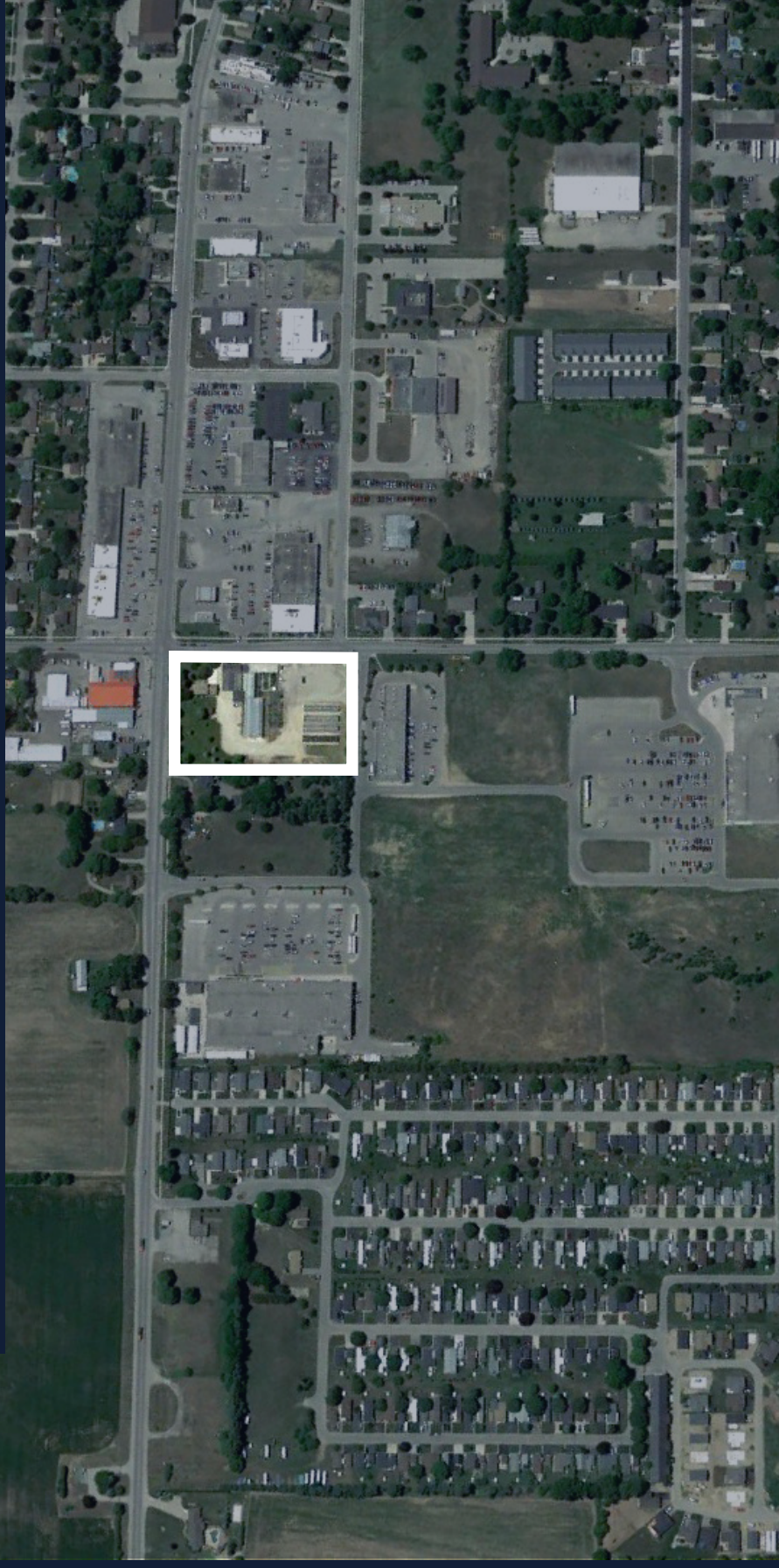
JLL

For Lease

2 Carroll Street, Strathroy, ON

Up to 38,624 SF of Premium Retail Space on **~ 3.11 acres**



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Executive Summary

Jones Lang LaSalle Real Estate Services Inc. (herein referred to as "JLL" and/or the "Advisor") has been retained to offer for lease the new to be built premium commercially zoned property at the 4-way lighted southeast corner of Carroll Street East and Adelaide Road (the "Property").

The ~ 3.11 acre Property is zoned Highway Commercial C2, strategically positioned in Strathroy's major retail node in the south end of the market. The site is surrounded by notable national tenancies including Canadian Tire, LCBO, Dollarama, Staples, Giant Tiger, Walmart. The Property benefits from points of ingress and egress from Adelaide Road on the west and Carroll Street East on the north, offering ideal vista and location for commercial uses.

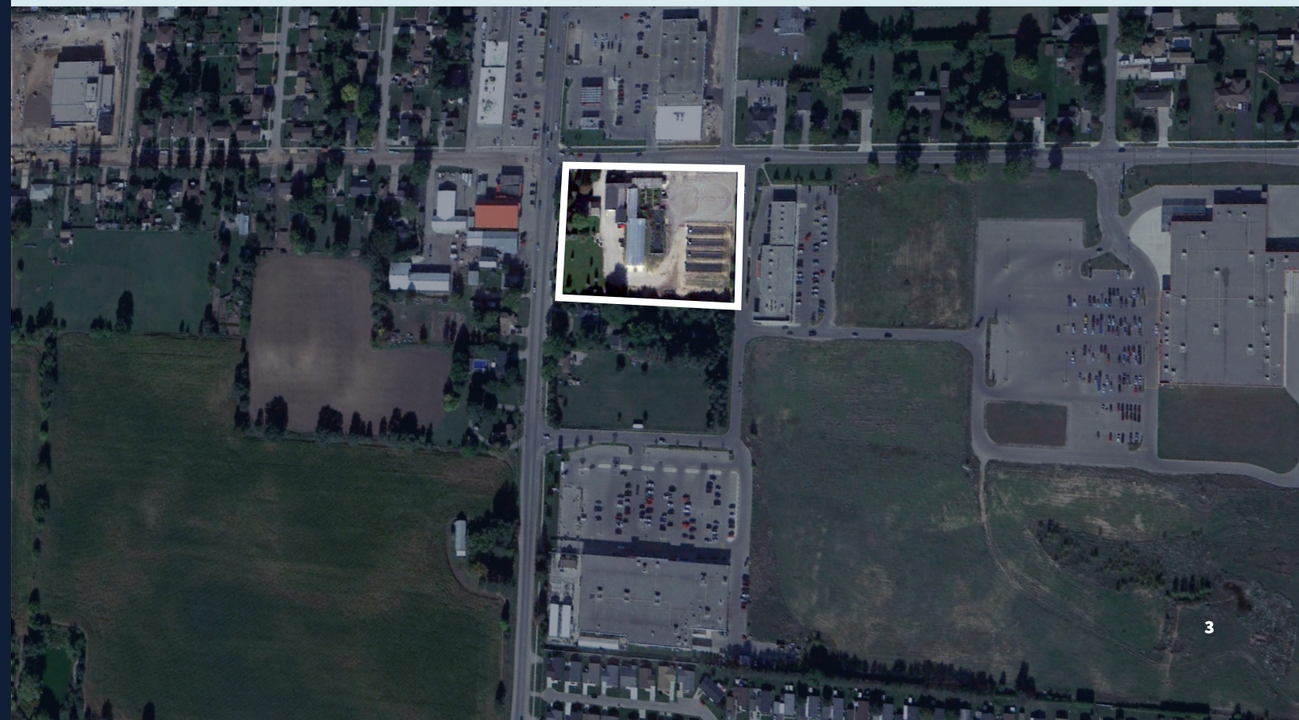
PROPERTY DETAILS

LEASE RATE	Available upon request
LOT SIZE	~ 3.11 acres
BUILDING SIZE	Ranging from 32,196 SF to 38,624 SF
AVAILABILITY	Q2 - 2028
ZONING	Highway Commercial (C2) with allowable uses including Shopping Centre, Retail Store (General/Large Format), Restaurant (Drive-in/Take-out), Drive-thru facilities, Dwelling – Apartment, Hotel, and Motor Vehicle Sales plus others
LEASE TYPE	New build commercial uses with d/t availability.
AADT'S FROM INTERSECTION	14,725 north, 7,579 south, and 5,191 east
PARKING	169 spaces

CLICK HERE TO VIEW ZONING

Leasing Highlights

- High-profile location in the premier retail node of Strathroy
- Ideal for retail, hospitality, or mixed-use development
- Premium commercially zoned flat developable land
- Excellent shadow anchor co-tenancies in the immediate trade area surrounding the Property including Giant Tiger, Staples, Dollar Tree, Canadian Tire, LCBO, Dollarama, and Walmart
- Ten (10) year term available
- Strategically located on the SEC of the 4-way lighted intersection of Carroll Street East and Adelaide Road with access via three (3) entry/exit points
- Strong demographics with average household income of $81,440+ within 3 km radius



Site Configuration

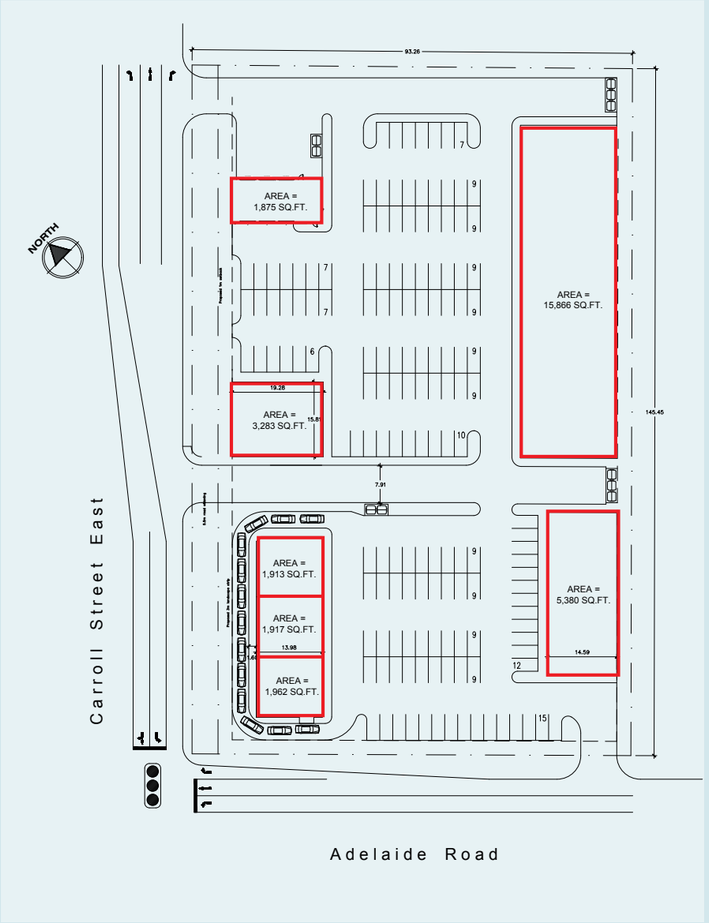
The Property offers exceptional flexibility for single story commercial lease opportunities. The draft site plan provides various configurations suitable for retail, quick-service restaurants with drive-thru capabilities, automotive services, or mixed-use tenancy.

Total Site Area: ~ 3.11 acres

Available building areas range from **32,196 SF to 38,824 SF:**

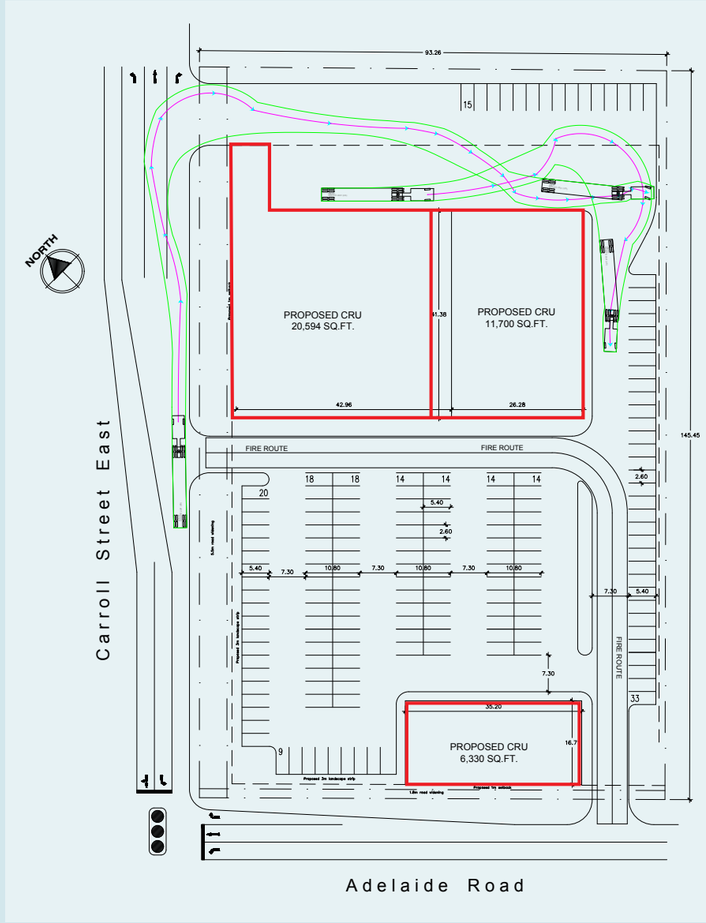
DRAFT PLAN 1 – 32,196 SF

AREA 1	1,962 SF
AREA 2	1,917 SF
AREA 3	5,380 SF
AREA 4	1,913 SF
AREA 5	15,866 SF
AREA 6	3,283 SF
AREA 7	1,875 SF
TOTAL	32,196 SF



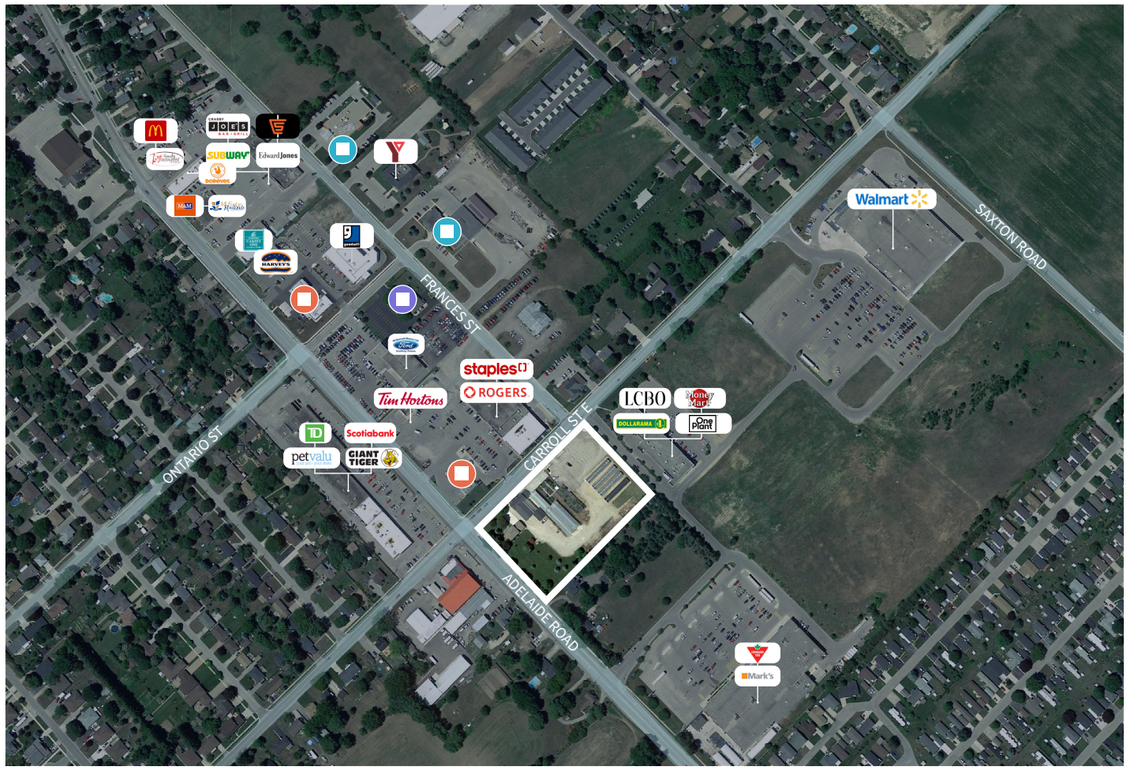
DRAFT PLAN 2 – 38,624 SF

AREA 1	20,594 SF
AREA 2	11,700 SF
AREA 3	6,380 SF
TOTAL	38,624 SF



Nearby Retailers

The Property benefits from proximity to established national and regional retailers, creating a strong draw for customer traffic and complementary retail synergy.

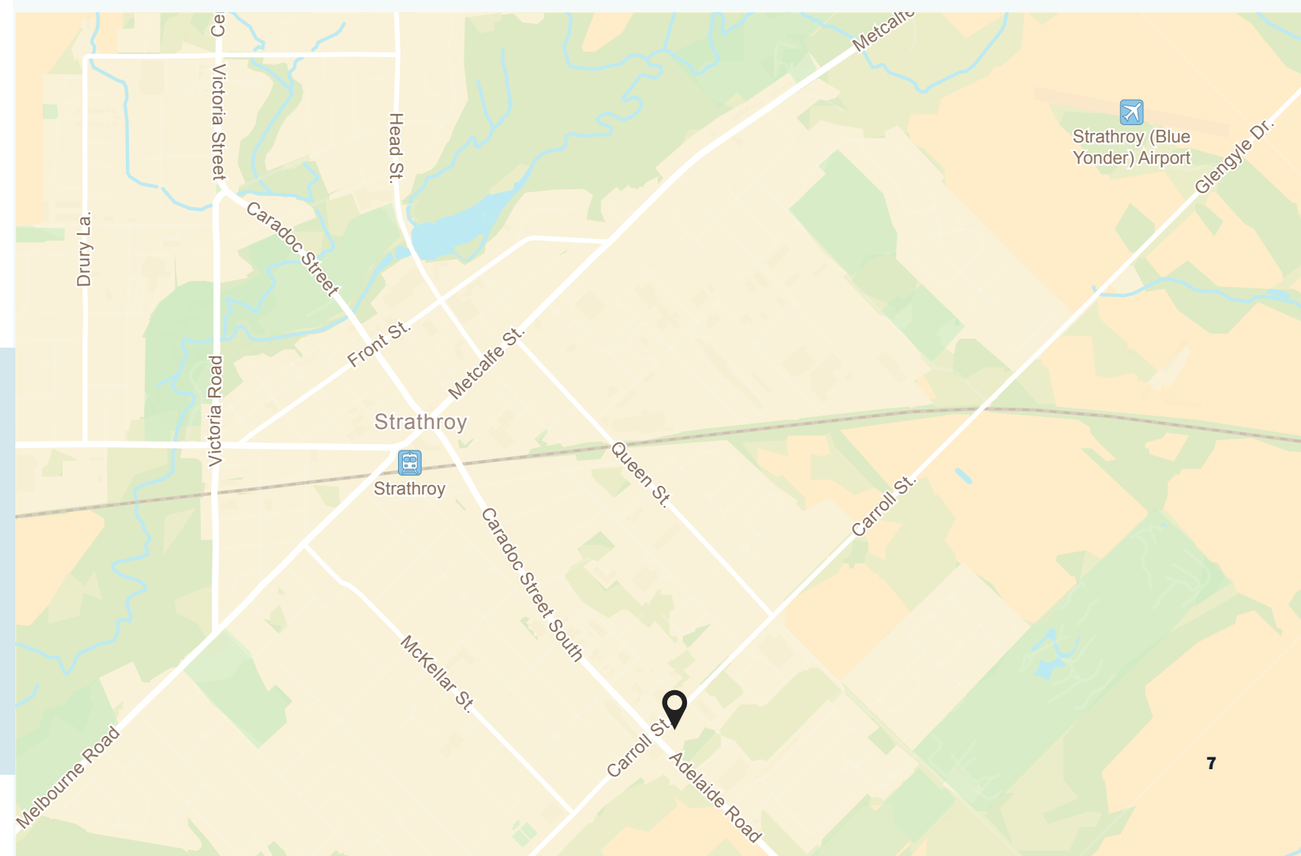


Accessibility

Hwy 81, also known as Adelaide Road, Caradoc Road North/South, and Centre Road, is the main north/south arterial route through Strathroy, providing direct connection to Highway 402 on the north perimeter of Strathroy. Highway 402 is a provincially maintained 400-series highway from Hwy 401 in London to the Sarnia Port Huron US border.

Demographics

RADIUS	3 km	5 km	10 km
POPULATION	12,444	19,661	21,273
DAYTIME POPULATION	14,711	20,281	21,231
TOTAL HOUSEHOLDS	4,835	7,599	8,172
AVG. HOUSEHOLD INCOME	$81,440	$82,659	$83,920
MEDIAN AGE	42.0	42.3	42.4



Leasing Process

Jones Lang LaSalle Real Estate Services, Inc. has been exclusively retained to market the Property for lease.

- The Property is offered for ground or building leases with flexible terms tailored to qualified tenants.

- Please reach out to the listing brokers for rent and site details

- Proposals will be reviewed as received.

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