

3031 Howard Ave Windsor

PRIME RETAIL
SPACES
OPPOSITE
DEVONSHIRE
MALL

FOR LEASE



VALUE INSIGHT
REALTY
REAL ESTATE ADVISORY GROUP

valueinsightrealty.com

3031 Howard Avenue Windsor



Property Details

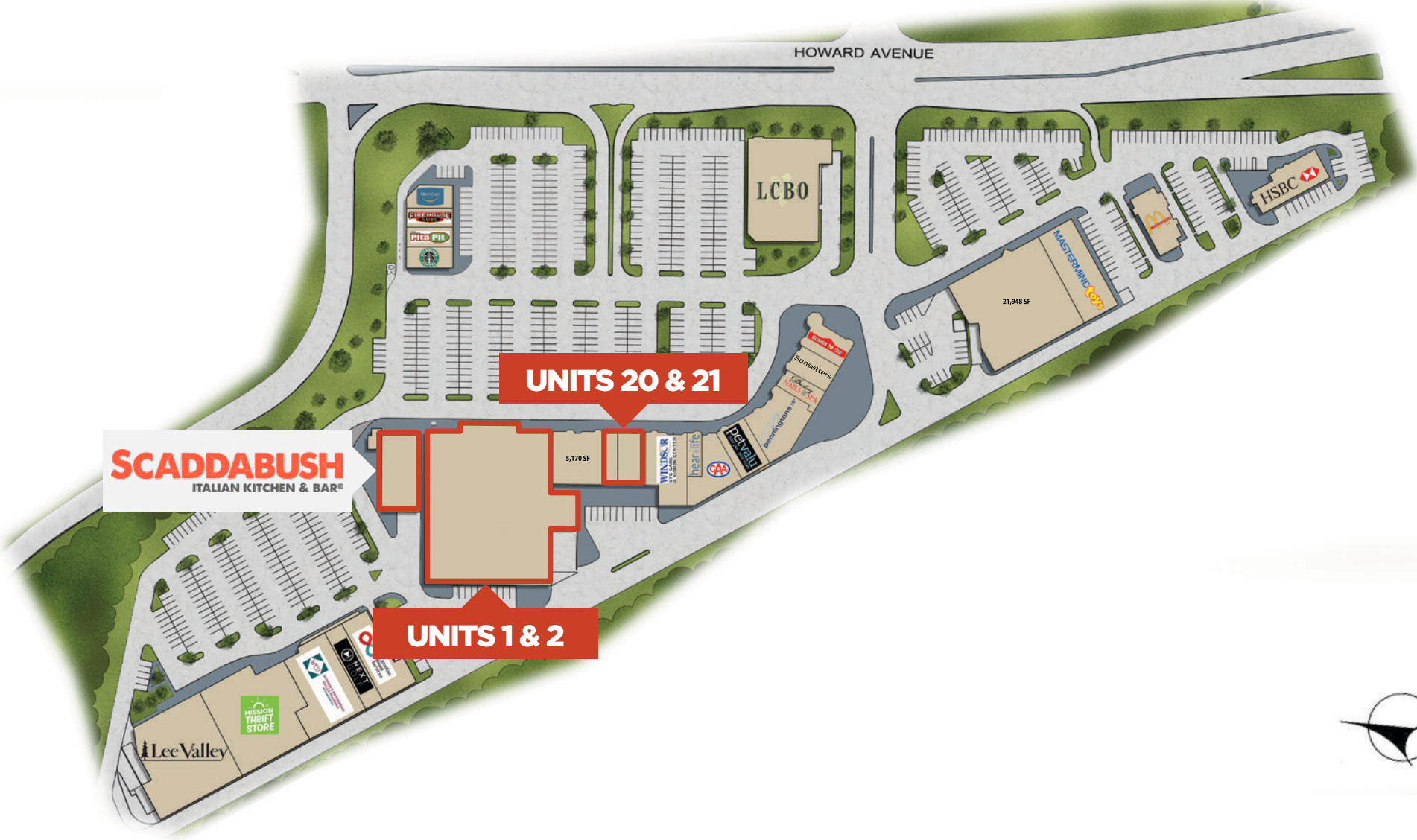
	PAD 7 RESTAURANT	UNITS 20 & 21	UNITS 1 & 2
TYPE	LEASED	For Lease	For Lease
SIZE	6,018 sq.ft. Can be reduced to 3,000 sq.ft. with drive-thru	2,910 sq.ft. Divisible to 1,422 sq.ft. & 1,488 sq.ft.	40,000 sq.ft. Can be demised from 10,000 to 40,000 sq.ft.
NET RENT	\$28/sq.ft.	\$34/sq.ft.	TBD
TMI	\$16/sq.ft.	\$16/sq.ft.	\$16/sq.ft.
AVAILABILITY	Immediate	Immediate	Immediate

Property Highlights

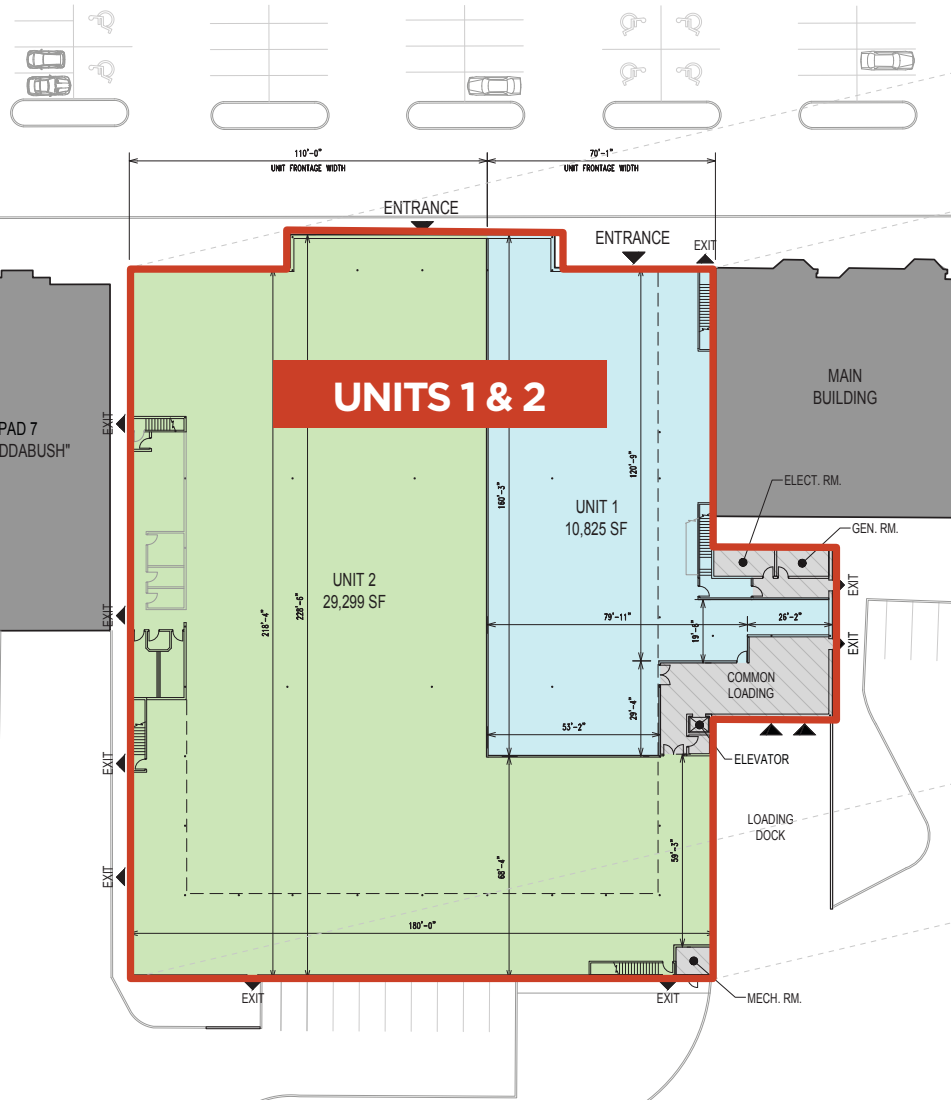
- Located at a major highway interchange in Windsor's prime retail node
- Directly across from Devonshire Mall with excellent visibility and high traffic counts
- Existing restaurant space with potential for conversion to a custom built drive-thru
- Two contiguous retail units with excellent visibility and exposure
- Strong co-tenancy including No Frills, LCBO, Starbucks, Firehouse Subs, Meridian Bank, and more



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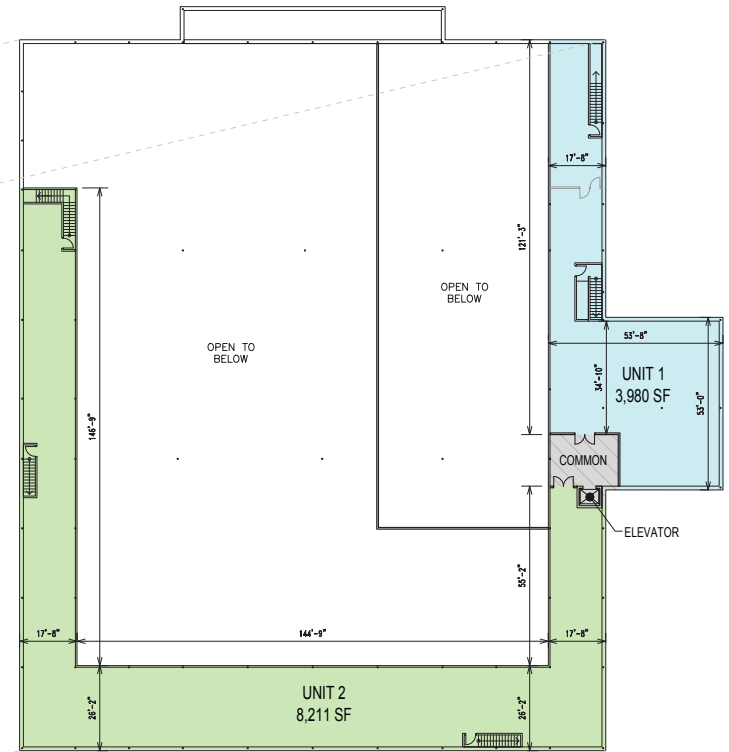


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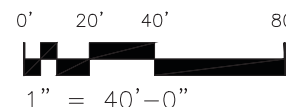
Building North

**CONCEPT 1
FIRST FLOOR PLAN**



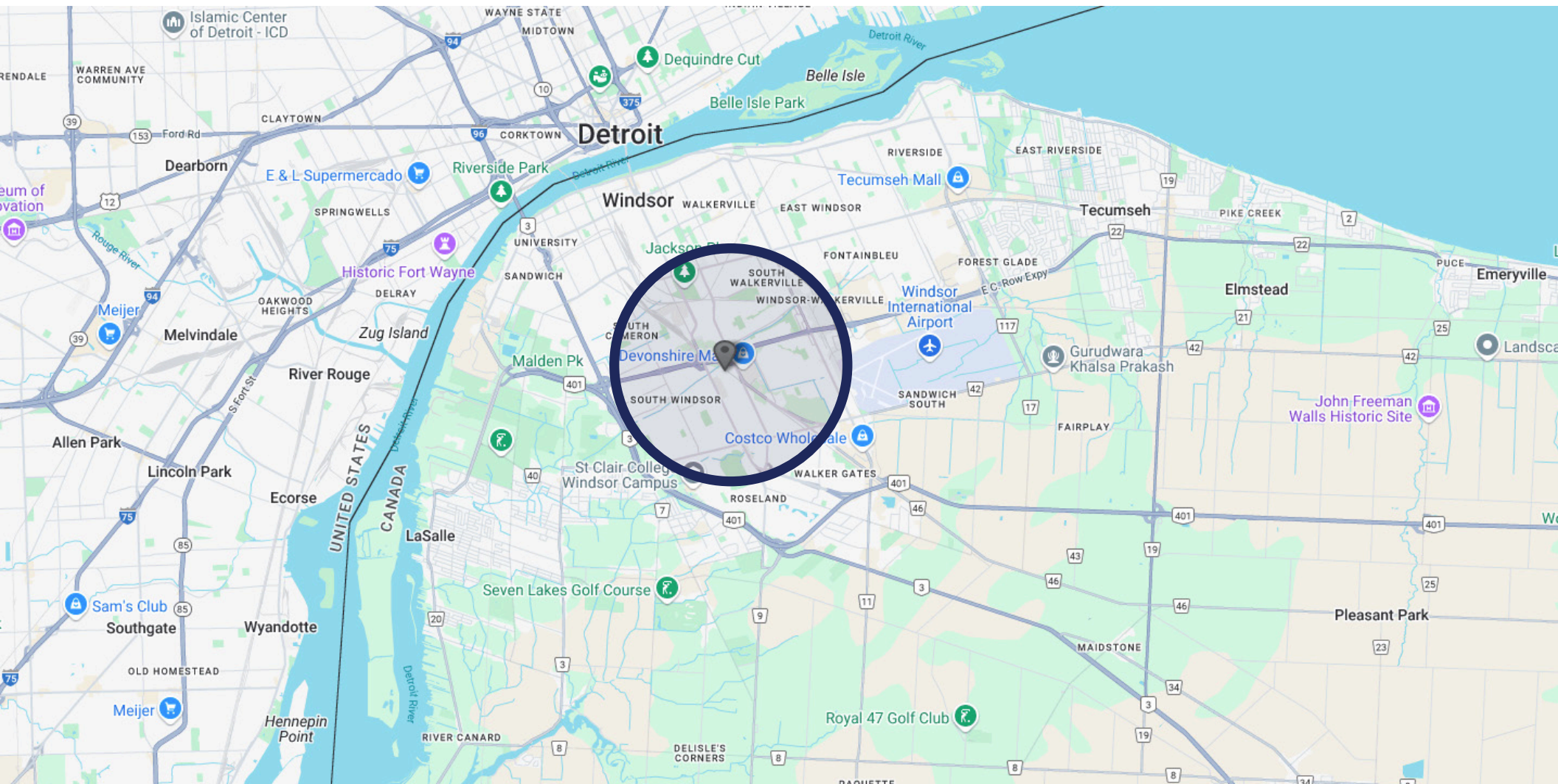
Building North

**CONCEPT 1
SECOND FLOOR PLAN**



SUMMARY OF FLOOR AREAS			
	FIRST FLOOR	SECOND FLOOR	TOTAL
UNIT 1	10,825 SF	3,980 SF	14,805 SF
UNIT 2	29,299 SF	8,211 SF	37,510 SF
TOTAL LEASABLE	40,124 SF	12,191 SF	52,315 SF
TOTAL COMMON	1,913 SF	392 SF	2,305 SF

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AREA DEMOGRAPHICS

Within 3 km radius of property



POPULATION
50,499



AVERAGE INCOME
\$117,995*

** Annually per household*



MEDIAN AGE
40.3

**LANDLORD &
DEVELOPER | SERVICES:**

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