HARVARD RD



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SITE OVERVIEW

Located in the vibrant Western GGH submarket of Guelph, Ontario, 35 Harvard Road, also known as Campus Estates Shopping Centre, is a prime retail destination. This single-story retail complex, spans several acres and is characterized by its significant frontage on Harvard Road, featuring multiple access points. The shopping centre enjoys a high walkability and good transit connectivity, making it accessible and convenient for both shoppers and tenants. The property is currently almost fully leased. Notable tenants include popular grocery stores, restaurants, physiotherapy clinics, and healthcare providers, contributing to a diverse and robust tenant mix.

DEMOGRAPHICS



POPULATION 0 - 3 KM - 18,396 | 0 - 5 KM - 108,281



DAYTIME POPULATION 0 - 3 KM - 22,104 | 0 - 5 KM - 92,723



HOUSEHOLDS 0 - 3 KM - 7,200 | 0 - 5 KM - 43,019



AVG. HOUSEHOLD INCOME 0 - 3 KM - \$113,111 | 0 - 5 KM - \$105,064



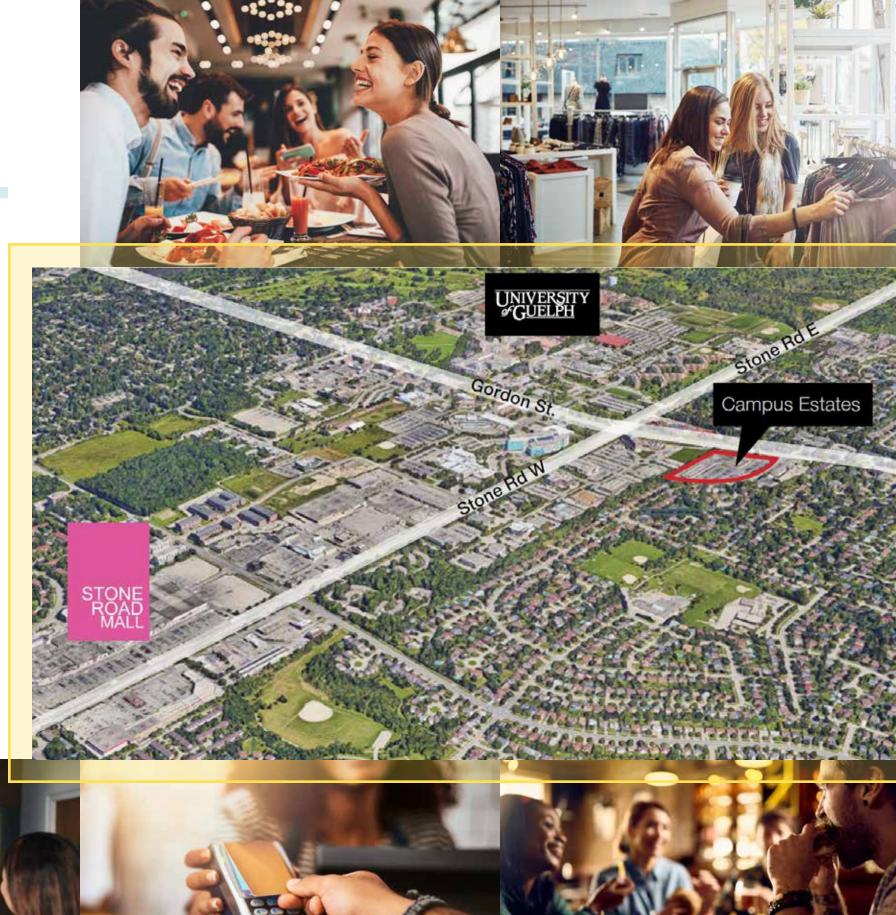
MEDIAN AGE 0 - 3 KM - 37.5 | 0 - 5 KM - 37.8 DESCRIPTION OF THE LOCAL DESCRIPTION OF THE LO





AREA DETAILS

- Strong grocery-anchored shopping center, offering ample parking and excellent accessibility, making it an attractive location for businesses seeking a high-traffic and convenient retail space.
- Campus Estates benefits from its ideal location being walking distance to key landmarks such as the University of Guelph, Stone Road, the Delta Hotel, Service Ontario (Stone Road Complex), as well as a significant portion of the city's employment and residential areas.
- This featured unit is ideally suited for restaurants, and other service retail businesses seeking a prime location with convenient access, making it a lucrative opportunity for those looking to establish a presence in a high-traffic area.
- Become part of a diverse tenant mix that includes popular brands like No Frills, Osmows, Bar Burrito, D Spot Desserts, Cora Breakfast & Lunch, IDA, and Dogtopia, among others.







35 HARVARD RD, GUELPH, ON

- Asking rent: Please Contact Listing Broker
- TMI is \$19.22 (2024)
- Unit 7A
- 1,238 Square Feet

SURROUNDING RETAIL

1. Dogtopia

2. Cora's Breakfast & Lunch

3. D-Spot Desert Cafe

4. Hear Canada

5. Lombardo Fire Barbers

6. K Cleaner's & Tailorshop

7. BarBurrito

7A. Available

7B. Campus EStates Hairstyling

7C. ATM

8. Osmow's

9. No Frill's

10. City Plaza

11. The Attic

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12. Ray's Chinese Restaurant

13. Slap Burger

14. Popeye's Louisiana Chicken

15. Harvard Convenience

15. I laivara convenience

16. Chung Chun Rice Dogs

17/18. IDA

19. Kolkata Club

20. Nail Salon







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