

1099

Finch Drive | Sarnia

FOR LEASE +/- 0.93 Acres



SUBJECT SITE

FINCH DRIVE

LONDON ROAD



Dollar TREE

metro

STAPLES

Land Lease / Design Build Opportunity

CBRE

The Offering

1 Acre plot of land ready to be developed for a retail or commercial tenant.

Located in Sarnia, Ontario in a prime retail market, the land is shadowed by Metro, The Brick, Staples, Dollar Tree and many more and located across the street from Lambton Mall.

Suitable for medical, dental, retail, restaurants, and other services.

Property Details



+/- 0.93 Developable Acres
LAND SIZE



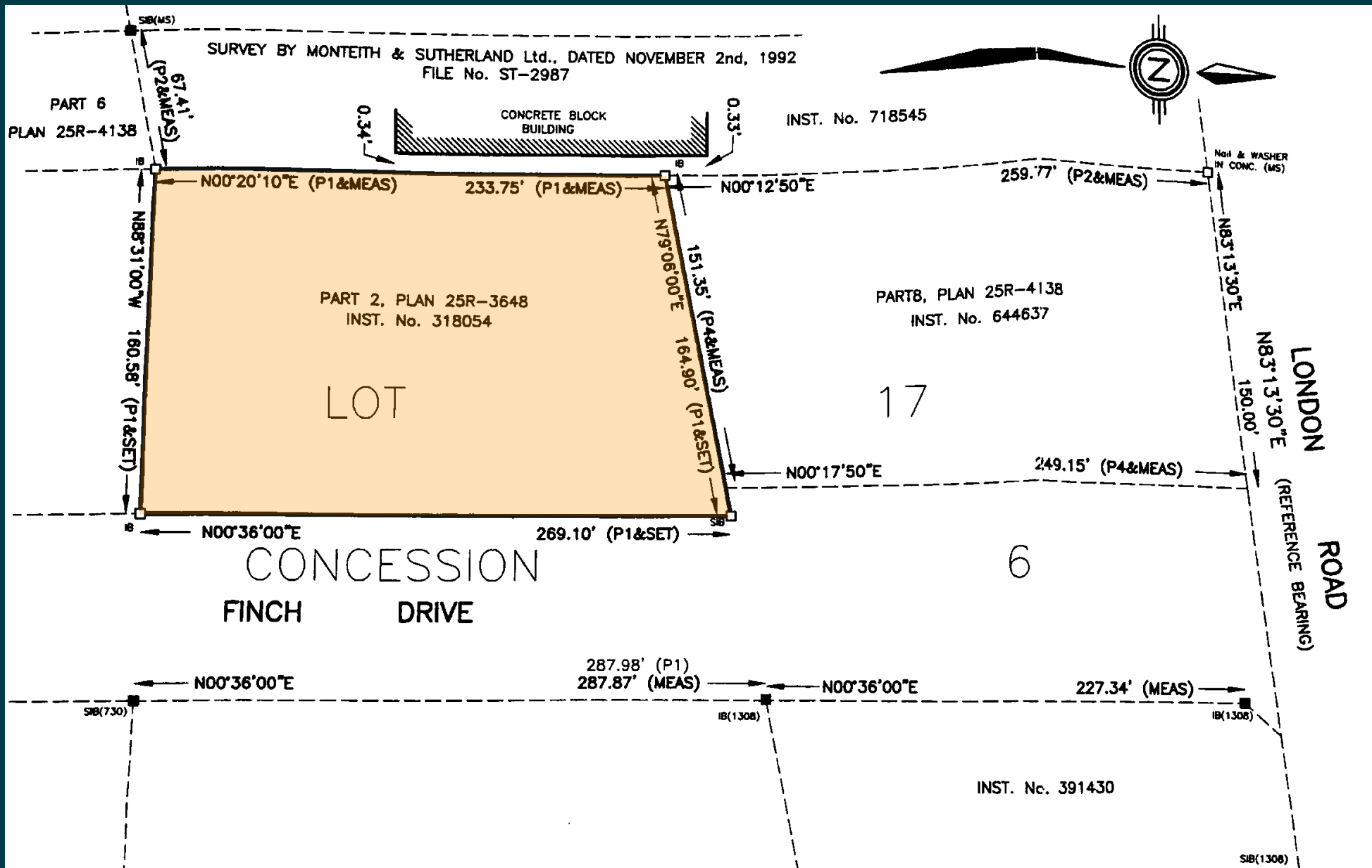
Contact Listing Agent
ASKING RENT



Contact Listing Agent
TAXES



Site Survey



Zoning and Permitted Uses

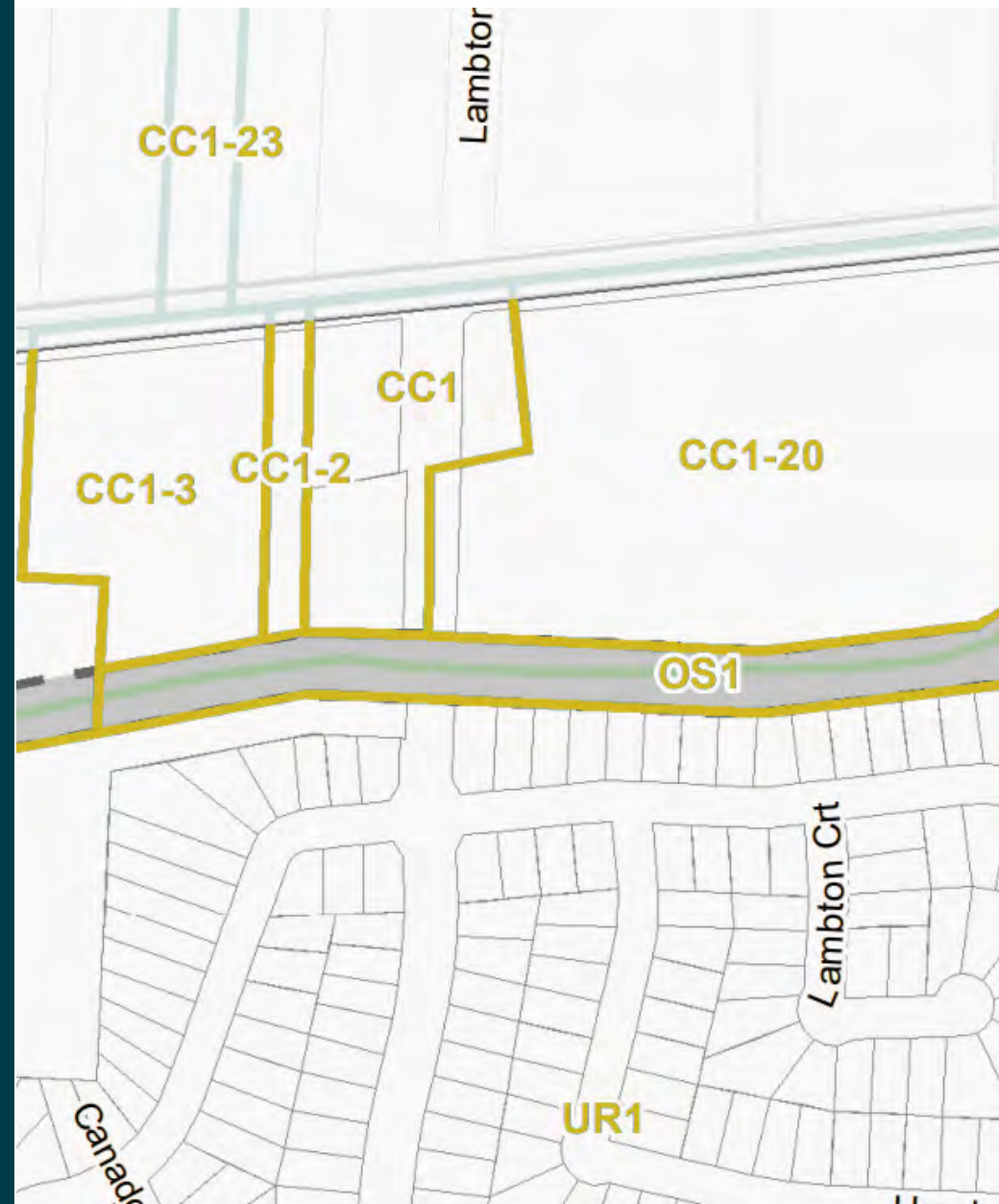
SARNIA ZONING BY LAW - CC1 (COMMERCIAL CENTER 1 ZONE)

The following uses are included but not limited to by Zoning By-Law UR1 :

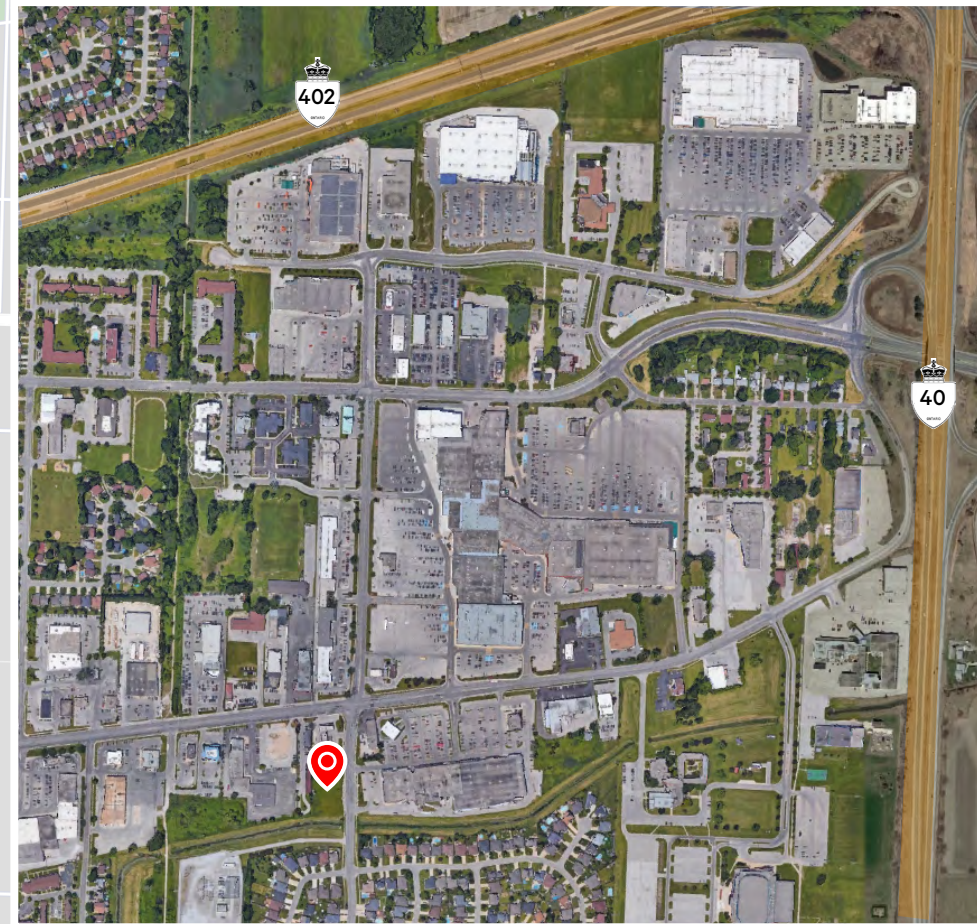
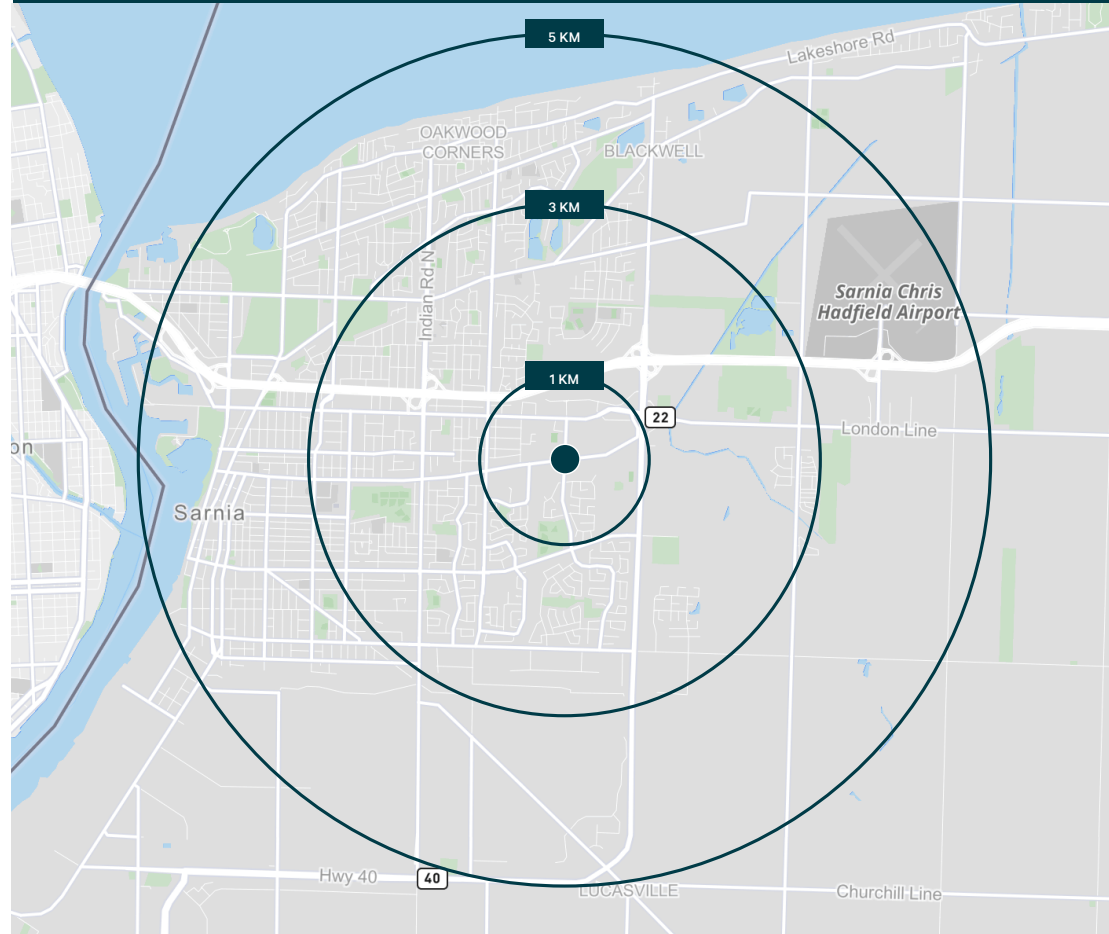
- Accessory uses and buildings
- Ambulance dispatch facilities
- Animal hospitals
- Auditoriums
- Automobile service stations
- Automobile washing establishments
- Automobile sales establishments
- Automobile repair establishments
- Bakeries
- Bake shops
- Bingo halls
- Building supply establishments
- Bulk retail sales establishments
- Bulk sales establishments
- Bus depots
- Call centres
- Colleges and universities
- Commercial schools
- Commercial recreation establishments
- Community centres
- Convenience stores
- Convention facilities
- Day nurseries
- Day care centres
- Dry cleaning establishments
- Financial institutions
- Flea markets
- Gas bars
- Hotels and motels
- Laboratories
- Labour union halls
- Laundromats
- Libraries
- Medical clinics / centres
- Minor institutions
- Museums
- Night clubs
- Nursery and garden centres
- Offices
- Payday loan establishments
- Personal service establishments
- Pharmacies
- Place of Worship
- Public halls
- Repair and rental establishments
- Restaurants
- Retail establishments, including shopping centres and department stores
- Service establishments
- Social and service clubs
- Studios
- Theatres
- Wholesale establishments

[CLICK TO VIEW
CC1
\(ZONING BY-LAW\)](#)

[CLICK TO VIEW
SARNIA
ZONING DEFINITIONS](#)



Demographics



Total Population 2023



Population Growth
2023-2028



Daytime Population 2023



Household Income 2023

1 KM

3,743

6.3%

5,496

\$110,485

3 KM

37,839

6.4%

36,557

\$105,763

5 KM

68,125

4.8%

71,608

\$101,824



5 minutes away
from HWY 402
and HWY 40

Location and Amenities



RETAIL AMENITIES

- 1 Home Depot
- 2 Rona
- 3 Walmart, Winners, Michaels, PetSmart, Dollarama, LCBO
- 4 Sleep Country, Planet Fitness, McDonalds
- 5 Best Buy, Leon's, Tim Hortons, Dairy Queen
- 6 Lambton Mall
- 7 Staples, The Brick, Metro
- 8 Petro-Canada, Popeyes, Harvey's, Taco bell
- 9 Real Canadian Supercentre, Giant Tiger, Starbucks
- 10 Petro-Canada, Esso, TD, CIBC, Wendy's
- 11 Lambton College

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FOR MORE INFORMATION, PLEASE CONTACT:

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