



Loyalist Market 216-222 Main Street, Bath ON

City & County Populations:

- 3 km's away to the New 2.5 Billion Umicore Plant underway projected to create 700 to 1,000 new jobs in construction alone (3 km's away)
- Loyalist Township population 17,380 (as of 2016 data)*
- Village of Bath had highest new housing starts 2023/24 in Loyalist

Site Area:

3.8 Acres | Main Street/Loyalist Parkway | 28,000 sq.ft total

Gross Leasable : Over 28,000 sq.ft.

Available Services: Full municipal services/water, sewer, hydro, cable, high speed internet avail, paved parking and shared pylon sign

Zoned C-4 Allowable Uses Include:

- Restaurant (including Drive-Thru)
- Grocery / Home Decor / Retail / Gym
- Medical / Dental / Veterinary Clinic
- Professional Service / Office
- Coffee Shop / Butcher / Bakery
- Financial / Investment / Speciality Retail /

*Source Loyalist Township Hemson Report Sept 8, 2019



KEY SUMMARY:

Loyalist Market is a retail commercial, professional service & restaurant center with over 28,000 sq.ft of space for lease within four architecturally inspired buildings. Including a freestanding drive-thru pad site available for Land Lease. 220 Main Street home to Pharmasave has one 1,514 sq.ft. unit available, 218 Main Street the new home of Amherst Island Radio has one unit remaining at 3,028 sq.ft. and 216 Main Street is Now Fully Leased. Existing tenants include Pharmasave, Medical, Physio, Bath Budz, Parkway Church, Amherst Island Radio, Apizza Pie & Cheese store & more. Exceptional opportunity to locate your business in a growing community (Bath had housing starts in Loyalist Township 2022/23 at 204 new homes. Village of Bath less than 3kms to the over 2.5 Billion Dollar Umicore Facility projected to create 700-1,000 jobs in construction alone for the area. The plaza is located adjacent to the first phase of the new Aura Development part of a 400+ acre development. The traffic count nearest the intersection (33 & Cty Rd. 4) dated 2016 is 6,450 AADT up 19%. Common Area & Taxes Projected at \$6.20 sq. ft.

**Starting from \$12.00 per sq.ft. N/N/N
per Landlords form of lease base building shell**



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216 - 222 Main Street, Bath - Ontario

UNIT	RATE / AVAILABILTIY	Approx. Sq. Ft
220 Main Street, Units B1, B2	LEASED	3,124 sq.ft.
220 Main Street, Units B3	LEASED	1,514 sq.ft.
220 Main Street, Unit B4	LEASED	1,444 sq.ft.
220 Main Street, Unit B5	For Lease - \$12 sq.ft. N/N/N	1,514 sq.ft.
220 Main Street, Unit B6	LEASED	1,575 sq.ft.
218 Main Street, Unit C1	LEASED	1,584 sq.ft.
218 Main Street, Unit C2	For Lease - \$12 sq.ft. N/N/N	1,514 sq.ft.
218 Main Street, Unit C3	For Lease - \$12 sq.ft. N/N/N	1,514 sq.ft.
218 Main Street, Unit C4	LEASED	1,444 sq.ft.
218 Main Street Unit C5	LEASED	1,545 sq.ft.
218 Main Street Unit C6	LEASED	1,545 sq.ft.
216 Main Street Unit D1	LEASED	1,340 sq.ft.
216 Main Street Unit D2	LEASED	1,280 sq.ft.
216 Main Street Unit D3	LEASED	1,200 sq.ft.
216 Main Street Unit D4	LEASED	1,280 sq.ft.
216 Main Street Unit D5	LEASED	2,600 sq.ft.
Drive Thru Pad Site	For Lease - Lease Rate TBD	2,000 - 3,000 sq.ft.





Entrance To Phase 1 of New Home Subdivision known as Aura part of a 400 + acre Residential Development site surrounding. Entrance and Lot Servicing Phase 1 underway directly adjacent



APPROVED DRIVE THRU PAD SITE
LEASE RATE TBD



216 Main Street - 100% LEASED

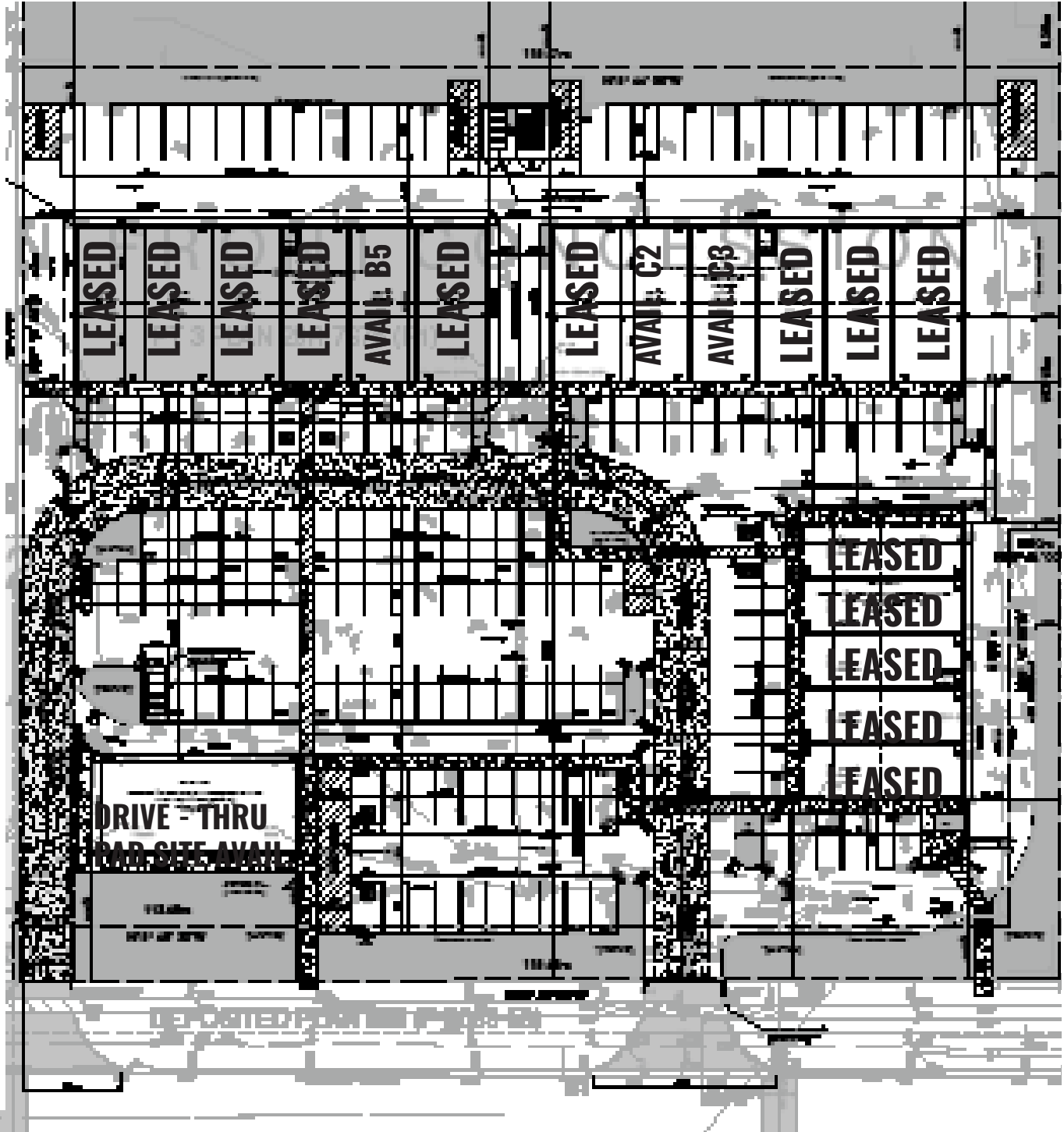


220 Main Street - Unit B5 Available (last unit)



Circle-K
DRIVE THRU
PAD SITE

218 Main Street - Unit C2 & C3 Available (last two units)



SITE PLAN LOYALIST MARKET

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Note: Patrick Hulley, Broker of Record - RE/MAX RISE Executives, Brokerage is a principal shareholder/partner in Main Street Plaza Corp.

