

FOR LEASE

2025 Division Road

Windsor, Ontario



HOME

HIGHLIGHTS

SITE PLAN

PERMITTED
USES

LOCATION

For more information, please contact:

Mike Sleiman Realtor®

📞 **519.966.7777**

✉ msleiman@windsor-realty.com

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The "Landlord" has retained Mike Sleiman Realtor® of Remo Valente Real Estate (1990) Limited to lease this retail complex situated on 1.46, located at 2025 Division Road in Windsor, Ontario.

The total square footage for this complex is approximately 13,000 sq. ft.
The site has ample of parking.



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Property Highlights

High profile Division Road. Great visibility. This retail complex is situated on a site totaling approximately 1.46 acres with excellent frontage on Division Road approx. 261 feet, property has superior access, which offers prominent exposure to vehicular traffic, while offering tenants exceptional signage opportunities. Located in the retail district within direct proximity to other national retailers and close proximity to the new Mega Hospital, Windsor international airport and near all major highways.

- Units available with varying sizes
- High exposure signage opportunity
- Surrounded by national retailers

Property Details

Rentable Area	1,500 to 13,000 SF
Asking Rent	\$30.00 PSF
Additional Rent	\$12.50 PSF (approx)
Parking	Common surface parking
Traffic	16,100 vehicles per day
Patio	Yes
Drive-Thru	Yes
Pylons	Yes

Criteria	1 KM	3 KM	5 KM
Population	2,345	28,419	73,448
Daytime Population	5,125	35,904	77,869
Avg. Household Income	Neighbourhood \$74,438	Community \$84,446	

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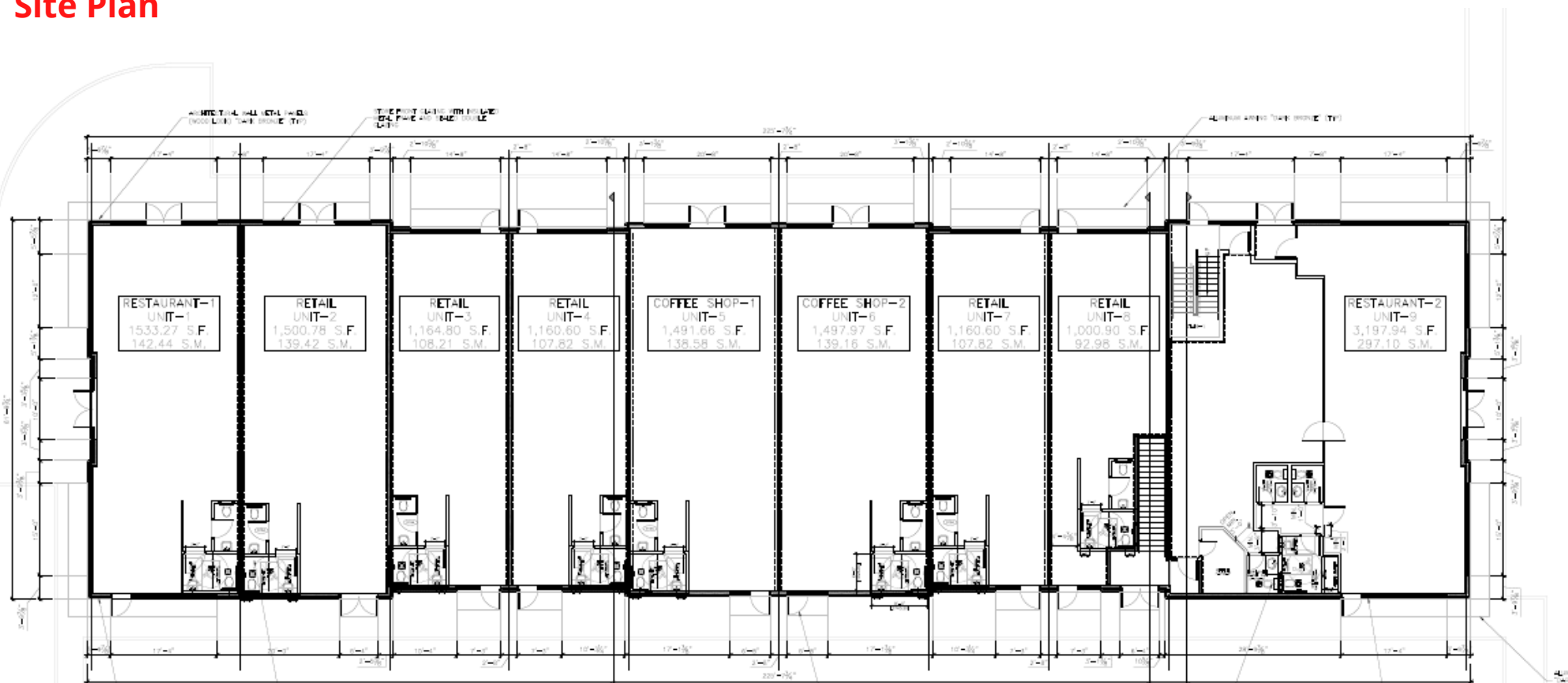
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Site Plan



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16.3 Commercial District 3.3 (CD3.3)

16.3.1 Permitted Uses

<i>Ambulance Service</i>	<i>Personal Service Shop</i>
<i>Automobile Repair Garage</i>	<i>Place of Entertainment & Recreation</i>
<i>Bakery</i>	<i>Place of Worship</i>
<i>Business Office</i>	<i>Print Shop</i>
<i>Child Care Centre</i>	<i>Professional Studio</i>
<i>Commercial School</i>	<i>Public Hall</i>
<i>Confectionery</i>	<i>Public Parking Area</i>
<i>Food Outlet - Drive-Through</i>	<i>Repair Shop - Light</i>
<i>Food Outlet - Take-Out</i>	<i>Restaurant</i>
<i>Funeral Home</i>	<i>Restaurant with Drive-Through</i>
<i>Garden Centre</i>	<i>Retail Store</i>
<i>Gas Bar</i>	<i>Service Station</i>
<i>Hotel</i>	<i>Temporary Outdoor Vendor's Site</i>
<i>Medical Appliance Facility</i>	<i>Veterinary Office</i>
<i>Medical Office</i>	<i>Warehouse</i>
<i>Micro-Brewery</i>	<i>Wholesale Store</i>
<i>Parking Garage</i>	<i>Workshop</i>

Existing Automobile Collision Shop
Existing Industrial Use
Existing Motor Vehicle Dealership

Any use accessory to any of the above uses. An *Outdoor Storage Yard* is prohibited, save and except with the following main uses: *Ambulance Service, Garden Centre, Temporary Outdoor Vendor's Site, Existing Automobile Collision Shop, Existing Industrial Use, Existing Motor Vehicle Dealership.*

16.3.5 Provisions

- .4 Building Height - maximum 20.0 m
- .10 Gross Floor Area - maximum
 - a) *Bakery or Confectionary* 500.0 m²
 - b) *Workshop* - Percent of the gross floor area of the *Retail Store* or *Wholesale Store* 200.0%
- .26 A *Temporary Outdoor Vendor's Site* is prohibited in a *Business Improvement Area*.

16.4 Commercial District 3.4 (CD3.4)

16.4.1 Permitted Uses

<i>Business Office</i>	<i>Personal Service Shop</i>
<i>Food Convenience Store</i>	<i>Pharmacy</i>
<i>Food Outlet - Take-Out</i>	<i>Professional Studio</i>
<i>Health Studio</i>	<i>Restaurant</i>
<i>Medical Office</i>	<i>Retail Store</i>
<i>Medical Appliance Facility</i>	

Any use accessory to the preceding uses. An *Outdoor Storage Yard* is prohibited

16.3.5 Provisions

- .4 Building Height - maximum 14.0 m
- .8 Landscaped Open Space Yard - min.: 20.0% of lot area
- .17 Exposed flat concrete block walls or exposed flat concrete walls, whether painted or unpainted, are prohibited

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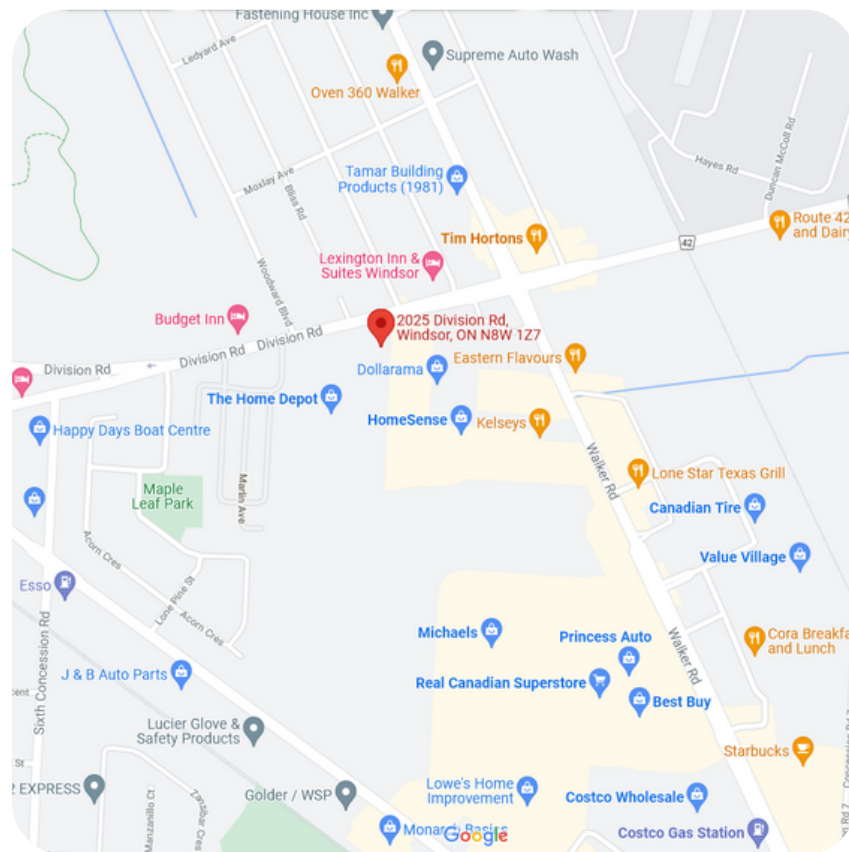
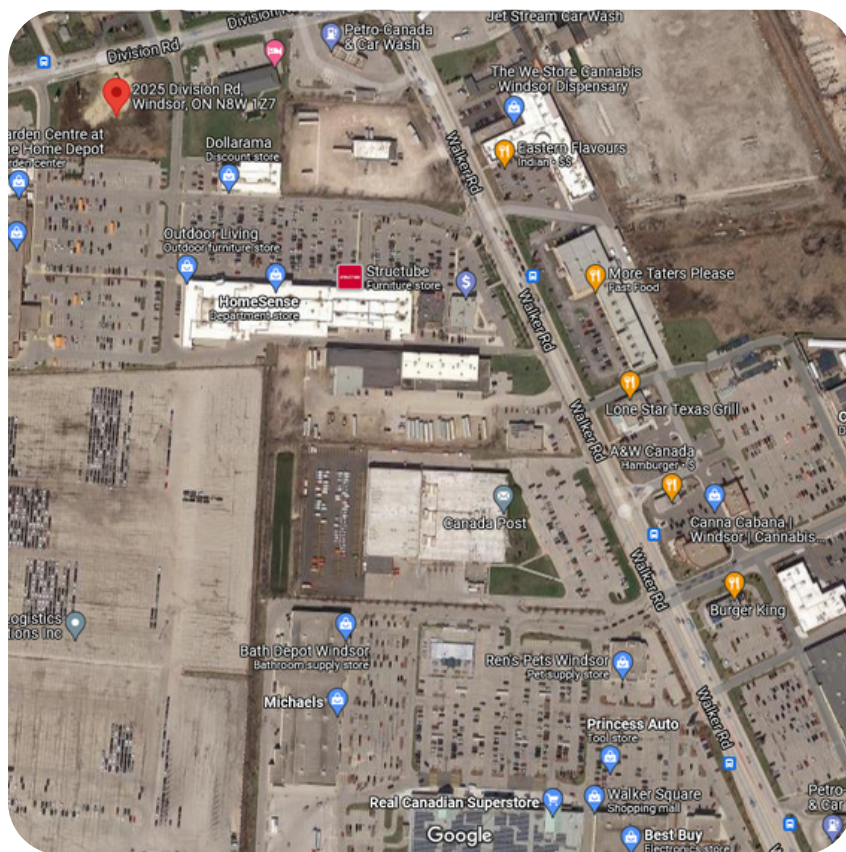
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