

FOR SALE



POTENTIAL FUTURE RETAIL

PIONEER LINE

ST. CLAIR STREET

PIONEER SQUARE

CHATHAM



THE OPPORTUNITY

JLL's National Retail Investment Group is pleased to offer for sale a 100% freehold interest in Pioneer Square (the "Property"), a high performing retail centre located at the intersection of Pioneer Line and St. Clair Street (Highway 40) in Chatham, Ontario.

Comprised of 58,789 SF, the Property is fully leased to a diverse tenant mix of needs-based and service-oriented tenants, and is anchored by Best Buy, Staples, Boston Pizza, and Starbucks. Pioneer Square offers the investor secure future cash flow with a weighted average lease term of 3.9 years, and national tenants occupying over 93% of GLA. The site is further enhanced by undeveloped excess land that provides opportunity for additional retail development.

Situated in Chatham's most dominant retail node, the Property is shadow-anchored by The Home Depot, sharing access to provide seamless traffic flow between them. Pioneer Square offers premium frontage and visibility along St. Clair Street (Highway 40), one of the region's primary arterial thoroughfares, connecting Chatham to Sarnia to the north. This commercial node is home to the country's top national retailers and is in close proximity to an abundance of residents with over 36,500 people living within a 5 km radius.

Address	780-818 St. Clair Street, Chatham, Ontario
Intersection	St. Clair Street (Highway 40) and Pioneer Line
Property Type	Retail Plaza
Shadow-Anchor	The Home Depot
Key Tenants	Best Buy, Staples, Boston Pizza, Starbucks, KFC, Stacked Pancake House



KEY FACTS



GLA
58,789 SF



SITE AREA
12.46 acres



OCCUPANCY
100.0%



NATIONAL TENANTS
93.2%



WALT
3.9 years

INVESTMENT HIGHLIGHTS



STRONG FINANCIALS

Comprised of 58,789 SF, the Property is fully leased and boasts a healthy weighted average lease term of 3.9 years with national tenants representing over 93% of GLA.



STRATEGIC LOCATION

Situated on an expansive 12.46 acre lot in Chatham's most dominant retail node, and surrounded by the country's top national retailers including Walmart Supercentre, Real Canadian Superstore, and The Home Depot.



WELL-DESIGNED ASSET

The Property is well-designed with multiple access points, prominent signage, and is shadow-anchored by The Home Depot, with shared access that creates seamless traffic flow between the two properties.



CAREFULLY CURATED TENANT MIX

The Property is fully leased to a strong roster of national tenants including Best Buy, Staples, Boston Pizza, Starbucks, KFC, Pita Pit, and Stacked Pancake House.



ADJACENT DEVELOPMENT

The Property is positioned to benefit from the approved 774-unit residential development at 770 St. Clair, with the first ~209-unit tower to follow site plan approval.



PAD DEVELOPMENT OPPORTUNITY

Pad development upside available beside Staples building, providing the investor with the opportunity to significantly increase future cash flow.

- ▲ DOCK DOOR
- DRIVE-IN DOOR

- Tenant
- Potential Future Retail
- Neighbouring Retail





PIONEER SQUARE

CHATHAM

LOCATION OVERVIEW

The Property is situated on an expansive 12.46 acre lot along St. Clair Street in Chatham, Ontario, within the Municipality of Chatham-Kent.

St. Clair Street carries Highway 40 through this stretch of the city, giving the site direct frontage on one of Chatham's primary east-west retail corridors. Highway 40 connects south to Highway 401 at an interchange (Exit 90) northwest of downtown Chatham, providing efficient regional access to London, Windsor, and the broader Highway 401 corridor connecting southwestern Ontario to the Greater Toronto Area.

Pioneer Square is strategically located in Chatham's most dominant retail node, among a concentration of national retailers including The Home Depot, Canadian Tire, and Real Canadian Superstore, as well as the SmartCentres Chatham development across the street, anchored by Walmart Supercentre with Marks, Winners, PetSmart, and an LCBO. This clustering of destination retail supports strong cross-shopping traffic and reinforces the corridor's position as the city's primary retail trade area.

The Property stands to benefit directly from the approved 774-unit residential development at 774 St. Clair Street, immediately adjacent between Staples and Galaxy Cinemas. Chatham-Kent council approved zoning for the four-tower project, the tallest residential buildings in the municipality's history, in October 2025, with the first ~209-unit tower to follow site plan approval. City planners cite sustained, decades-high population growth driving this shift. For Pioneer Square, it means substantial walkable residential density arriving directly at its doorstep.

NOFRILLS **SHOPPERS**
BulkBarn* **DRUG MART**
wellwise
Home Health & Wellness

SHOPPERS
DRUG MART **ACW**

NORTOWN CENTRE

food **DOLLAR TREE**
Basics
PART-SOURCE **CIBC**
The People. The Place. The Price.

THAMES-LEA PLAZA

GIANT **SPORT CHEK**
TIGER
mercato **canadian**
FRESH **TIRE**
DOLLARAMA **petvalu**

ST. CLAIR CENTRE

GALAXY *Michaels*
Tim Hortons

770 ST. CLAIR

York
DEVELOPMENTS
774 UNITS
RESIDENTIAL DEVELOPMENT

PIONEER SQUARE
CHATHAM



SHADOW-ANCHOR

REAL CANADIAN
SUPERSTORE

SMARTCENTRES CHATHAM

Walmart **HOMESENSE**
Supercentre
DOLLARAMA **Mark's** **LCBO**
WINNERS **PETSMART**

PIONEER BUSINESS CENTRE

ST. CLAIR STREET
PIONEER LINE



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