

For Lease Retail Plaza Ingersoll, Ontario

GLEED



120 Thames Street North, Ingersoll Carnegie Square

Lease rates: \$11.00 Net per sq ft - Main Plaza
 \$14.00 Net per sq ft - Street Front End Cap

- Additional rent: \$7.64 per sq ft (2015)
- Street front prime end cap unit - 2,981 square feet
- Main plaza 2,100 square feet available
- Dock level loading accessing main plaza unit
- Busy neighbourhood plaza with strong mix of national tenants
- Zoning is broad and allows for a wide range of uses including; bank or fitness club, medical centre, personal service establishments, retail and more
- Plaza located between public school and newly opened youth centre

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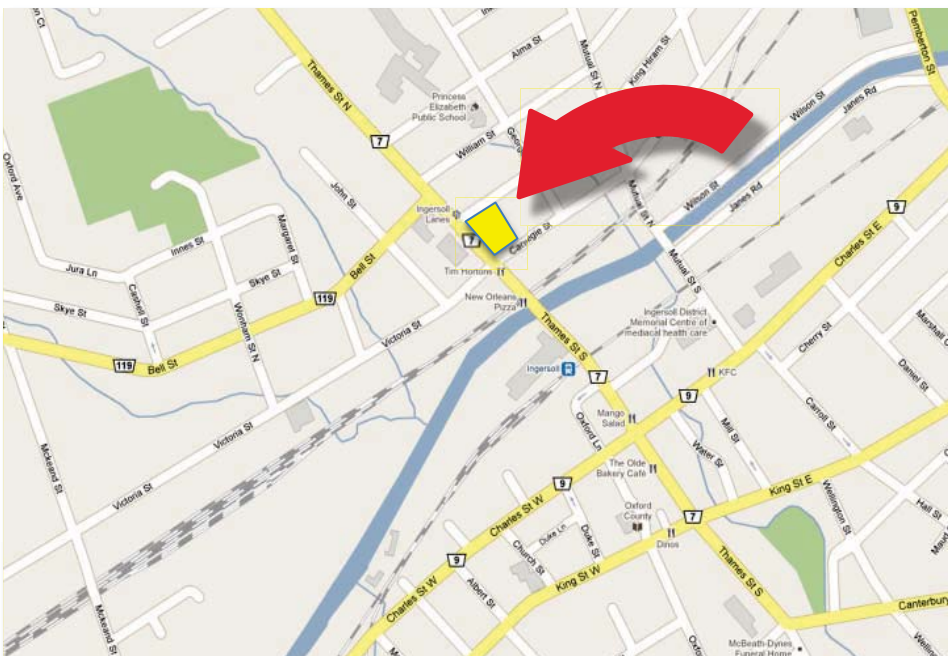
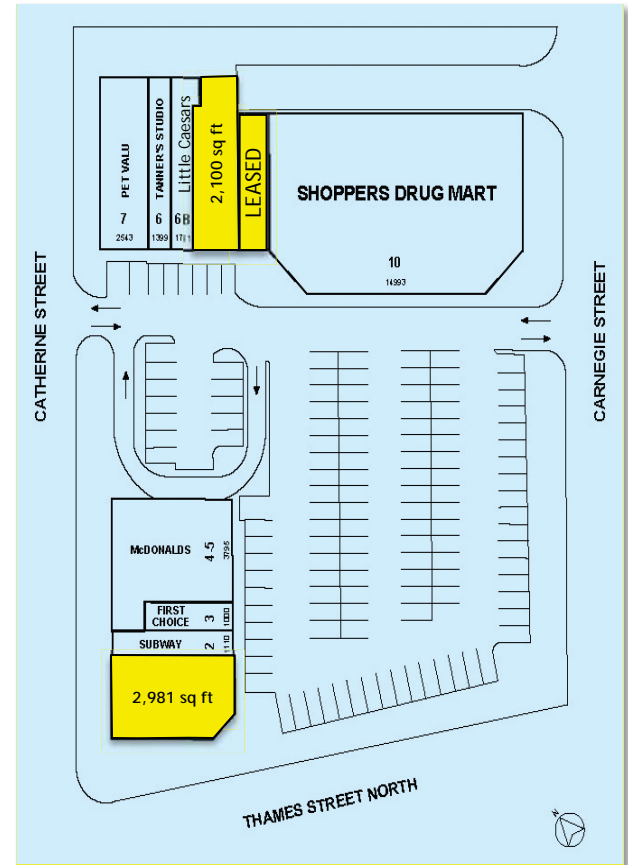
GLEED Inc., Real Estate Brokerage
476 Richmond Street | 3rd Floor
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Carnegie Square Ingersoll, Ontario

2,100 and 2,981 sq ft available

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- Lease rate from \$11.00 - \$14.00 Net per sq ft
- Additional rent: \$7.64 per sq ft
- Located on Thames St N at Carnegie Street
- Shopping Centre G.L.A.: 32,800 sq ft
- Site size: 2.4 acres
- Dock loading available to main plaza unit
- Traffic count of 11,300 vehicles daily
- ~~1,360 square foot main plaza (LEASED)~~
- 2,100 square feet main plaza
- 2,981 square feet prime street front end cap
- Zoning: CC-3 (Central Commercial)
- On-site parking for 130 vehicles
- Parking ratio: 4 per 1,000 sq ft gross leasable area
- Existing tenants include strong national and regional brands: Shoppers Drug Mart, McDonalds, Pet Valu, Subway, First Choice Haircutters, Tanner's Studio and Little Caesars
- Ingersoll population: 12,000 people and growing
- Located approximately 15 minutes from Woodstock and East London



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