



# FOR LEASE

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

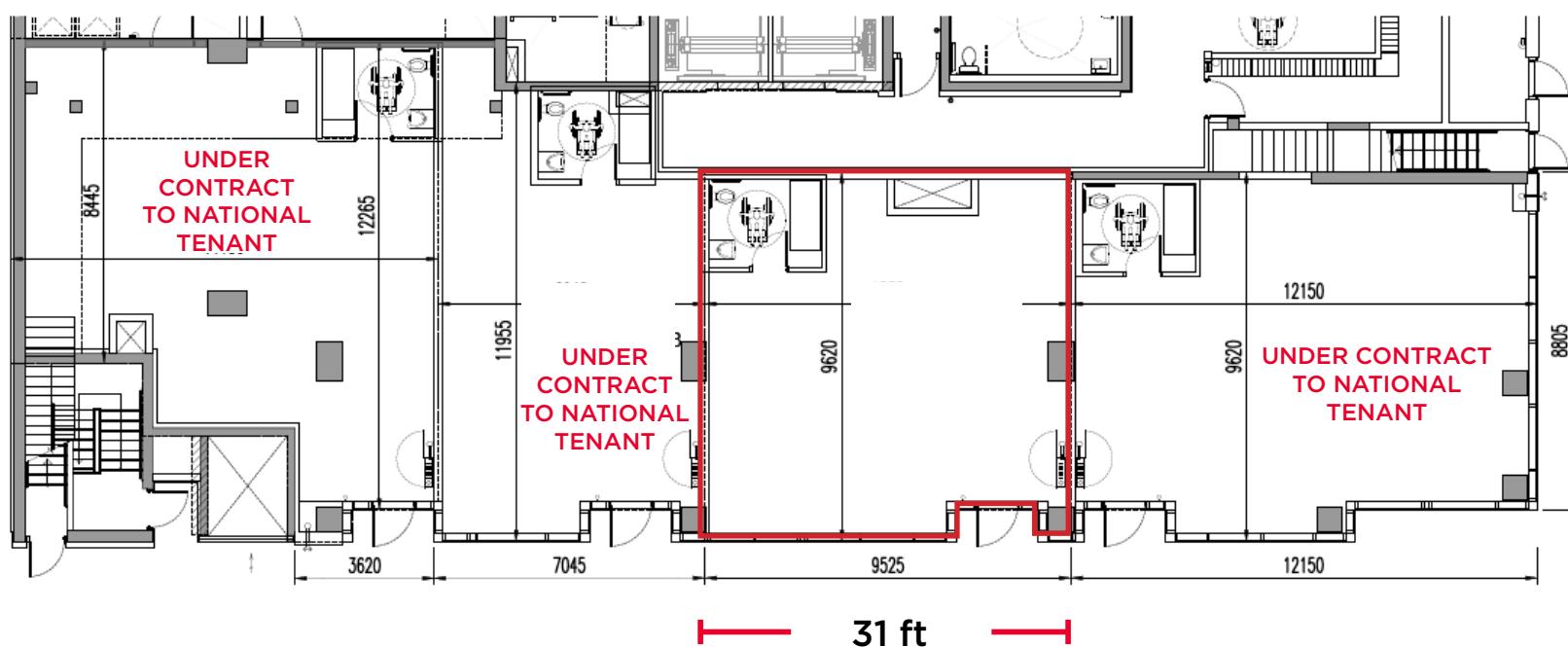
Retail Space C encompasses a 968 SF brand-new ground floor retail space, located at the base of Nautique Lakefront Residences; a luxurious 25 storey, 254 suite residential tower in the heart of downtown Burlington. Nestled between two prominent F&B related tenancies, this last remaining retail unit features 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

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

## HIGHLIGHTS

- Last remaining unit in a high-traffic location on Lakeshore Road, along Burlington's 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



## ///// Location Overview

### 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

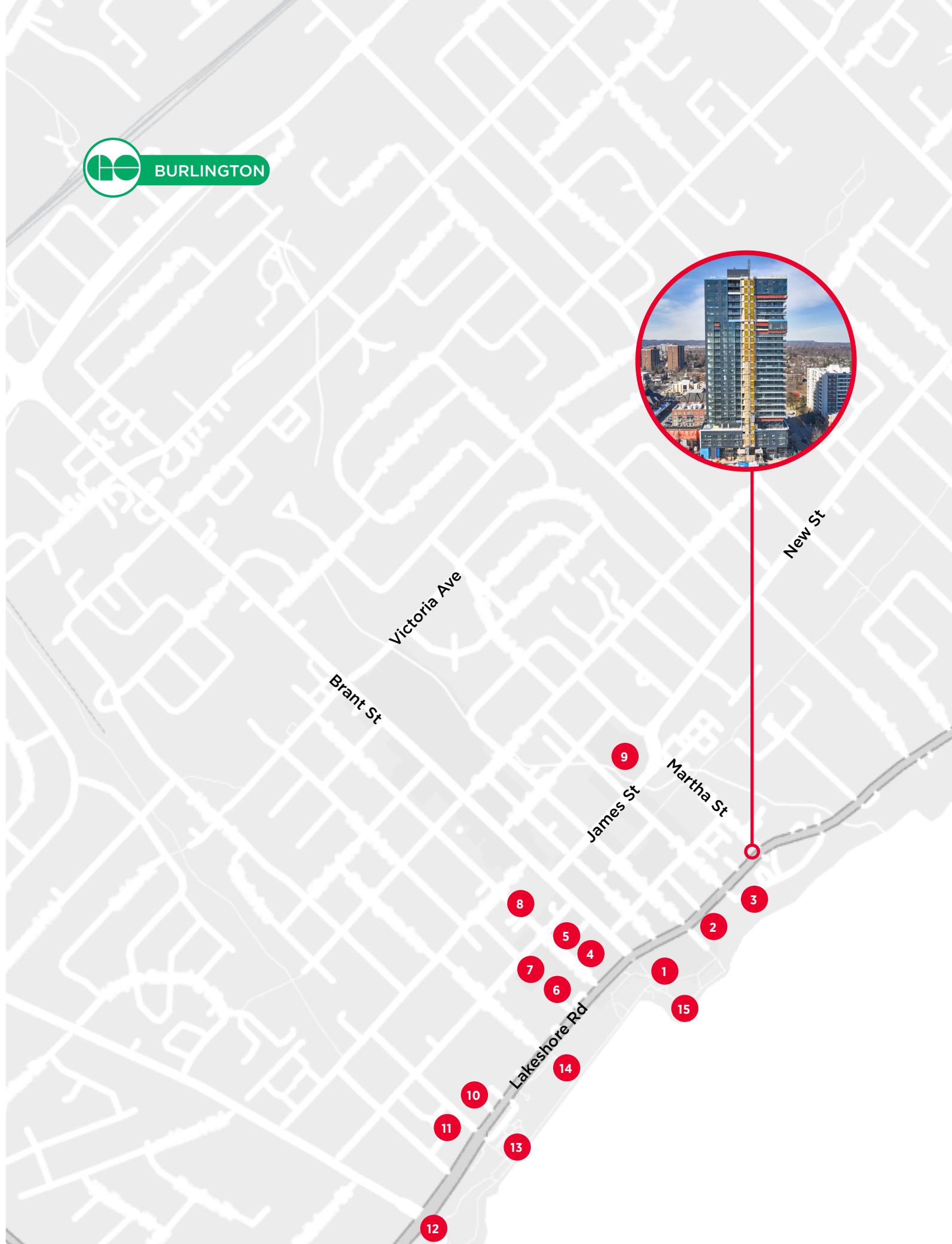


**5km Radius:** \$126,833

#### Average Age



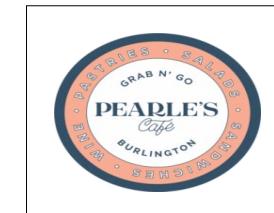
**3km Radius:** 46 Years



### 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



## CONTACT

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