

16 54

MANNING ROAD
WINDSOR, ON

FOR LEASE

RETAIL DEVELOPMENT SITE



STREETSCAPE
RETAIL BROKERAGE



LOCATION OVERVIEW

The land at 1654 Manning Road is strategically located south of Tecumseh Road East and north of County Road 22, within the heart of the St. Clair Beach and Tecumseh commercial trade area. Its prime location provides convenient access from the north, east, and west sectors of the trade area. The property boasts excellent frontage along Manning Road and Lanoue Street, with the added potential for a connecting street from the existing Condominium Road roundabout at the rear. This offers seamless access and multiple ingress and egress for both commercial and personal vehicles.



DEMOGRAPHICS

within 5 km



63,686
TOTAL POPULATION



22,533
TOTAL HOUSEHOLDS



58,238
DAYTIME POPULATION



\$141,775
AVG. HOUSEHOLD INCOME



1.9%
GROWTH RATE OVER NEXT 5 YEARS



43.0
MEDIAN AGE

SOURCE: ENVIRONICS 2026



GREAT VALLEY PLAZA

ST. CLAIR BEACH SHOPPING CENTRE

MANNING ROAD

TECUMSEH ROAD EAST

LAKESIDE PLAZA

ST. CLAIR BEACH TOWN CENTRE

MANNING ROAD CENTRE

1654
MANNING ROAD
WINDSOR, ON

LANOUE STREET

LCBO

ESSEX COUNTY ROAD 22

RETAIL
OVERVIEW-
WINDSOR, ON

THE OFFERING

Streetscape Retail Brokerage and JLL are pleased to present the opportunity to lease space at a prime retail development at 1654 Manning Rd in Windsor, Ontario (The "Property"). The 3.7 acres site is situated in a diverse commercial location, surrounded by large anchor retailers and shopping plazas. Available units range from 1,752 SF up to 15,106 SF, where tenants can join established brands including Chipotle, Jersey Mike's, and Marble Slab. The site is zoned for commercial with multiple uses, which allows for amazing use flexibility and offers a great location for retail, commercial, restaurants, medical and bank uses.

AREA OPPORTUNITIES

The St. Clair Beach and Tecumseh area is home to over 58,000 residents within a 5-kilometer radius, with population projections expected to reach 64,170 by 2028. This thriving community is anchored by major retailers including Sobeys, Food Basics, Zehrs, Shoppers Drug Mart, GoodLife Fitness, Dollarama, Starbucks, McDonald's, and all five major Canadian banks.

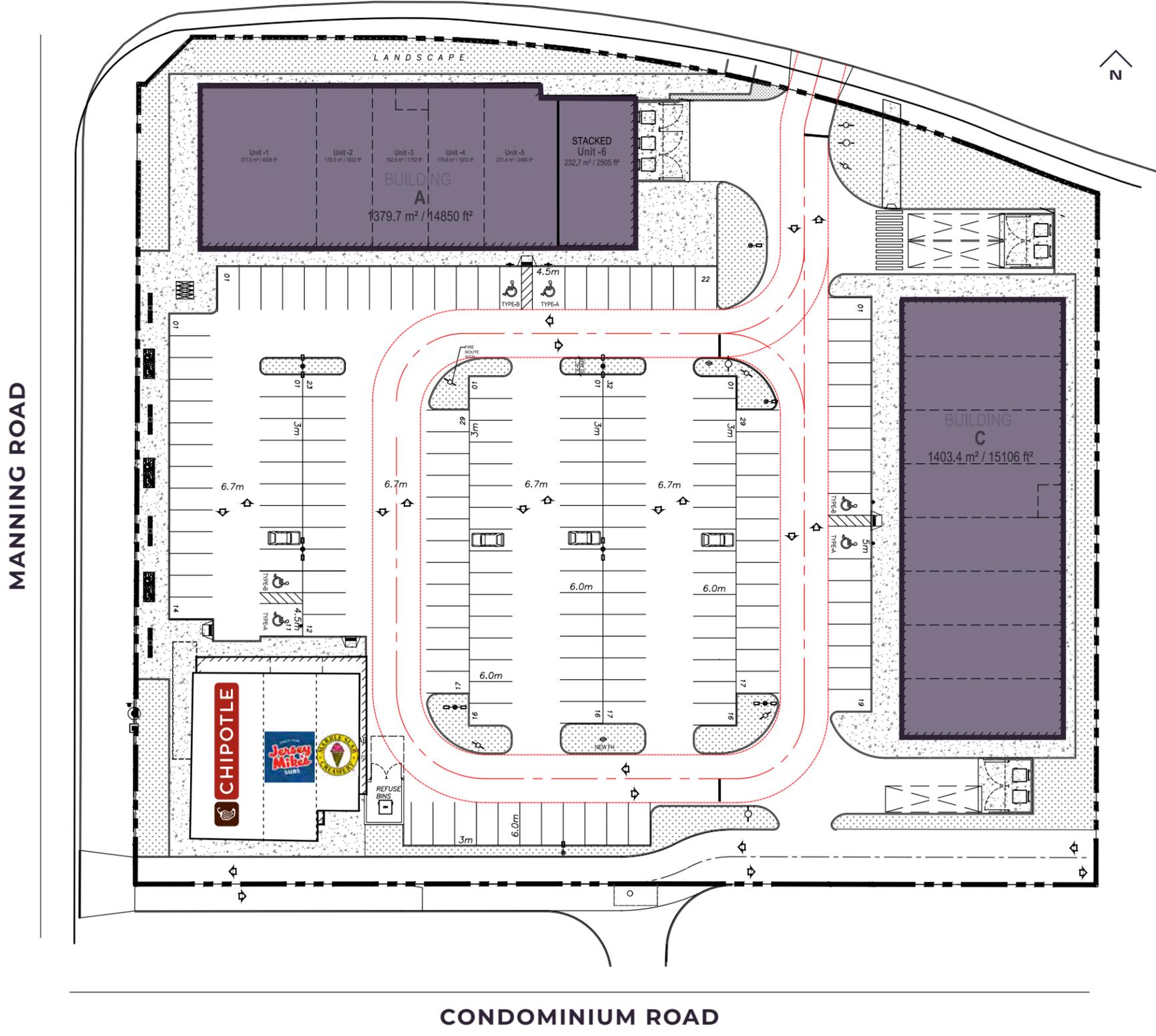
The property is strategically located along Manning Road, which sees an annual average daily traffic (AADT) of 20,508 vehicles (2021 data), and Tecumseh Road East, with an AADT exceeding 15,000 vehicles (2021 data). These high traffic volumes ensure a steady flow of potential customers to the area.

In addition to its strong retail presence, the surrounding area is poised for significant future growth, with multiple future residential and commercial development projects. This growth is expected to further enhance the property's prominence, positioning 1654 Manning Road to be in the center of the St. Clair Beach and Tecumseh shopping trade area.

GLA	1,752 SF - 15,106 SF	NET RENT	Please Contact Listing Agents
AVAILABLE	Q2 2027	ADDITIONAL RENT	\$8.00 - \$9.00 PSF (est. 2026)

SITE PLAN

UNITS RANGING FROM
1,752 SF TO 15,106 SF



16 54

MANNING ROAD
WINDSOR, ON

FOR LEASE

RYAN MCGRATH**

Principal/Broker of Record
+1 416 725 7926
Ryan@streetscaperetail.com

BRANDON GORMAN**

Executive Vice President
+1 416 855 0907
Brandon.Gorman@jll.com

GRAHAM SMITH*

Executive Vice President
+1 416 855 0914
Graham.Smith@jll.com

AUSTIN JONES**

Associate Vice President
+1 416 304 6050
Austin.Jones@jll.com

MATTHEW MARSHALL*

Associate Vice President
+1 416 238 9925
Matthew.Marshall@jll.com



STREETSCAPE
RETAIL BROKERAGE



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle IP, Inc. All rights reserved. **Broker. *Sales Representative