



Your New Location Here



13,070
Vehicles
per day!

For Lease: Variety of Unique Uses

168 Simcoe Street, Tillsonburg, ON

Ideally Suited for a Family or Premium Casual Restaurant

Lennard:

200-55 University Avenue, Toronto
416.649.5920

lennard.com



168 Simcoe Street

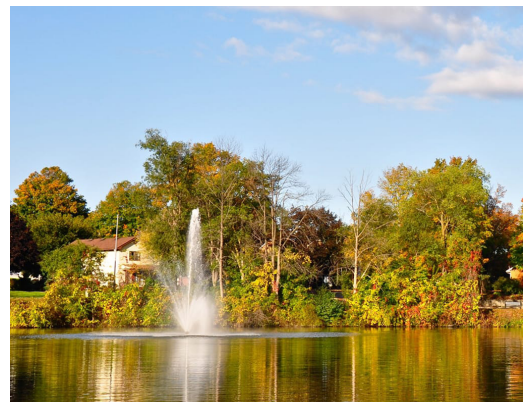
Overview

Tiltsburg is a town in Oxford County with a population of 15,872 located 50 kilometres southeast of London on Highway 3 and at the junction of Highway 18. The town sits at the centre of a regional tri-county of 225,000 people (30 minutes) at the convergence of Oxford, Elgin, and Norfolk counties.

The Tiltsburg Town Centre Mall is anchored by Walmart and includes Canadian Tire and Staples and plays a role in keeping consumer shopping in town. There are three grocery stores, Sobeys, Zehrs and Metro.

The employment base includes branch plants of major automotive suppliers including Marwood, THK Rhythm, Autoneum as well as Inovata Foods, the District Hospital and other community services. The town employment is positively affected by the CAMI plant in Ingersoll, 22 kilometres away and the new Toyota plant in Woodstock, 30 kilometres east.

Area Profile	5 Min. Drivetime Trade Area	15 Min/15 km Drivetime Trade Area
Est. Population	12,174	32,305
Est. Daytime Population	13,089	28,997
Avg. Household Income	\$58,418	\$77,779
Avg. Age	49	



168 Simcoe Street

Freestanding building between McDonalds and Taco Bell/KFC

Size
3,765 SF

Term
5-10 Years
Availability
Immediate

Gross Rent
\$24.00 PSF (utilities extra)

Listing Agent
Caroline Bouillet*
Vice President Retail Services
905.320.6241
cbouillet@lennard.com

*Broker



Property Highlights

- Fully accessible
- Can be demised
- Surrounded by new & near future homes
- Large outdoor space could be playground or recreational in nature
- No drive through possible
- Weekday GO Transit to local and out of town bus service to Woodstock, Ingersoll and other neighbouring communities

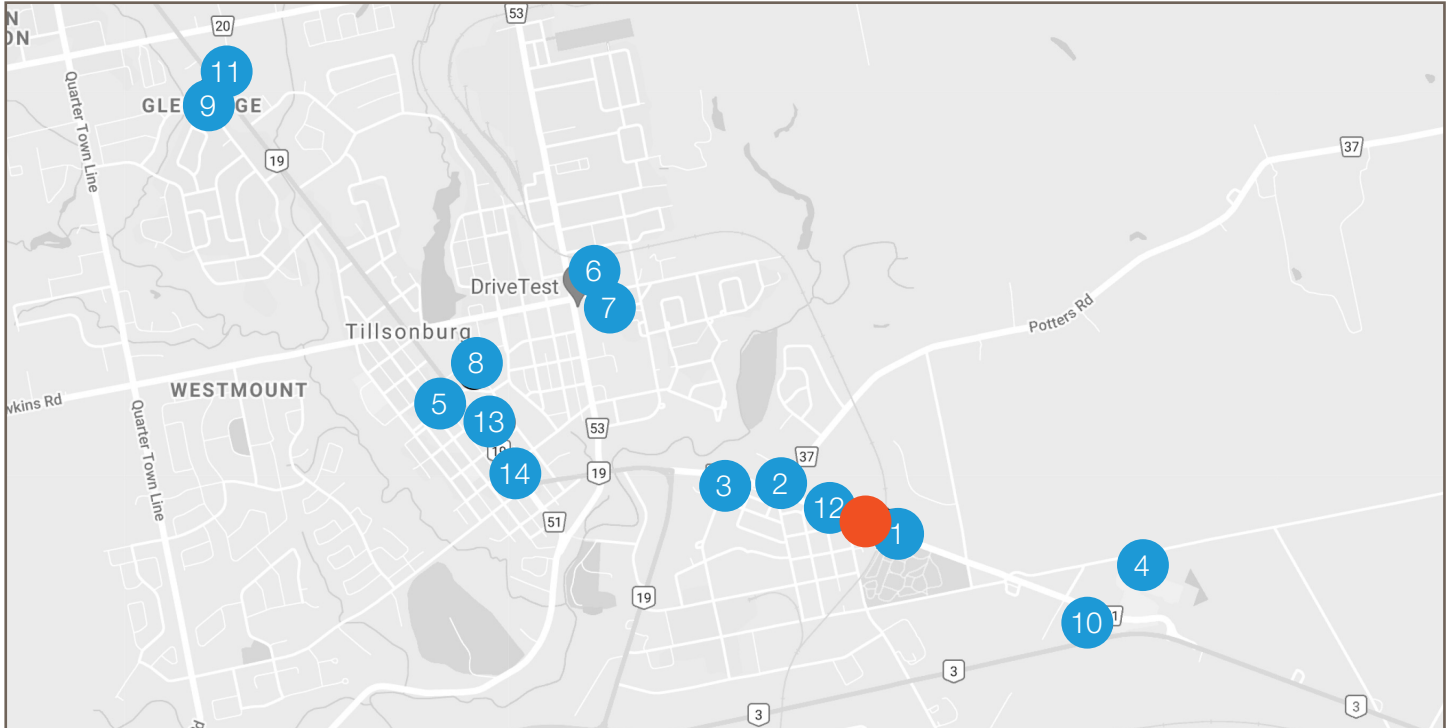
Property Details

- Traffic: 13,070 vehicles & 5 Minute Drivetime to surrounding Retail
- Parking: 50+ parking spaces
- Electricity: 400 amps
- Facility: Existing kitchen and dining areas easily converted to different restaurant concept
- Signage: Towering pylon with optimal visibility to the vehicle traffic neighbouring communities

168 Simcoe Street



Nearby National Brands



- | | | |
|--------------------------------------|------------------|--|
| 1. MacDonalds | 6. Beer Store | 11. Burger King |
| 2. Pizza Hut & Walmart | 7. Peavey Mart | 12. KFC Taco Bell Combo Unit |
| 3. Dairy Queen | 8. Canadian Tire | 13. Dollar Tree, LCBO,
Shoppers Drug Mart & Staples |
| 4. Swiss Chalet, Harveys & Dollarama | 9. A&W | 14. Boston Pizza |
| 5. Kelseys | 10. Wendys | |



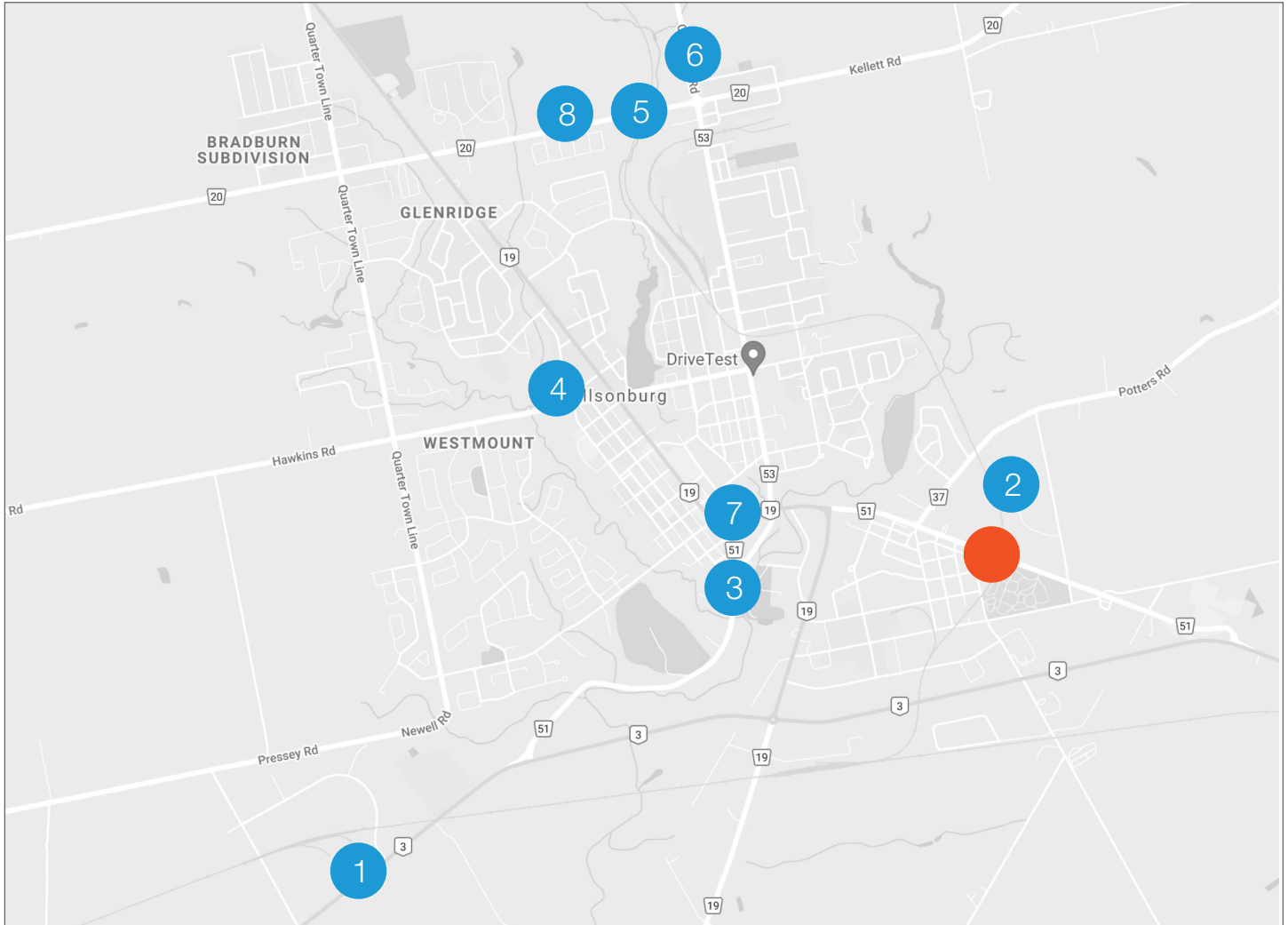
Lennard:

lennard.com



168 Simcoe Street

New Developments



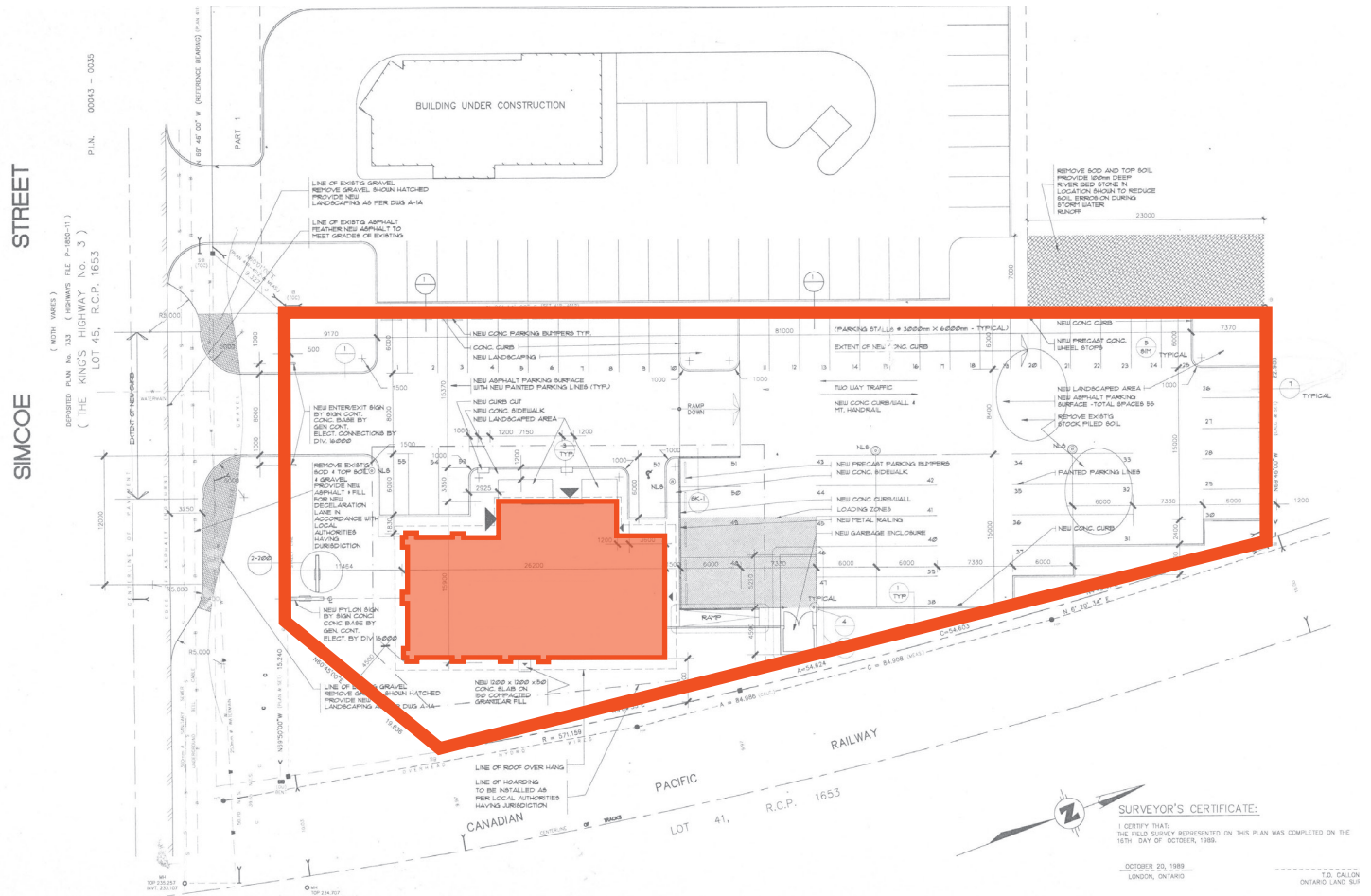
Legend

1	Van Norman Innovation Park	37 acre business park
2	Potters Gate: 2 Seaton Crescent	54 houses
3	Millpond Estate: Baldwin Street & John Pound Road	64 houses and 24 townhouses
4	Ann Street & Concession Street W, 31 Victoria Street	18 unit apartment for seniors
5	112 North Street E	244 residential units
6	33 Cranberry Road	49 detached units
7	38 Oxford Street	Drive through restaurant for VDK Investments. Inc.
8	78 & 84 North Street E	71 single detached houses



168 Simcoe Street

Site Plan



168 Simcoe Street

Property Images



Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage 2021.

Lennard:

lennard.com



Caroline Bouillet*, Vice President Retail Services
905.320.6241
cbouillet@lennard.com

200-55 University Avenue, Toronto
416.649.5920
lennard.com

*Broker
Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage 2021.