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960 SF GROUND FLOOR RETAIL UNIT IN THE HEART OF DOWNTOWN BURLINGTON

Last Remaining Retail Unit at Nautique Condominiums

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2091-2097 LAKESHORE ROAD, BURLINGTON, ON

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OFFERING AT A GLANCE

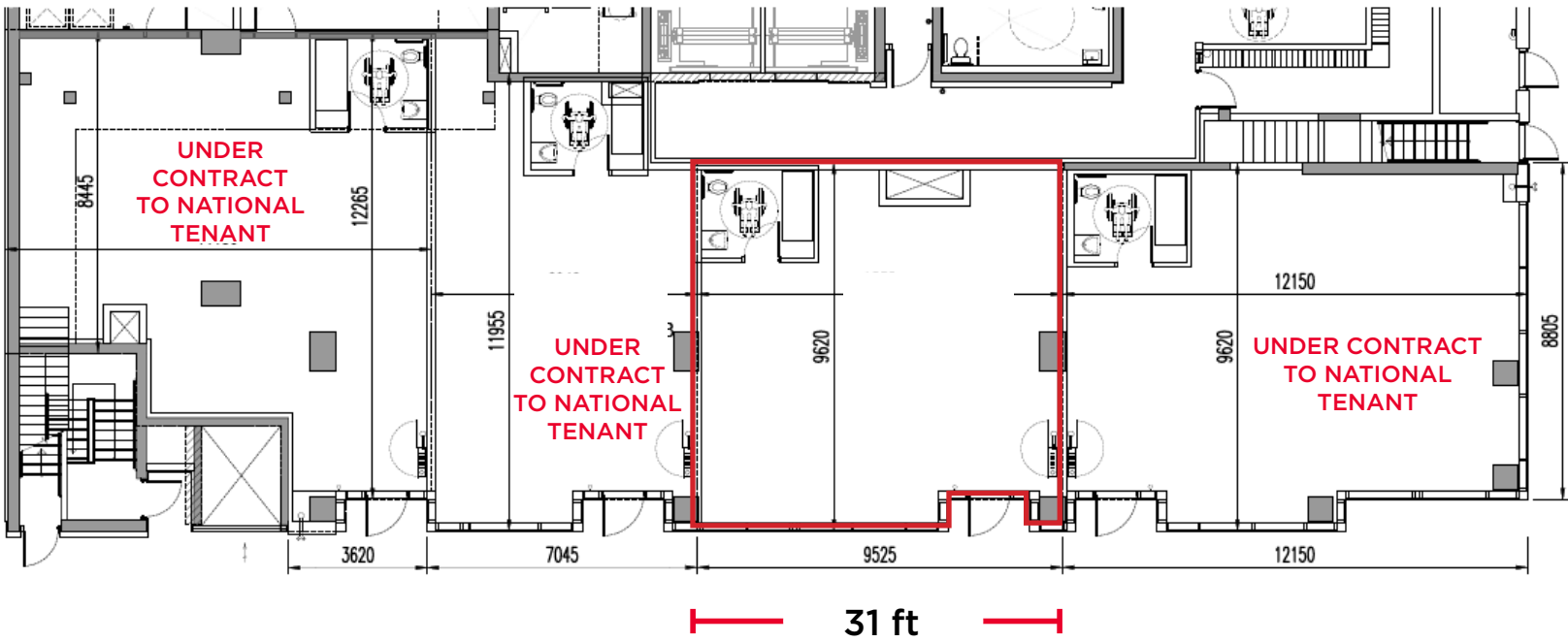
Retail Space C encompasses a 968 SF brand-new ground floor retail space, located at the base of Nautique Lakefront Residences; a luxurious 25 storey, 254 suite residential tower in the heart of downtown Burlington. Nestled between two prominent F&B related tenancies, this last remaining retail unit features a desirable wide and shallow configuration, with approximately 31’ of frontage on bustling Lake Shore Road. A new floor to ceiling glass façade offers large signage and great exposure to pedestrian and vehicular traffic. This unit is suitable for a variety of retail and F&B related uses.

PROPERTY DETAILS

Address	Unit “C”, 2091-2097 Lakeshore Road, Burlington
Size	968 SF
Ceiling Height	13’ Clear Height
Frontage	Approximately 31’
Term	5-15 Years
Year Built	2024
Zoning	DC-479
Net Rent	\$4,950/Month
Additional Rent	\$940/Month

HIGHLIGHTS

- Last remaining unit in a high-traffic location on Lakeshore Road, along Burlingtons waterfront
- Right sized square unit with floor to ceiling glass and wide frontage
- Newly built vanilla shell space with patio potential on Lake Shore Road
- Located between two national tenants and many retailers in Downtown Burlington
- Across from the Pearle Hotel and adjacent to several large scale residential developments




AREA OVERVIEW

2091 Lakeshore Road in Burlington, ON, presents an exceptional opportunity for retailers to establish a flagship presence in downtown Burlington’s most desirable building. With strong retail demand and an booming population density, this location is positioned for success. The area is seeing substantial residential development, ensuring near term population growth and increasing retail demand. Its proximity to neighborhood landmarks like the Pearle Hotel, waterfront attractions and major developments proves 2091 Lakeshore to be a prime spot for businesses looking to capitalize on a thriving market. Retailers at this location can benefit from the area’s growth and vibrant community.


BURLINGTON AT A GLANCE



195,000
Total Population



73%
Post-Secondary Education Rate



213 km
Trails




127
Parks



2019
Burlington rated Canada’s Best Community


DEMOGRAPHICS

Population



3km Radius: 43,038
5km Radius: 78,982

Average Household Income



5km Radius: \$126,833

Average Age



3km Radius: 46 Years




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A map of Burlington, Ontario, showing a grid of streets. A green circle with a white 'B' and the word 'BURLINGTON' is in the top left. A red circle with a white dot in the center is located on New St, near the intersection with Lakeshore Rd. A red line connects this dot to a circular inset image of a modern multi-story building. Numbered red circles (1-15) are placed along Lakeshore Rd and nearby streets. Street names labeled include Victoria Ave, Brant St, James St, Martha St, and Lakeshore Rd.

ATTRACTION & AMENITIES

- 1 Waterfront Hotel Burlington
- 2 The Pearle Hotel & Spa
- 3 Marquis Lakeside Inn
- 4 Pepperwood Bistro Brewery
- 5 Di Mario’s Trattoria
- 6 Tourism Burlington
- 7 The Burlington Performing Arts Centre
- 8 Burlington City Hall
- 9 Burlington Lions Club
- 10 Art Gallery of Burlington
- 11 The Sunshine Donut Co
- 12 Joseph Brant Museum
- 13 Spencer’s At The Waterfront
- 14 Spencer Smith Park
- 15 Brant Street Pier

NEARBY RETAILERS





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