

# RETAIL FOR LEASE

170 LAKESHORE RD. E.  
PORT CREDIT, MISSISSAUGA



SIGNALIZED INTERSECTION  
LAKESHORE RD. E. & ELMWOOD AVE.

AVAILABLE:  
10,300 SF

YOUR SIGN HERE

LOADING AREA

67.5' FEET OF FRONTAGE

YOUR  
SIGN  
HERE

ELMWOOD  
WINGPORIUM

EAT MARKET

WINGPORIUM

LAKESHORE RD. E.

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# PROPERTY HIGHLIGHTS

**170 Lakeshore Rd. E.** is a retail plaza located in a high-density residential neighborhood with abundant vehicle and pedestrian traffic. The subject site is located next to the busy signalized intersection of Lakeshore Road East & Elmwood Avenue. in Port Credit, Mississauga.

This busy retail plaza is surrounded by national retailers such as; LCBO, Scotiabank, PetValu, RBC Royal Bank, Tim Horton's and many more.

Currently, we have a vacant **10,300 SF** retail unit available **For Lease** adjacent to LCBO.

The subject site is also adjacent to a high rise condominium towers, mixed use buildings, as well as a growing residential neighborhood which drives an abundance of traffic to the plaza.

The retail vacancy was a former grocery store and currently has 11.55' Feet ceiling heights, a commissary kitchen surrounded by bright wide open space, truck level loading, two front loading doors, enclosed waste area, and includes a second floor walk-up with private offices.

## Current Tenant Roster Includes:

Wing Emporium & Elmwood Meat Market

## KEY HIGHLIGHTS:

- Steps away from Bus Stop
- Minutes away from St. Lawrence Park
- Minutes away from Forest Avenue Public School
- Minutes away from Mentor College
- Minutes away from GO Train/ Future LRT (drives commute traffic towards plaza)
- Surface parking available

## RETAIL UNIT FOR LEASE:

- **10,300 SF** (Former Planet Organic Market)
- **Available:** Immediate
- **Net Rent:** Call Agent/ Broker
- **T.M.I.:** ~\$12.00 per SF/ Annum (2024)



The image contains two architectural drawings. The top drawing is the '2nd FLOOR PLAN' showing a kitchen, dining room, and living area. The bottom drawing is the 'GROUND FLOOR PLAN' showing a large open area with a red outline and arrow pointing to a 'LOADING AREA'. The ground floor plan also shows a 'CONCRETE CURB AT PARKING' and a 'LIGHT DUTY ASPHALT PAVING' area. The building is located on 'LAKESHORE RD. E.'.



# INTERIOR PHOTOS





# INTERIOR PHOTOS





# INTERIOR PHOTOS





# SITE MAP





# CONTACT INFORMATION RETAIL FOR LEASE

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PORT CREDIT, MISSISSAUGA



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LAKESHORE RD. E. & ELMWOOD AVE.**

**SHAWN ABRAMOVITZ, BA**  
CEO & BROKER OF RECORD  
416.900.3878 EXT:102  
SHAWN@PIVOTALCOMMERCIALREALTY.COM

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