollar Tree, 7-Eleven, Pet Valu, Anytime Fitness, M&M Meat Shops, Baskin Robbins, Little Caesars and many more
- Public transit in close proximity

DEMOGRAPHICS

- Area Population: nearly 83,000 (within 5 kilometres)
- Average Household Income: approx. \$86,000 (within 5 kilometres)
- Total Households: Over 34,000 (within 5 kilometres)

Owned & Managed By:

**Firm
Capital**
Commercial Properties

FIRM CAPITAL PROPERTIES LEASING CONTACT

Kevin Kandaharian, National Director of Leasing

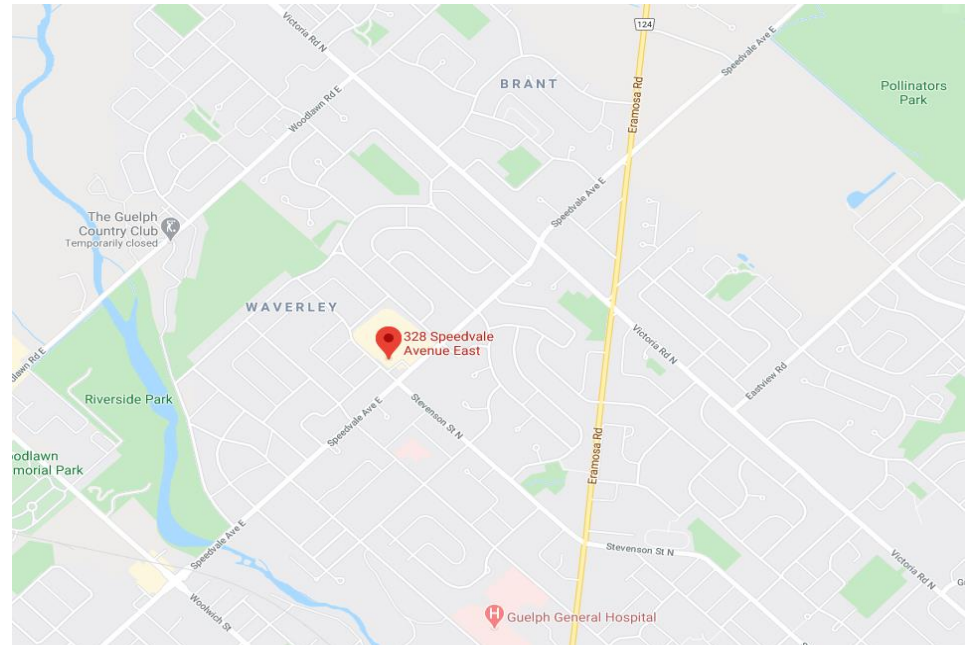
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