

For Lease

PRIME RETAIL

977-993 Wellington Road London, ON



REDWATER
CAPITAL



The Neighbourhood

The South London neighbourhood itself boasts a relatively high population and is also one of the more multicultural neighborhoods in London. The high population is largely due to the higher number of apartment buildings, townhouses and semi-detached homes built in the neighbourhood between 1970 and 1980. When compared to other areas of London, this does allow more first time buyers an opportunity to get into the market and own their own home. In the center of the neighbourhood's circling and winding roads is White Oaks Mall, which was built in 1973 and then expanded in 2010. The mall now includes over 185 different stores and services in the mall and is home to big box stores, restaurants and entertainment venues.

Demographics

977-993 Wellington Rd (5 km radius)

125,720	120,263	39.50
Population	Daytime Population	Median Age

\$77,777	54,376	12.91%
Average Household Income	Total Households	Growth Rate Next 5 Years

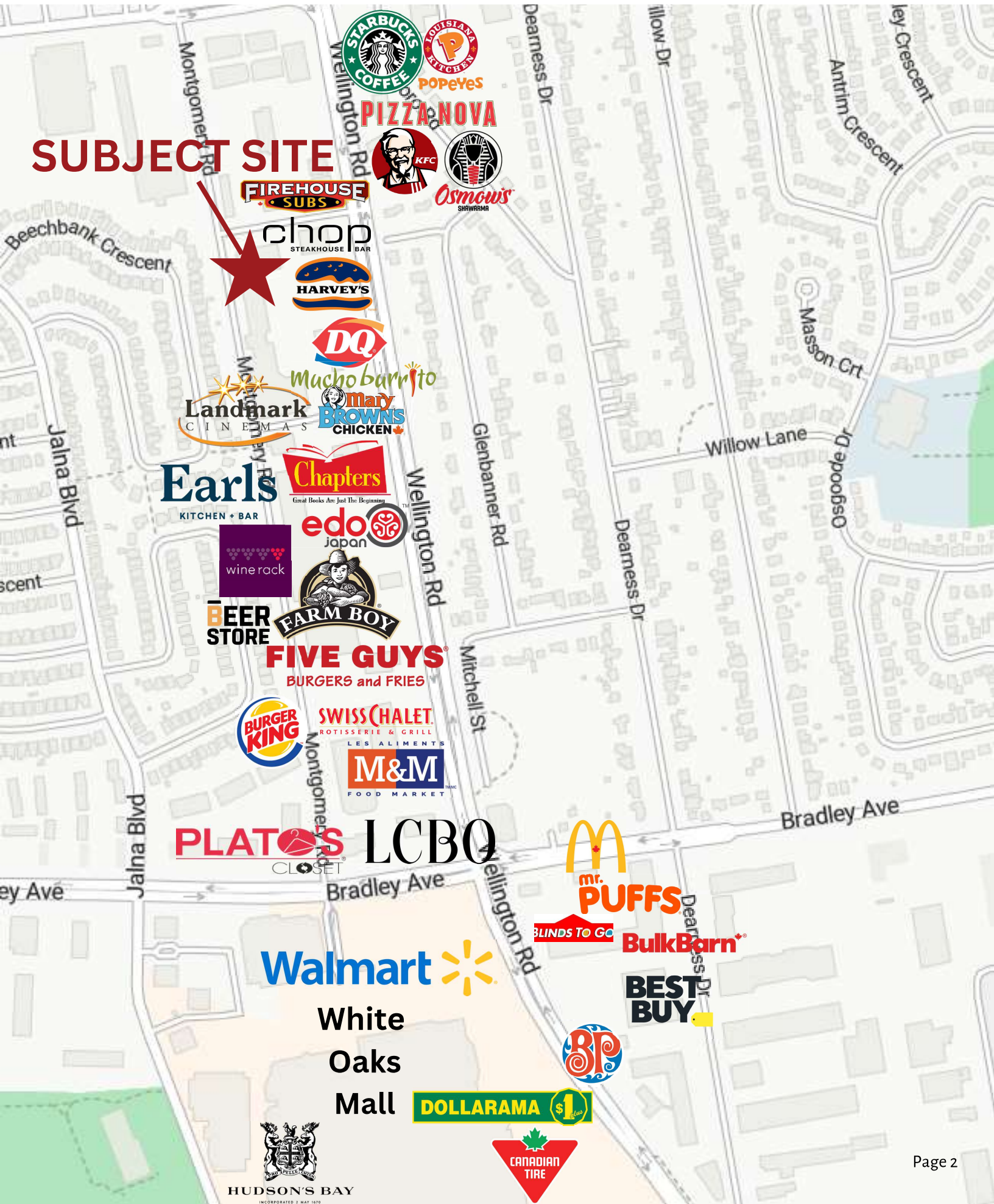
Wellington Road and Highway 401 Intersection

62,600
Average Daily Vehicle Traffic Count

Sources: Costar Group, 2024

Retail Map

SUBJECT SITE



Property Details

Location: 977-993 Wellington Road, London, Ontario

Accessibility: Along an arterial retail corridor near Highway 401

Neighborhood: Surrounded by national tenants including Loblaws, Farmboy, Harvey's, Mary Brown's Chicken, Landmark Cinemas, Canadian Tire and many more national retailers

Proximity: Near White Oaks Mall

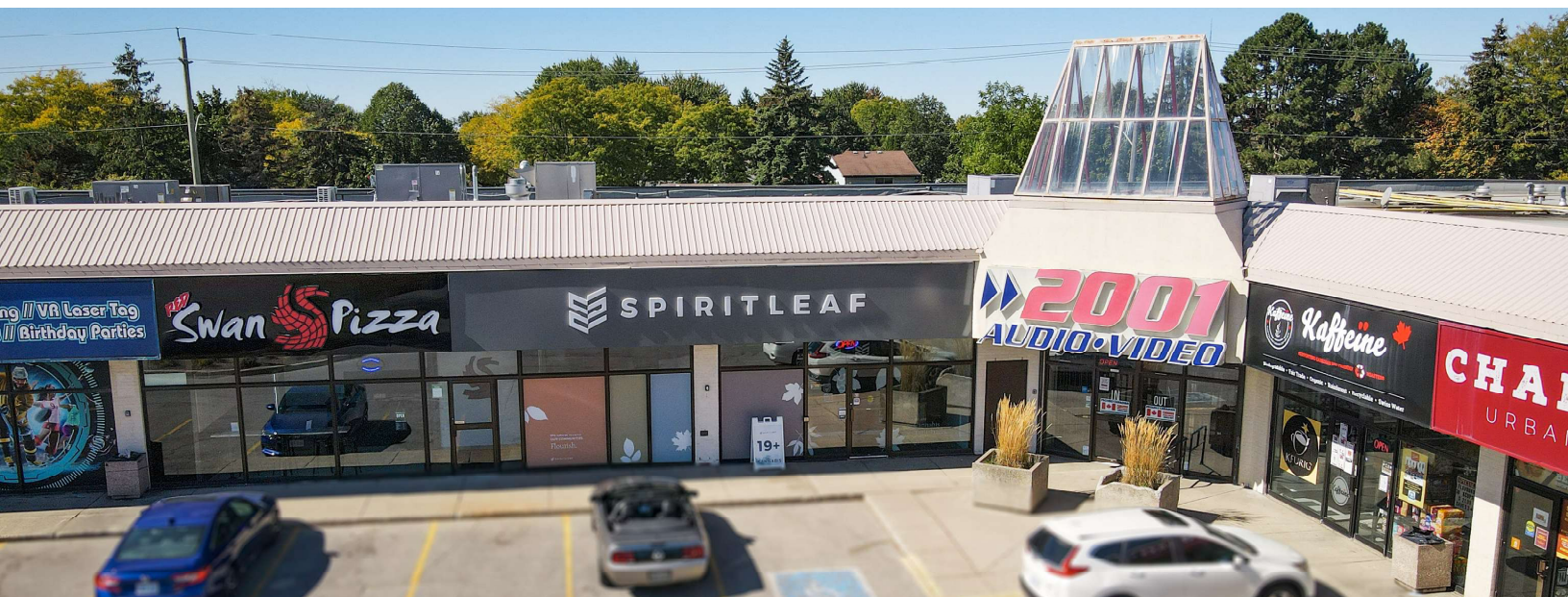
Key Features:

- **Strategic Location:** Positioned for exceptional exposure and easy access
- **High Traffic Area:** Benefit from the bustling flow of customers along the arterial corridor
- **Proximity to Major Retailers:** Join a community of thriving national brands, enhancing foot traffic and visibility
- **Convenient Access:** Close proximity to Highway 401 ensures accessibility from all directions
- **Versatile Spaces:** Flexible layouts cater to various retail needs

Ideal for Retailers Seeking:

- Increased Visibility
- Prime Location with High Foot Traffic
- Access to a Diverse Consumer Base
- Proximity to Established National Brands

Don't miss out on the opportunity to elevate your retail presence in this dynamic commercial hub. Contact us today to secure your space at Wellington Southdale Plaza!



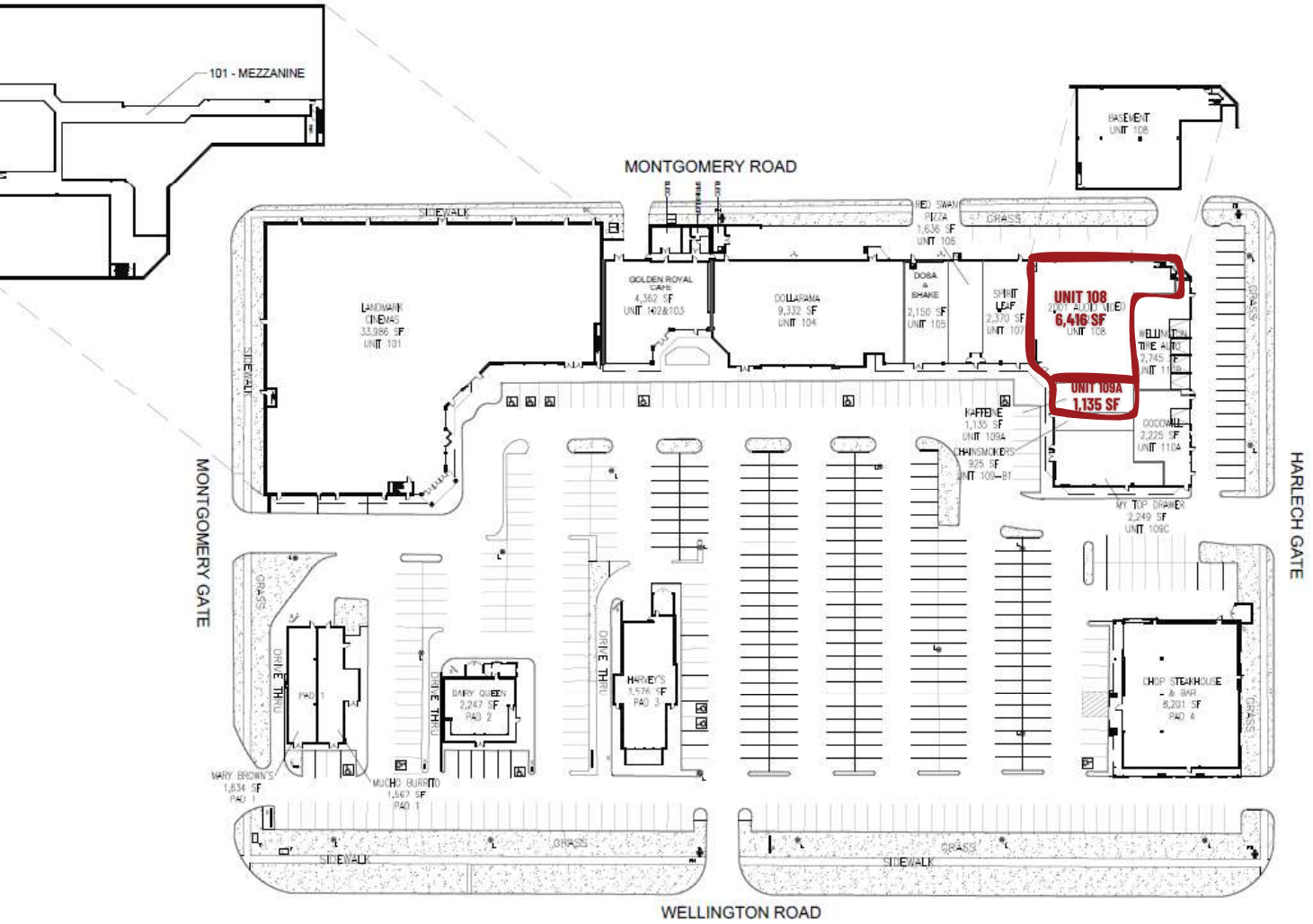
Availability

Location: 977-993 Wellington Road, London, Ontario

Availability:	<u>Unit #</u>	<u>Size</u>	<u>Net Rent</u>	<u>Additional Rent</u>	<u>Occupancy</u>	<u>Minimum Term</u>
	108	6,416	\$20.00	\$14.65	Immediate	Ten (10) Years
	109A	1,135	\$27.00	\$14.65	Immediate	Ten (10) Years



Site plan



Demographic Summary Report

977-997 Wellington Rd, London, ON N6E 3A9

Building Type: General Retail
 Secondary: Storefront
 GLA: 69,969 SF
 Year Built: 1988

Total Available: 7,553 SF
 % Leased: 98.38%
 Rent/SF/Yr: Negotiable



Radius	1 km	2 km	5 km
Population			
2023	8,603	35,381	125,720
2028	9,546	39,179	138,532
2033	10,389	42,589	150,378
Growth 2023 - 2033	10.96%	10.73%	10.19%
	20.76%	20.37%	19.61%
2023 Population by Occupation			
Art, Culture, Recreation, Sport	81 1.90%	407 2.29%	1,618 2.52%
Business, Finance, Administrative	656 15.35%	2,563 14.43%	9,387 14.63%
Health	259 6.06%	1,219 6.86%	5,109 7.96%
Management	240 5.62%	1,193 6.72%	5,224 8.14%
Natural & Applied Sciences	228 5.33%	967 5.44%	3,558 5.54%
Primary Industry	70 1.64%	175 0.99%	618 0.96%
Processing, Manufacturing, Utilities	302 7.07%	1,343 7.56%	4,132 6.44%
Sales & Service	1,375 32.17%	5,416 30.49%	17,775 27.70%
Social Sci, Educ, Govmt, Religion	370 8.66%	1,705 9.60%	7,331 11.42%
Trades, Transport, Equip Oper	693 16.21%	2,777 15.63%	9,422 14.68%
Households			
2023	3,113	13,445	54,376
2028	3,529	15,181	60,990
2033	3,879	16,654	66,716
Growth 2023 - 2033	13.36%	12.91%	12.16%
	2.46%	2.39%	2.27%
2023 Households by HH Income			
Income: <\$40,000	756 24.29%	3,353 24.94%	17,356 31.92%
Income: \$40,000 - \$60,000	639 20.53%	2,860 21.27%	10,632 19.55%
Income: \$60,000 - \$80,000	550 17.67%	2,363 17.58%	8,221 15.12%
Income: \$80,000 - \$100,000	415 13.33%	1,909 14.20%	6,556 12.06%
Income: \$100,000 - \$150,000	556 17.86%	2,159 16.06%	7,782 14.31%
Income: \$150,000 - \$200,000	145 4.66%	575 4.28%	2,561 4.71%
Income: \$200,000+	53 1.70%	225 1.67%	1,270 2.34%
2023 Average Household Income	\$80,264	\$78,777	\$77,041
2023 Median Household Income	\$65,684	\$64,172	\$58,298
2023 Per Capita Income	\$29,043	\$29,936	\$33,321

FOR MORE INFORMATION PLEASE CONTACT



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