

New Interchange Project
Under Construction



E.C. ROW EXPRESSWAY

BANWELL ROAD

WILDWOOD DRIVE

FOR
SALE

BANWOOD SQUARE

WINDSOR

You Are Beautiful Inc.



Wildwood Grill



MODERN BEAUTY

BANWOOD SQUARE

WINDSOR

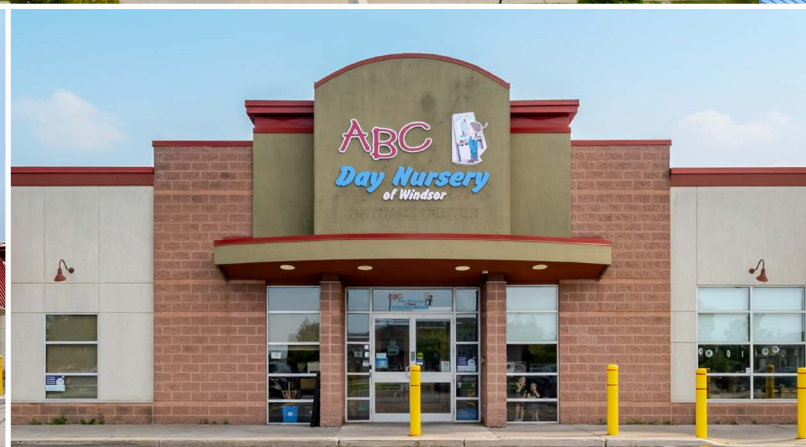
THE OPPORTUNITY

JLL's National Retail Investment Group is pleased to offer for sale a 100% freehold interest in Banwood Square (the "Property"), a neighbourhood retail plaza situated on 1.71 acres in Windsor, Ontario.

Comprised of 14,515 SF, the plaza is fully leased to a diverse mix of needs-based and service-oriented tenancies, drawing visitors to the plaza for a variety of reasons. The site offers premium visibility on Banwell Road, one of Windsor's primary north-south thoroughfares that serves as the boundary between the established residential communities of Forest Glade and Tecumseh.

Banwood Square is located in east Windsor, in close proximity to the Windsor International Airport and just north of the E. C. Row Expressway. This part of Windsor is easily accessible by vehicle and public transportation with multiple bus routes servicing the area. The centre is nearby many densely populated residential neighbourhoods with approximately 52,450 residents living within a 3 km radius of the site. This affluent population boasts an average household income of over \$130,000.

Address	3335 Banwell Road and 3993 Wildwood Drive, Windsor, ON
Intersection	Banwell Road and Wildwood Drive
Property Type	Retail Plaza
Key Tenants	ABC Day Nursery of Windsor, Modern Beauty Supply, Wildwood Grill, You Are Beautiful Hair Design and Esthetics



KEY FACTS



GLA
14,515 SF



SITE AREA
1.71 acres



OCCUPANCY
100%



PARKING
86 stalls (5.92/1,000 SF)



WALT
2.1 years

INVESTMENT HIGHLIGHTS



STRONG FINANCIALS

The Property is 100% leased to a diverse mix of needs-based and service-oriented tenancies, tailored to serve the surrounding neighbourhoods.



WELL-DESIGNED ASSET

Comprised of 14,515 SF, the centre provides consumers with multiple access points and ample parking.



LARGE MARKET CATCHMENT

The Property is in close proximity to densely populated residential neighbourhoods with approximately 52,450 residents living within a 3 km radius and an average household income exceeding \$130,000.



STRATEGIC LOCATION

Banwood Square is located on the southwest corner at Banwell Road and Wildwood Drive, on the boundary between the established communities of Forest Glade and Tecumseh in Windsor's east end, with premium visibility along one of the city's primary north-south thoroughfares.



SUPERIOR ACCESS & CONNECTIVITY

Banwood Square offers direct connectivity via Banwell Road to the E.C. Row Expressway and, by extension, Highway 401 and Highway 3, linking the site to Tecumseh, LaSalle, and greater Windsor.



SIGNIFICANT GROWTH CORRIDOR

A \$110.9-million interchange and corridor improvement project at Banwell Road and the E.C. Row Expressway, backed by \$68.8 million in provincial funding, is expected to unlock over 3,000 new housing units nearby.

SITE PLAN



3335 Banwell Rd

You Are Beautiful Inc.
100

Wildwood Grill
200

300

400

ABC Day Nursery
of Windsor
500

MODERN BEAUTY
500

3993 Wilwood Dr

BANWELL ROAD

WILDWOOD DRIVE

WILDWOOD DRIVE

BANWOOD SQUARE

WINDSOR



LOCATION OVERVIEW

The Property is situated on 1.71 acres in Windsor, at the corner of Banwell Road and Wildwood Drive in Windsor's east end, positioned between the Tecumseh Road East retail corridor to the north and the E.C. Row Expressway to the south.

Banwell Road functions as one of the city's primary north-south thoroughfares, providing direct connectivity to the E.C. Row Expressway and, by extension, Highway 401 and Highway 3, as well as to the neighbouring communities of Tecumseh and LaSalle.

The site sits within one of Windsor's most actively growing residential corridors. The City of Windsor, with \$68.8 million in provincial support, is delivering a \$110.9-million interchange and corridor improvement

project at Banwell Road and the E.C. Row Expressway, part of more than \$122 million invested along the Banwell corridor since 2022, intended to unlock over 3,000 new housing units and improve access to the NextStar Energy EV battery plant. Daily traffic volumes on Banwell Road, currently 10,000 to 17,000 vehicles, are projected to grow by 2-3x after interchange completion, as adjacent residential and industrial development goes live.

TECUMSEH MALL

GoodLife
FITNESS

HOMESENSE

Marshalls

TD Canada Trust

DOLLARAMA

Michaels

WFCU CENTRE
Windsor Financial Credit Union

EASTOWN PLAZA

food
Basics

BEER
STORE

CRUNCH

pickleplex

SOCIAL
CLUB

mercato
FRESH

SHOPPERS
DRUG MART

SUBWAY

8505 TECUMSEH ROAD E



WILDWOOD DRIVE

WILDWOOD DRIVE

BANWELL ROAD

BANWOOD SQUARE
WINDSOR



BANWOOD SQUARE

WINDSOR

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