

For Lease
PRIME RETAIL
1960 HYDE PARK LONDON ON

HYDE PARK ROAD

End-cap. 1,500 sf.



REDWATER
CAPITAL



The Neighbourhood

Discover the perfect commercial opportunity at 1960 Hyde Park Road in London, Ontario, situated in one of the city's fastest-growing areas. This prime end-cap unit boasts exceptional visibility and frontage directly on Hyde Park Road, surrounded by a diverse mix of national retailers. With major traffic generators like Canadian Tire, Tim Hortons, Walmart, Starbucks, CIBC, Wendy's, KFC, and more in close proximity, the location ensures high daily exposure with a traffic count of 19,000 cars. Ideal for businesses seeking a strategic presence in a thriving retail hub. London, Ontario, is experiencing rapid growth, and this plaza is strategically positioned within one of the city's fastest-growing pockets. As the community continues to expand, so does the potential customer base for businesses at this location.

Demographics

1960 Hyde Park Road (5 km radius)

82,218

Population

56,604

Daytime Population

39.1

Median Age

\$118,181 31,350

Average
Household
Income

Total Households

Hyde Park Road, London, ON

19,000

Average Daily
Vehicle Traffic Count

Sources: Costar Group, 2024

Property Details

Location: 1960 Hyde Park Road, London, ON

Accessibility: Along an arterial retail corridor near Fanshawe Park Road West and across Smart Centre

Neighborhood: Surrounded by national tenants including Starbucks, Canadian Tire, CIBC, KFC, Wendy's, D-Spot Dessert, Healthy Planet, Wal-Mart and many more local and national Tenants.

Key Features:

- **Strategic Location:** Positioned for exceptional exposure and easy access
- **High Traffic Area:** Benefit from the bustling flow of customers along the arterial corridor
- **Proximity to Major Retailers:** Join a community of thriving national brands, enhancing foot traffic and visibility
- **Convenient Access:** Close proximity to Fanshawe Park Road W ensures accessibility from all directions
- **Versatile Spaces:** Flexible layouts cater to various retail needs

Ideal for Retailers Seeking:

- Increased Visibility
- Prime Location with High Foot Traffic
- Access to a Diverse Consumer Base
- Proximity to Established National Brands

Don't miss out on the opportunity to elevate your retail presence in this dynamic commercial hub. Contact us today to secure your space at 1960 Hyde Park Road



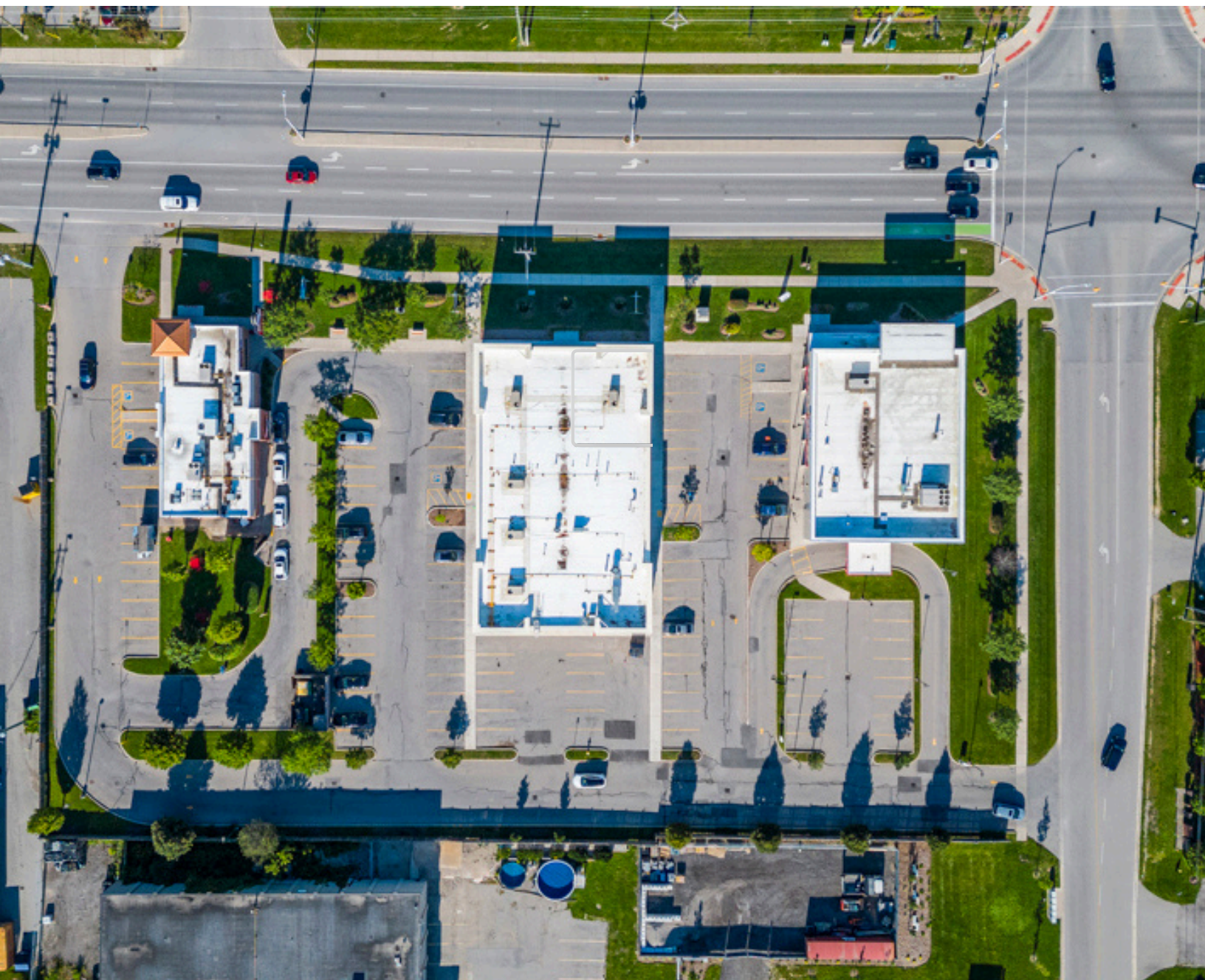
Retail Map



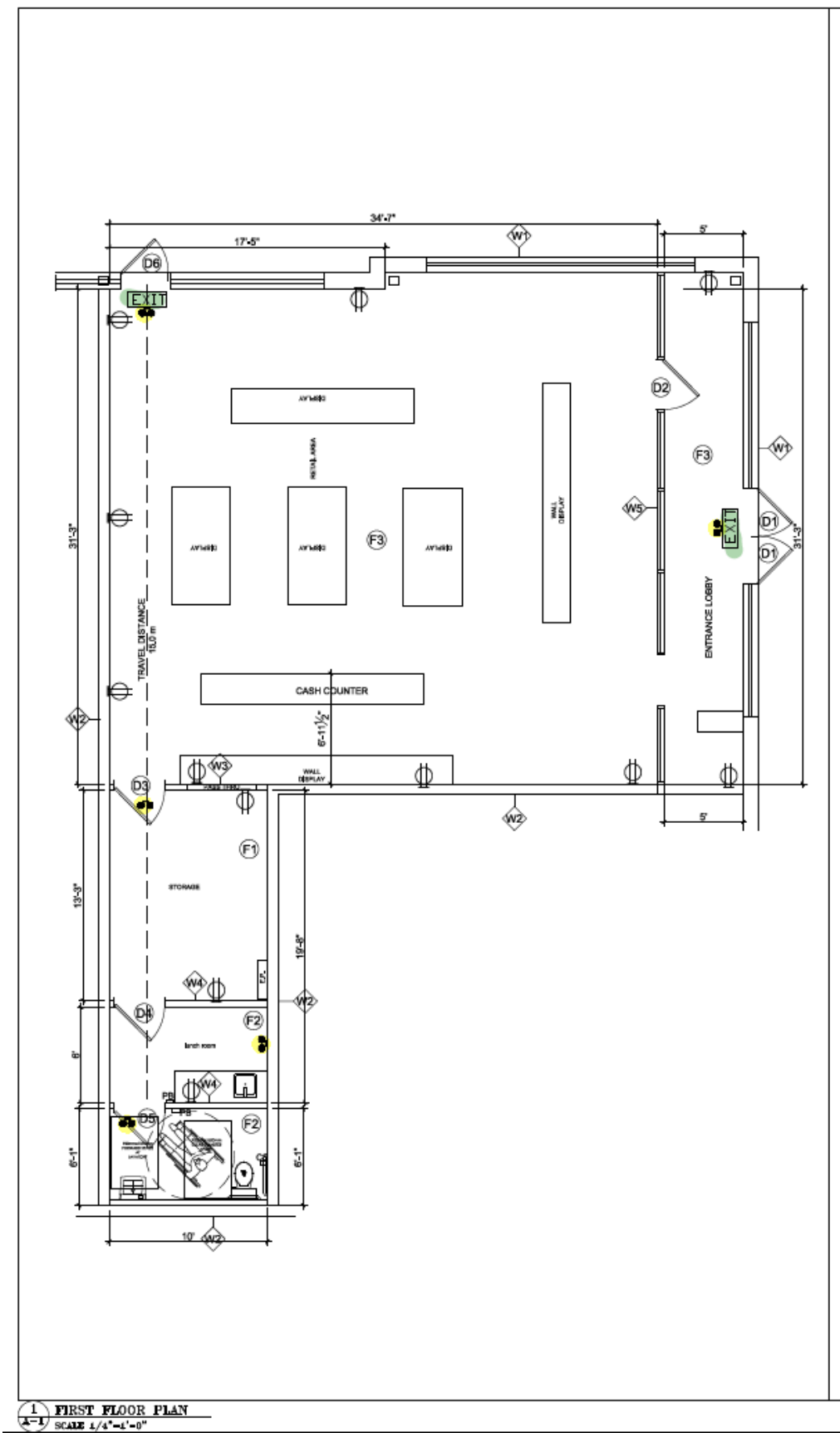
Availability

Location: 1960 Hyde Park Road, London, ON

Availability:	<u>Unit #</u>	<u>Size</u>	<u>Net Rent</u>	<u>Additional Rent</u>	<u>Occupancy</u>	<u>Minimum Term</u>
	1	1,500 sf	\$35.00	\$17.50 psf Estimated 2024	Immediate	Ten (10) Years



Floor Plan



Demographic Summary Report

1960 Hyde Park Rd, London, ON N6H 5L9

Radius	1 km	2 km	5 km
Population			
2023 2028 2033	3,408	14,805	82,218
Growth 2023 - 2028	4,226	17,791	94,257
Growth 2023 - 2033	4,976	20,519	105,385
	24.00%	20.17%	14.64%
	46.01%	38.60%	28.18%
2023 Population by Occupation	1,917	8,257	41,123
Art, Culture, Recreation, Sport	70 3.65%	233 2.82%	1,439 3.50%
Business, Finance, Administrative	311 16.22%	1,277 15.47%	6,196 15.07%
Health	183 9.55%	799 9.68%	4,355 10.59%
Management	251 13.09%	1,036 12.55%	5,059 12.30%
Natural & Applied Sciences	168 8.76%	659 7.98%	3,147 7.65%
Primary Industry	13 0.68%	67 0.81%	423 1.03%
Processing, Manufacturing, Utilities	67 3.50%	305 3.69%	1,150 2.80%
Sales & Service	413 21.54%	1,835 22.22%	8,778 21.35%
Social Sci, Educ, Govmt, Religion	259 13.51%	1,198 14.51%	7,095 17.25%
Trades, Transport, Equip Oper	182 9.49%	848 10.27%	3,481 8.46%
Households			
2023 2028 2033	1,147	5,062	31,350
Growth 2023 - 2028	1,452	6,206	36,520
Growth 2023 - 2033	1,728	7,228	41,104
	26.59%	22.60%	16.49%
	5.07%	4.28%	3.11%
2023 Households by HH Income	1,147	5,062	31,350
Income: <\$40,000 Income:	126 10.99%	614 12.13%	6,564 20.94%
\$40,000 - \$60,000 \$60,000	139 12.12%	674 13.31%	4,415 14.08%
- \$80,000 \$80,000 -	171 14.91%	768 15.17%	3,990 12.73%
\$100,000 \$100,000 -	178 15.52%	769 15.19%	3,857 12.30%
\$150,000 \$150,000 -	327 28.51%	1,409 27.83%	6,318 20.15%
\$200,000 \$200,000+	142 12.38%	565 11.16%	3,581 11.42%
	63 5.49%	264 5.22%	2,626 8.38%
2023 Average Household Income	\$115,964	\$111,996	\$118,181
2023 Median Household Income	\$95,773	\$92,859	\$83,890
2023 Per Capita Income	\$39,029	\$38,293	\$45,063

FOR MORE INFORMATION
PLEASE CONTACT



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