

FOR LEASE

PIONEER SQUARE

RETAIL

780-802 St Clair St, Chatham, ON



OVERVIEW

SPACE AVAILABLE	~ 10,000 SF CRU with Drive Thru & 15,000 SF Big Box Space
TOTAL GLA	+/- 72,000 SF (+/- 12 acres)
BASE RENT	Call Agent
TMI (2019 est)	\$10.50 psf
POSSESSION	Spring 2020
MAIN RETAILERS (On-Site)	Home Depot Best Buy Staples
MAIN RETAILERS (Within Area)	Michaels Cineplex Galaxy Cinemas Walmart Supercentre Real Canadian Superstore Petsmart Winners



HIGHLIGHTS

- + High traffic corridor, ~ 20,000 vehicles/day
- + Excellent exposure from St. Clair St (major north/south arterial)
- + Signalized Intersection
- + Located in one of the busiest retail nodes in Chatham

DEMOGRAPHICS (5 KM Radius):



Population: **32,776**



Average Household Income: **\$70,177**



Number of Households: **14,697**



CONTACT

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PARACOM REALTY CORPORATION | BROKERAGE

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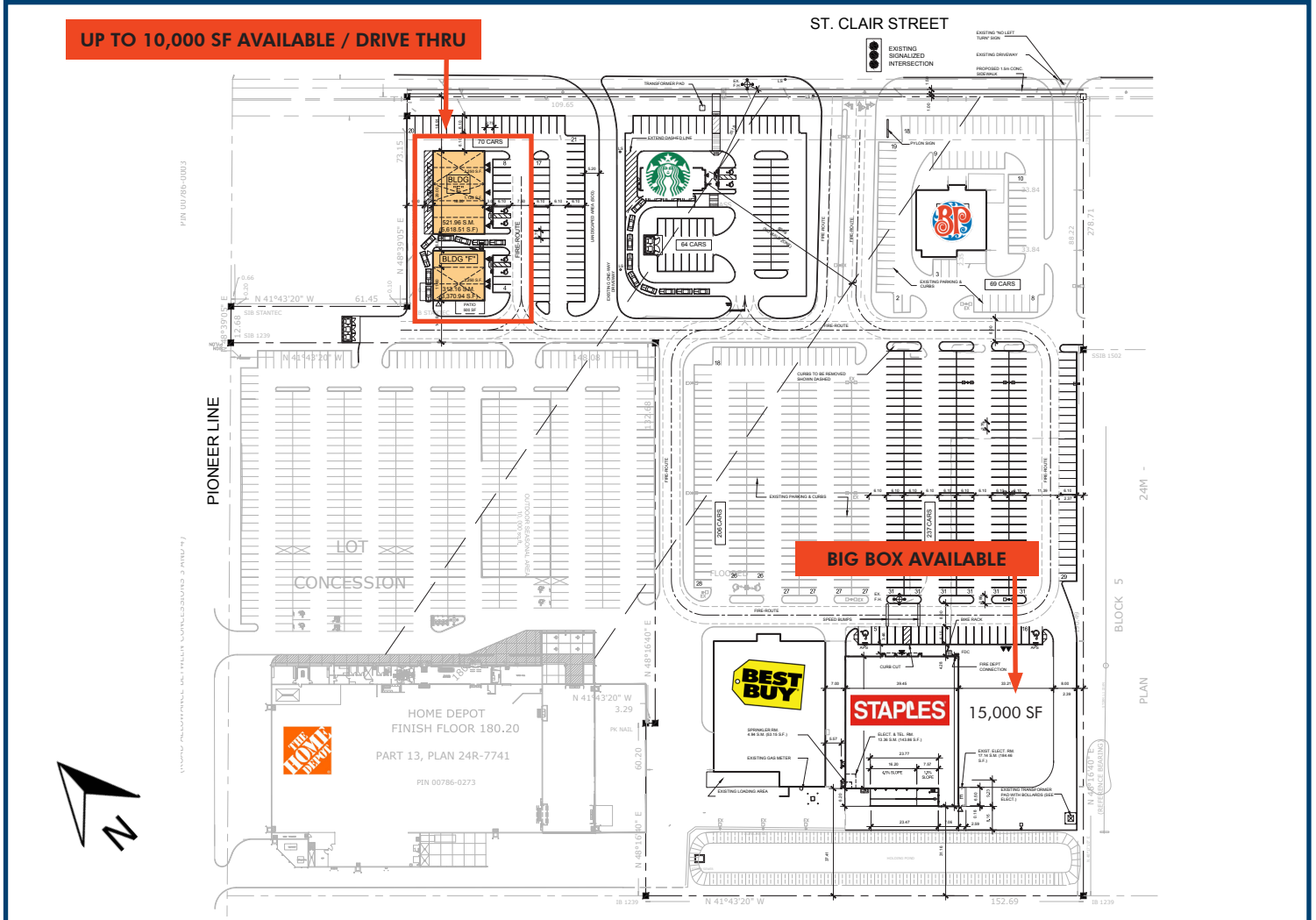
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SITE PLAN



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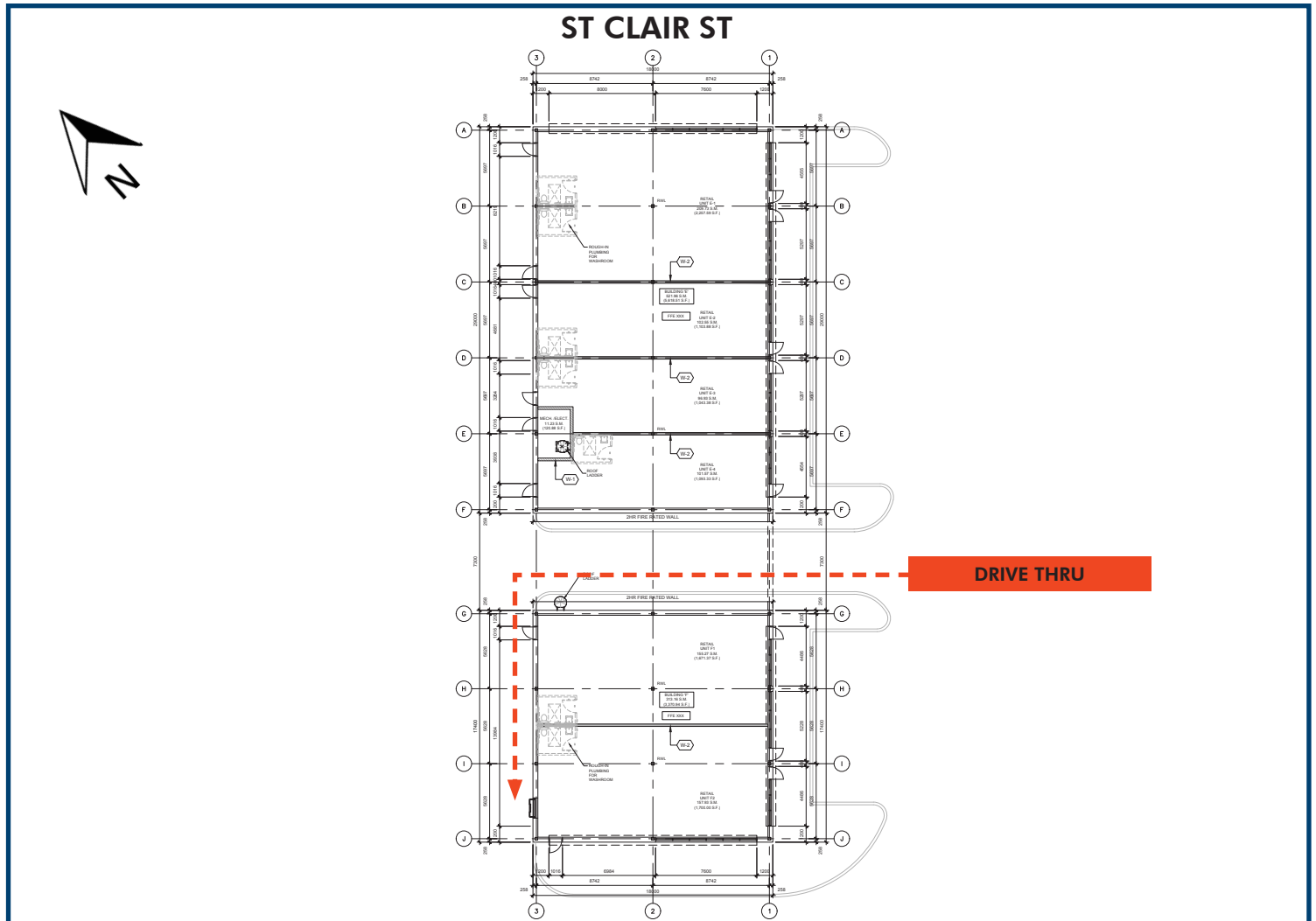
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BUILDING PLAN



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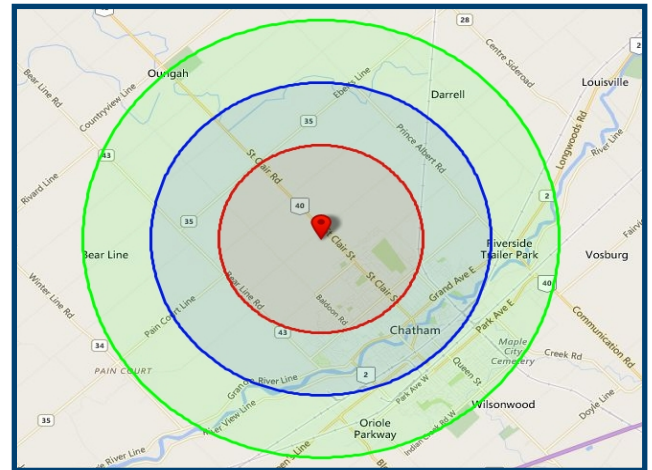
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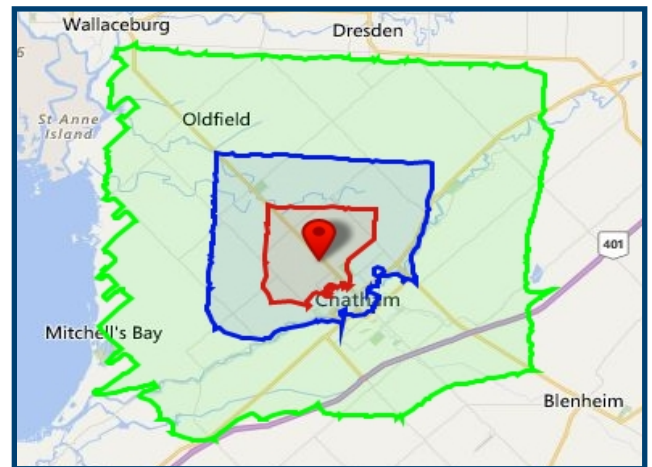


SUPPORTING INFORMATION | DEMOGRAPHICS

2018 Estimates & Projections	3KM	5KM	7KM
Total Population	12,080	32,776	47,168
Total Households	5,204	14,697	20,741
AVG Household Inc	\$80,440	\$70,177	\$74,963
Daytime Population	9,333	34,245	51,233



2018 Estimates & Projections	5-MIN	10-MIN	20-MIN
Total Population	5,346	33,644	54,658
Total Households	2,181	15,080	23,663
AVG Household Inc	\$86,366	\$70,746	\$79,200
Daytime Population	4,629	35,111	58,698



Data Source: Environics

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