

**GROUND FLOOR RETAIL FOR SALE & FOR LEASE**

# Downtown Burlington Waterfront

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**2091-2097 LAKESHORE ROAD, BURLINGTON, ON**

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## OFFERING AT A GLANCE

Cushman & Wakefield ULC (the “Advisor”) has been retained by the Vendor to Sell or Lease the ground floor commercial condominium unit within Nautique Lakefront Residences (the “Property”) located at 2091-2097 Lakeshore Road Burlington, Ontario. The development, known as the Nautique Lakefront Residences is due to be completed in fall of 2024, at the corner of Martha Street and Lakeshore Road. The commercial units include 4,276 sf of leasable area with high-visibility frontages of approximately 106 feet on Lakeshore Road, Downtown Burlington.

## PROPERTY DETAILS

Address	2091-2097 Lakeshore Road, Burlington
Frontage:	106 ft along Lakeshore Road
Title	Freehold (with separate commercial condo board)
Year Built	2024
Building Size	Unit A: 1,249 sf Unit B: 864 sf Unit C: 967 sf Unit D: 1,196 sf <b>Total Area - 4,276 sf</b>
Ceiling Height	13' Clear Height
Parking	20+ underground spaces available
Loading Area	Large Truck Level
Shipping	Connected to Unit
Occupancy	Vacant
Availability	Immediate
Term	5-15+ Years
Zoning	DC - 479
Official Plan	DC - Downtown Centre
Sale Price	\$3,895,000
Lease Price	Contact Listing Agents





## INVESTMENT HIGHLIGHTS



**High-traffic location on a Lakeshore Road, along Burlingtons waterfront.**



**High-visibility freehold retail asset with prominent exposure on Lakeshore Road. Residential Development includes 240 residential units within the Property.**



**New construction retail space with a high-quality build-out available.**



**Located within walking distance of multiple retail uses in Downtown Burlington, local green spaces, Burlington Waterfront, City Hall, restaurants and multiple community amenities.**

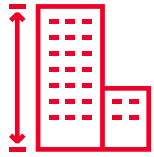


## PROJECT BREAKDOWN



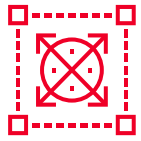
**4**

Total Units



**4,276 sf**

Total Net  
Rentable Area



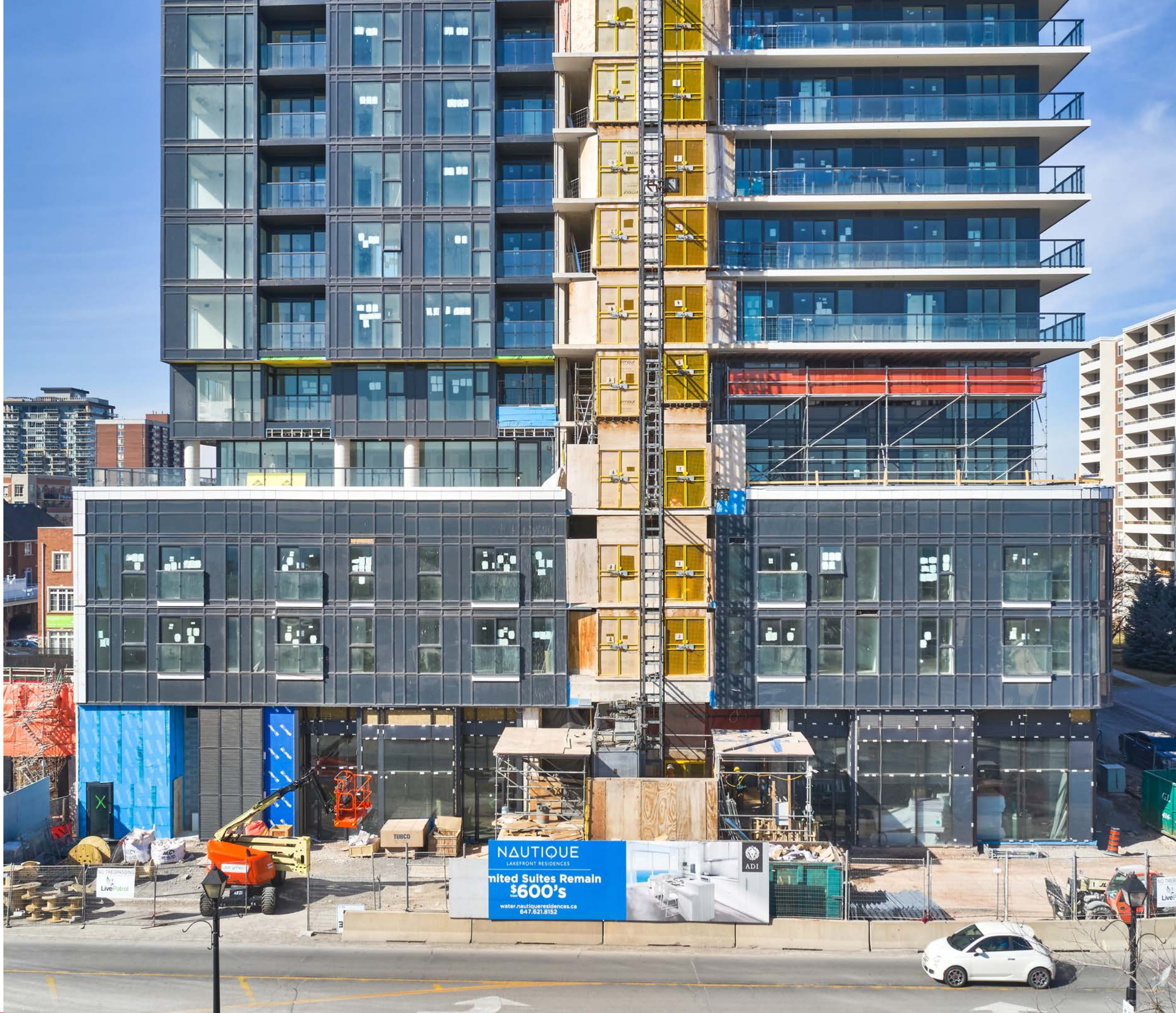
**106 ft**

Approx. Frontage



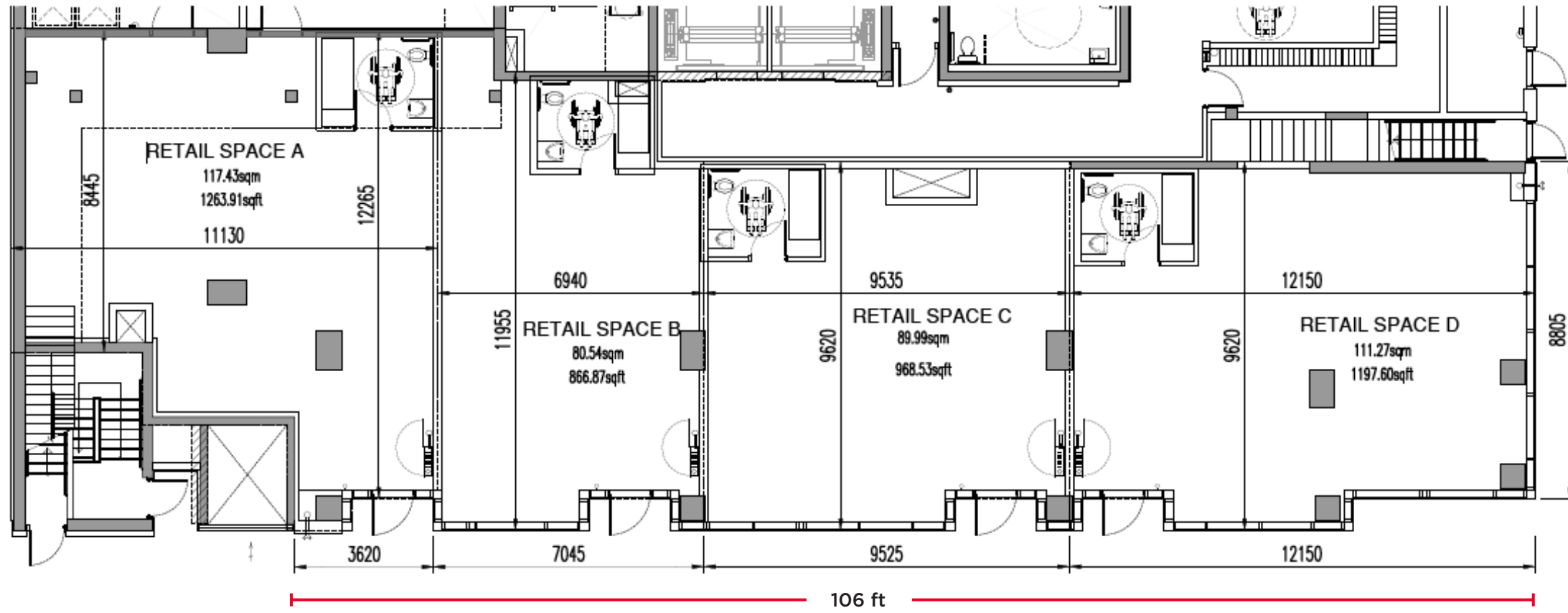
**Available**

Street Parking

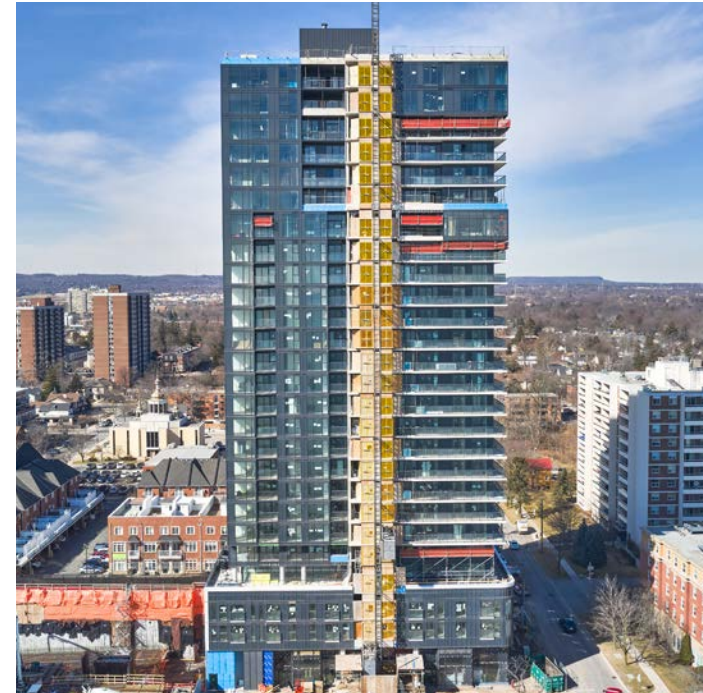


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### FLOOR PLAN



### CURRENT STATUS



**RETAIL AMENITIES**

The Property is ideal for residential redevelopment given its relative location and proximity to the Burlington waterfront, Downtown Burlington, Burlington GO Train Station and Queen Elizabeth Way. The surrounding area has significant labour force access, within the commutersheds of both the City of Oakville and the City of Hamilton.

Moreover, there are many services within the immediate area of the Property including grocery stores, parks, schools and entertainment complexes that provide the local residents with a variety of amenities within walking or short driving distance.

**BURLINGTON AT A GLANCE**



**195,000**

Total Population



**73%**

Post-Secondary Education Rate



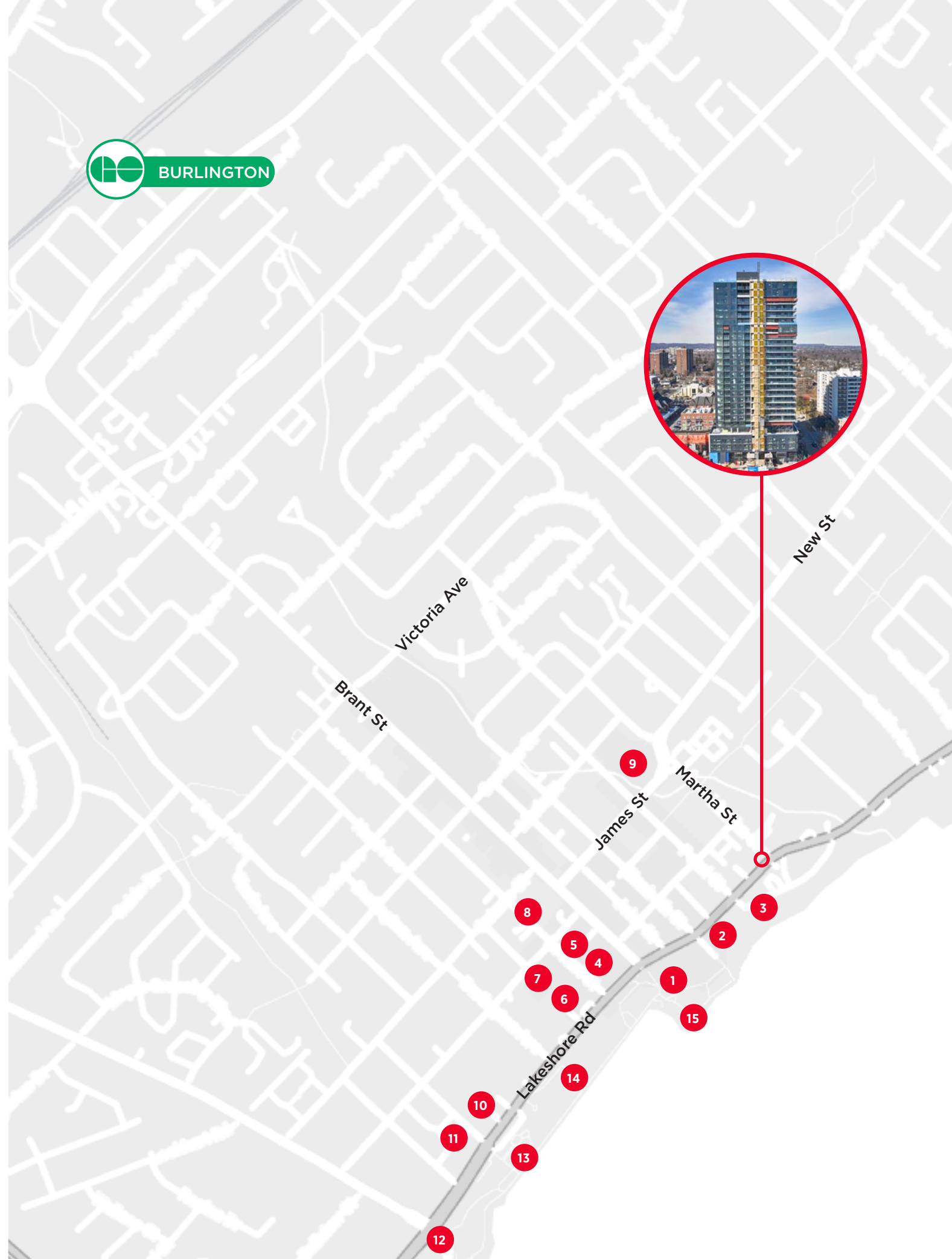
**213 km**     **127**

Trails     Parks



**2019**

Burlington rated Canada's Best Community



**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

**DEMOGRAPHICS**

**Population**



**3km Radius:** 43,038

**5km Radius:** 78,982

**Average Household Income**



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

**Average Age**





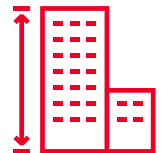
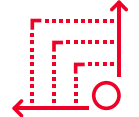
**3km Radius:** 46 Years

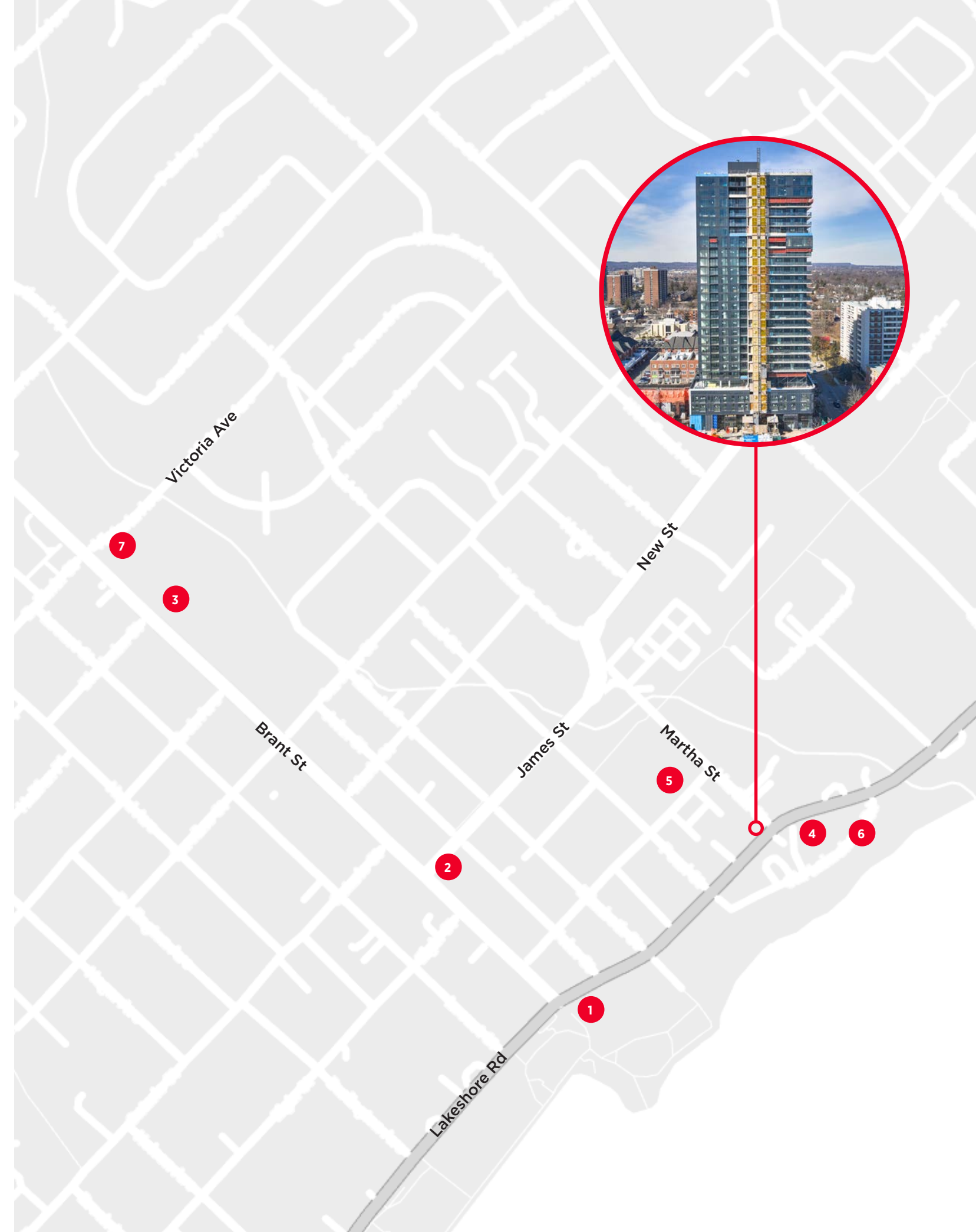
**AREA DEVELOPMENTS**

**Immediate Area - Proposed Condos**

	Project Name	Total Buildings	Total Suites	Total GFA (sf)	Total Parking
1	Elizabeth / Lakeshore 2020 Lakeshore Rd	2	557	625,410	598
2	409 Brant St 401-413 Brant St	1	201	208,907	216
3	Brant / Caroline 535-551 Brant St	1	259	227,942	226
4	Burlington Waterfront Condos 2096-2100 Lakeshore Rd	1	310	215,137	316
5	Martha / Pine 2085 Pine St	1	39	57,839	48
6	Old Lakeshore / Lakeshore 2107 Old Lakeshore Rd, 2119 Lakeshore Rd	1	150	219,778	155
7	Brant Plaza 571-575 Brant St	4	916	-	-
<b>Total</b>			<b>2,432</b>	<b>1,555,013</b>	<b>-</b>

**BURLINGTON TOTAL**

	<b>57</b> Total Proposed Projects		<b>6</b> Total Active Projects
	<b>21,458</b> Total Proposed Units		<b>1,454</b> Total Active Units





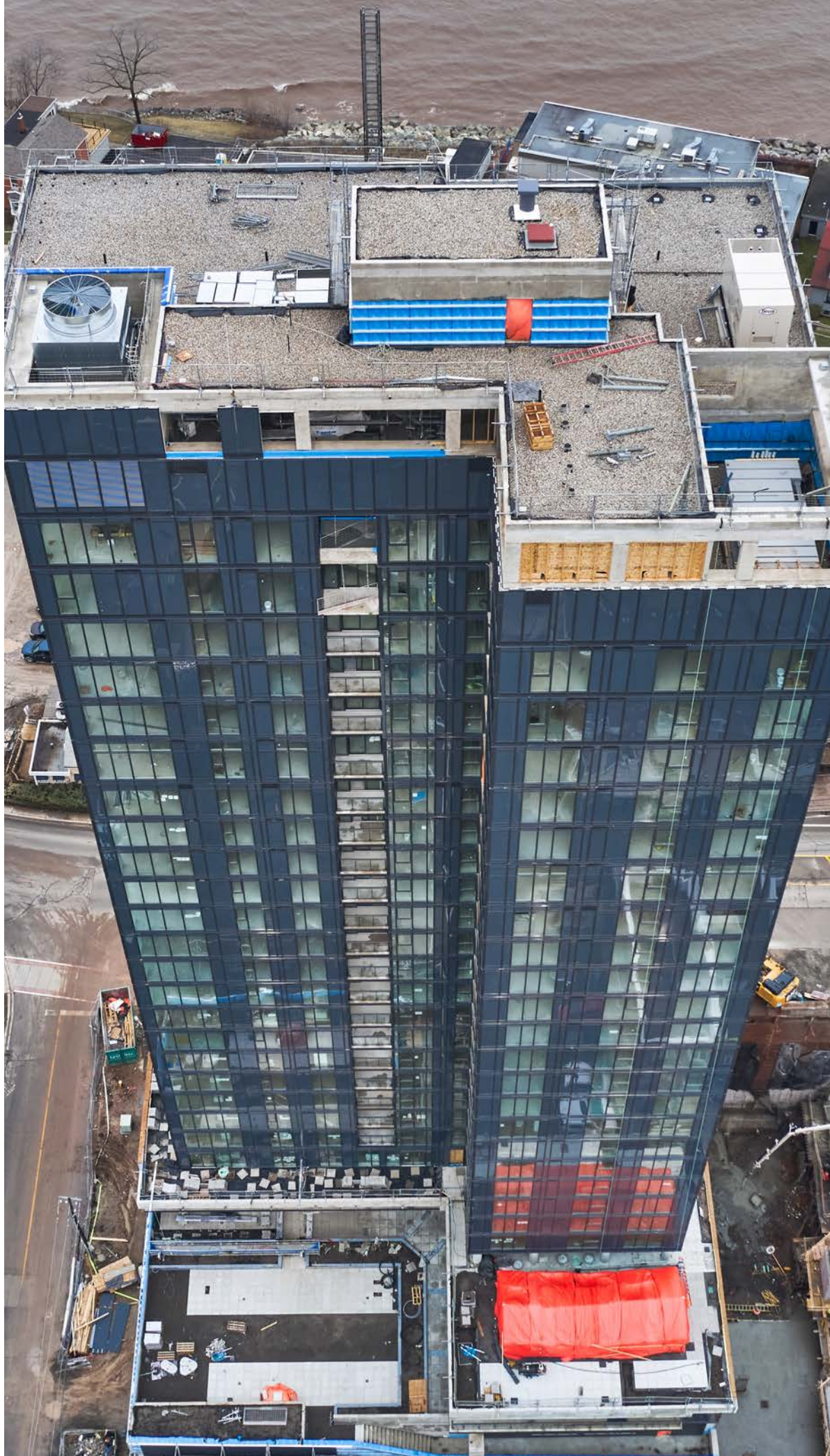
### SUBMISSION GUIDELINES

Expressions of interest should be submitted to the Cushman & Wakefield ULC Property Advisors and will be reviewed by the Vendor on a first-come-first-serve basis. The Property is being offered for sale at a price of \$3,895,000 or for lease (contact Listing Agents for Price). Access to a detailed due diligence data room will be granted to qualified, prospective investors upon receipt of an executed Confidentiality Agreement (“CA”).

### SUBMISSIONS

Offers are to be submitted to the listing team at:

**Rene Serin & Michael Betel**  
Cushman & Wakefield Capital ULC  
1 Prologis Blvd, Suite 300,  
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