



1510-1515  
North Service  
Road, Burlington  
BURLINGTON MEGA CENTRE

&

2208  
Industrial,  
Street, Burlington

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# Property Details

Fantastic opportunity with excellent exposure to the 403/QEW in the heart of Burlington. Conveniently located to serve the Burlington area, as well as Oakville, Hamilton, Stoney Creek, and Ancaster. Draw from a total population of 882,000 people within a 20 minutes drive time. Service a market with household income levels in excess of \$135,000, far exceeding the national average.

This retail destination benefits from its placement within a mature and well-established power centre, drawing consistent weekday and weekend activity. The area hosts a diverse lineup of household name retailers, contributing to strong retail synergy and sustained visitor volume.

## Highlights



### Surrounding Area

The surrounding area has a higher than average household income (reported over \$135,000), which speaks to a more affluent local market.



### Highway Access

Because of its strategic placement by major highways (403/QEW), it's accessible not just for Burlington residents.



### Parking

The property features large-format, easily accessible parking, ensuring convenience for customers and supporting high traffic retail uses.



# Area Overview



### MEDIAN AGE\*

3 KM - 44.7  
5KM - 45  
10 KM - 43



### POPULATION\*

3 KM - 60,054  
5KM - 121,012  
10 KM - 255,804



### POPULATION GROWTH 2023-2028\*

3 KM - 2.7%  
5KM - 2.8%  
10 KM - 2.7%



### AVERAGE HOUSEHOLD INCOME\*

3 KM - \$111,533  
5KM - \$127,148  
10 KM - \$134,473



### HOUSEHOLDS\*

3 KM - 26,677  
5KM - 51,594  
10 KM - 100,654

\*CoStar 2023

## ADJACENT STORES



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# Unit Details



**PHASE 1:**  
**10,700 SF AVAILABLE**  
 PRIME QEW EXPOSURE  
**LEASED**  
 Address: 1510 North Service Road  
 Net Rent: Contact Listing  
 TMI: \$9.05 (Estimated 2025)

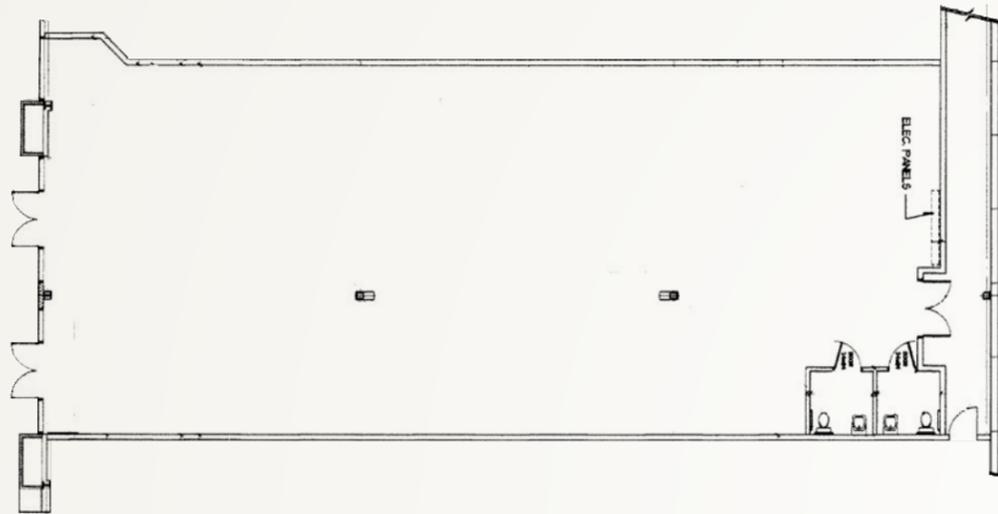
**PHASE 2:**  
**4,225 SF & 9,300 AVAILABLE**  
 Address: 1515 North Service Road  
 Net Rent: Contact Listing Broker  
 TMI: \$11.35 (Estimated 2025)  
 Status: Under Offer

**PHASE 3:**  
**21,447 SF**  
 Address: 2202-2210 Industrial street  
 Net Rent: Contact Listing Broker  
 TMI: \$11.00/sf (Estimated 2025)  
 Status: Unit will be available in Jan 2027

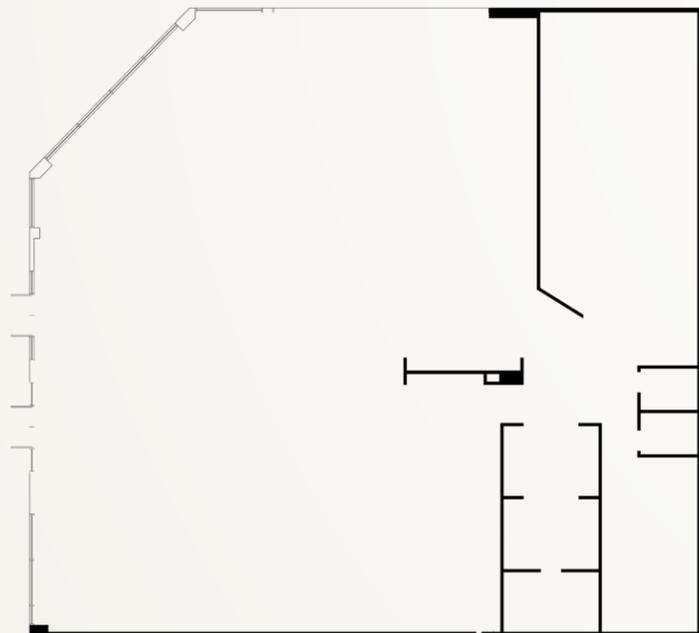
  AVAILABLE
   LEASED

# Phase 2

AVAILABLE SPACE



**UNIT C**  
SIZE 4,225 SF



**UNIT A**  
SIZE 9,300 SF

# Unit Details

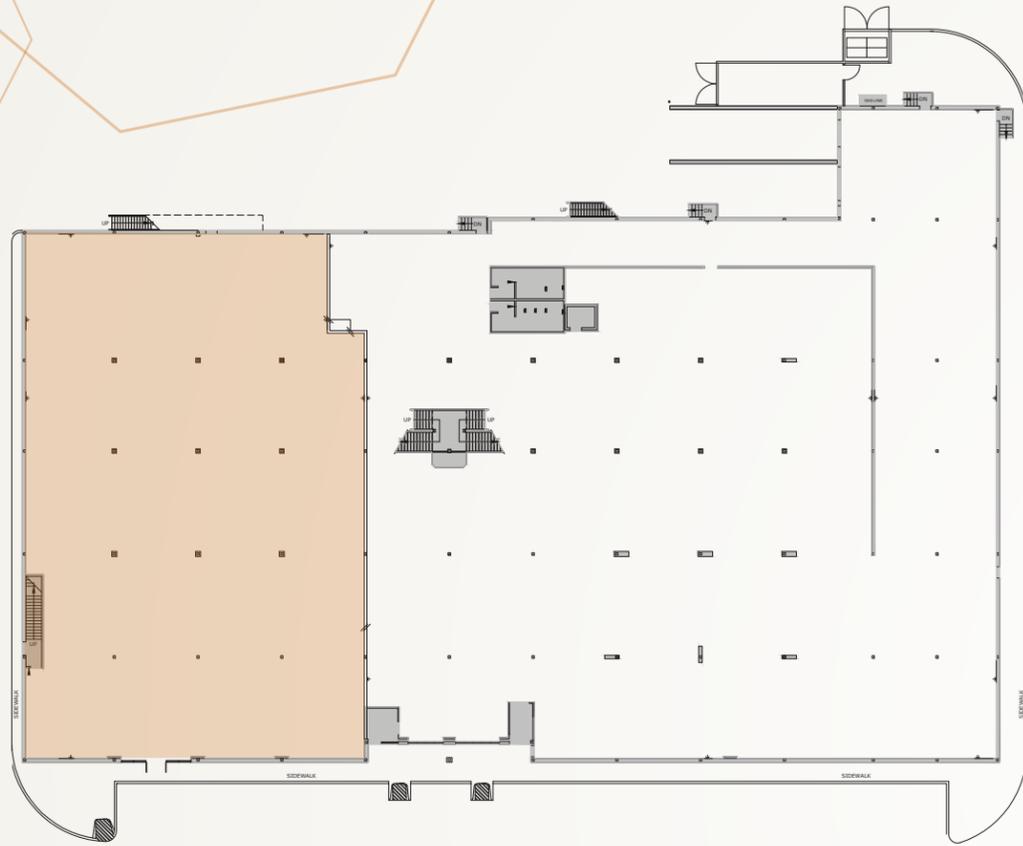
UNIT C:  
4,225 SF

UNIT A:  
9,300 SF

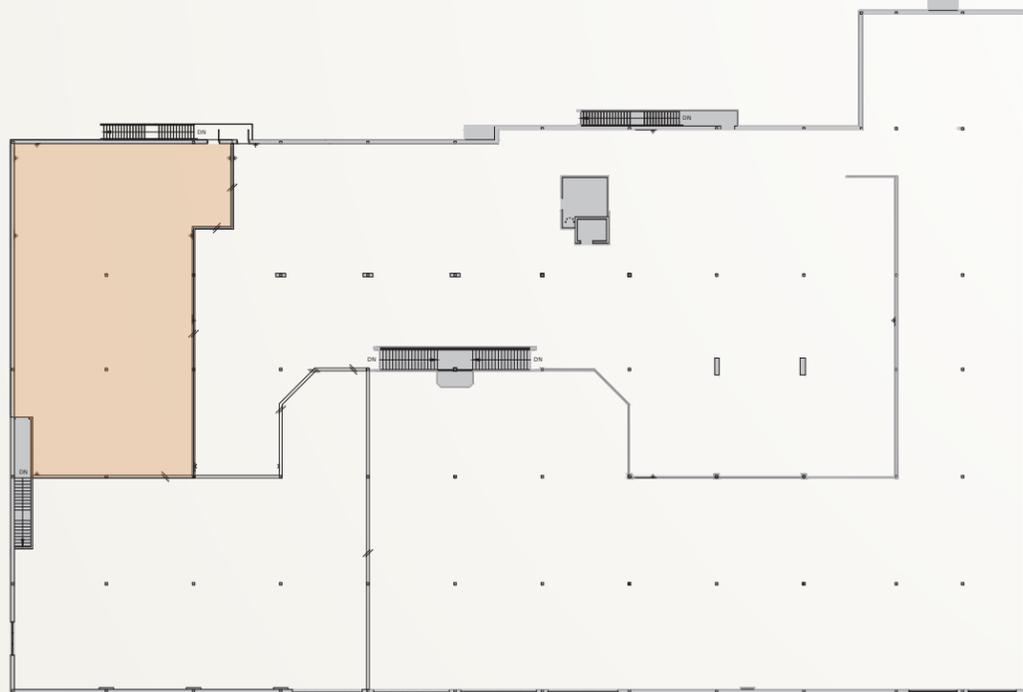


# Phase 3

AVAILABLE SPACE



**GROUND FLOOR PLAN**  
SIZE 15,904 SF



**MEZZANINE**  
SIZE 5,455 SF

# Unit Details

**UNIT A2:**  
**21,447 SF**

Ground Floor: ~15,904 SF

2nd Floor: ~ 5,455 SF

Total: ~ 21,447 SF



# Amenities Map



## PUBLIC TRANSIT

Bus stops located within walking distance ensure easy daily commuting for staff and visitors.



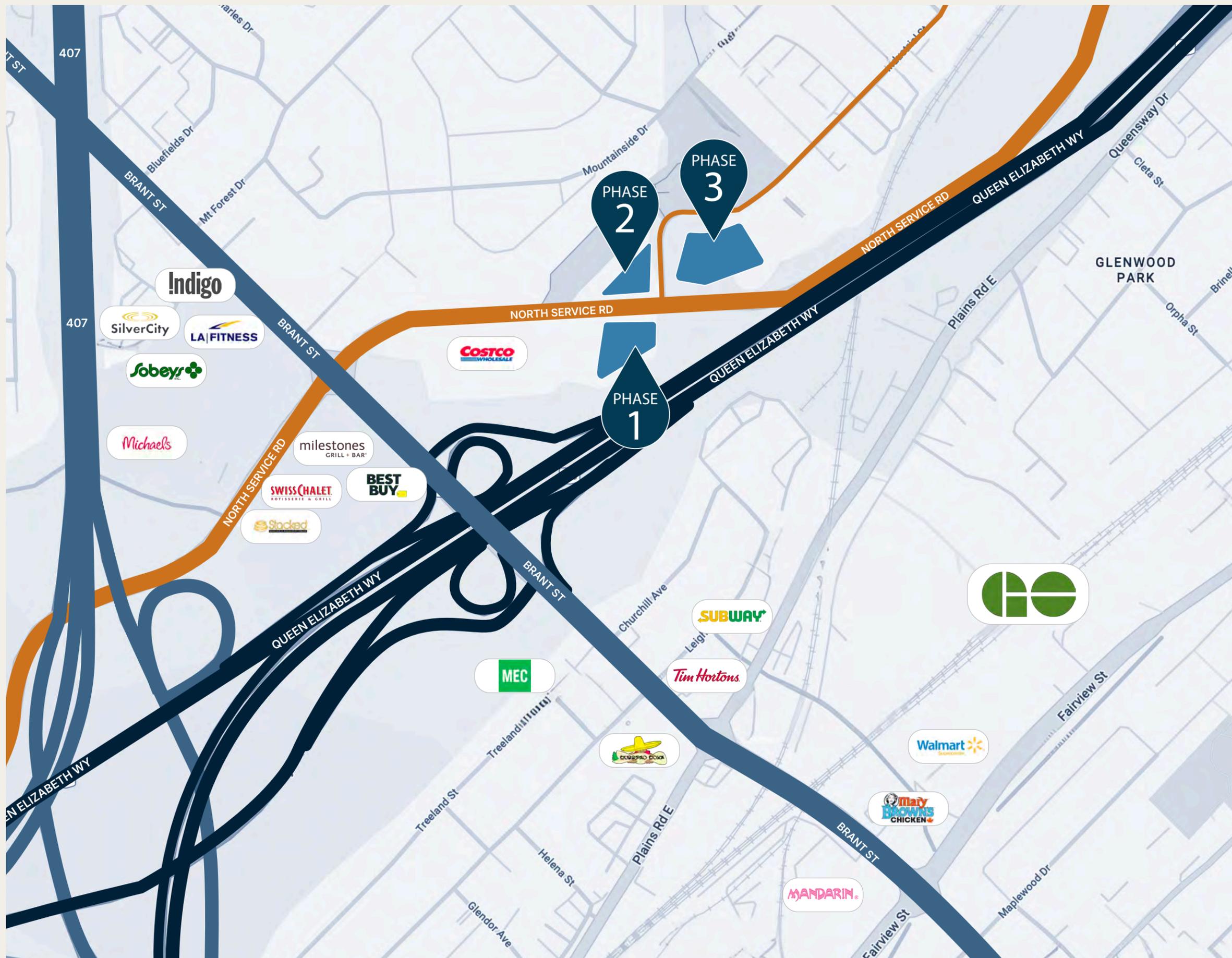
## HWY ACCESS

Prime placement allows for quick east-west travel to surrounding cities, including Toronto, Mississauga, Burlington, and Hamilton.



## GO TRAIN

The property is just minutes from nearby GO Transit stations, connecting you to the Lakeshore West line for fast, reliable travel across the Greater Toronto and Hamilton Area.



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# Area Overview

The area transitions from suburban residential to commercial/employment uses — on one side single-detached homes and local parks, on the other side more commercial plazas, retail warehouses, and employment lands.



SOBEYS



MEC BURLINGTON



MILESTONES



BURLINGTON GO



INDIGO



BEST BUY



BURLINGTON POWER CENTRE



IKEA



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