

# PAD SITES FOR LEASE



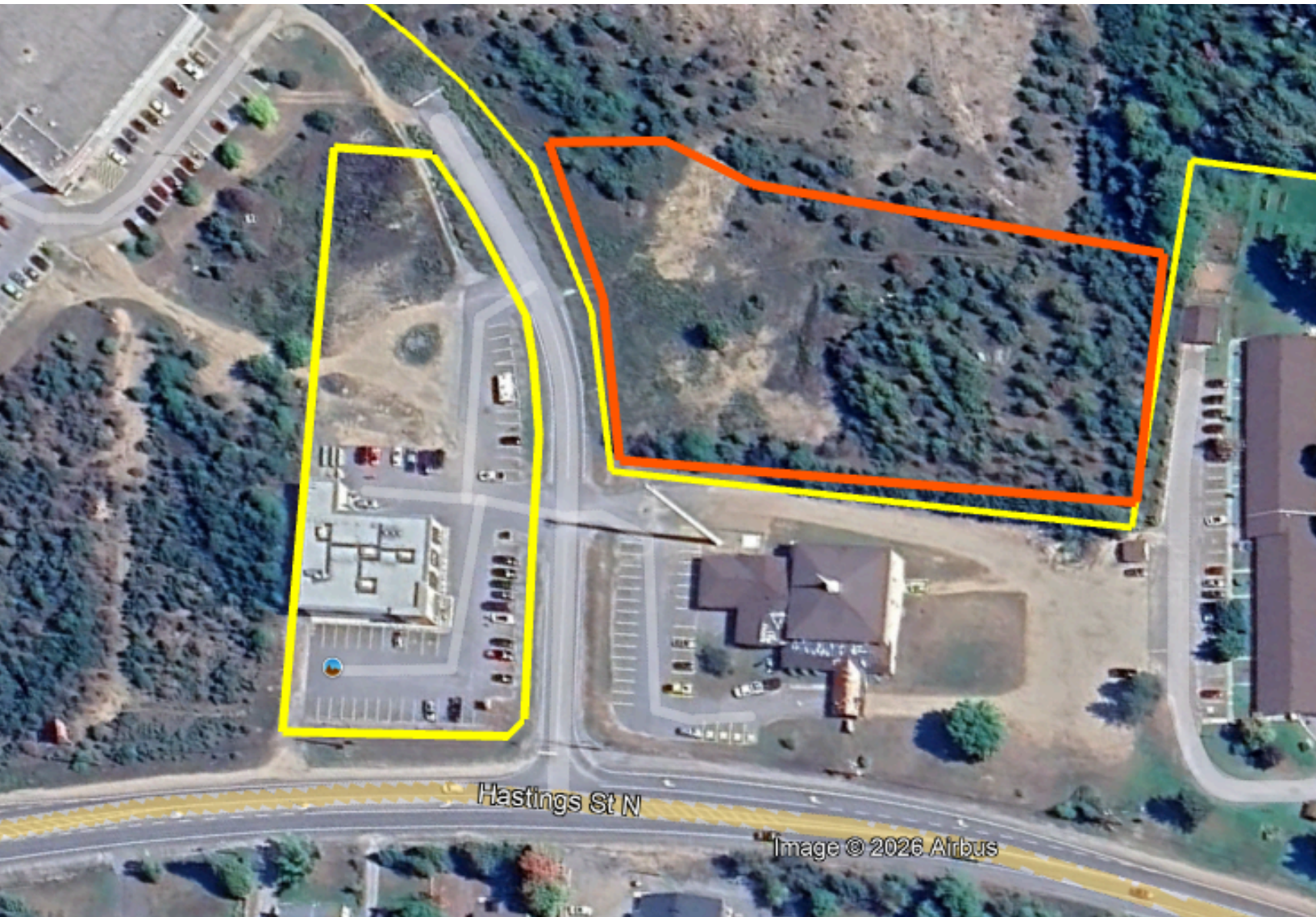
**315 Hastings Street North  
BANCROFT, ONTARIO**



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## PROPERTY OVERVIEW

Lands for lease available in Bancroft, positioned along high traffic Highway 62. Located within a well-established retail hub, the property is surrounded by LCBO, Canadian Tire, and Foodland.



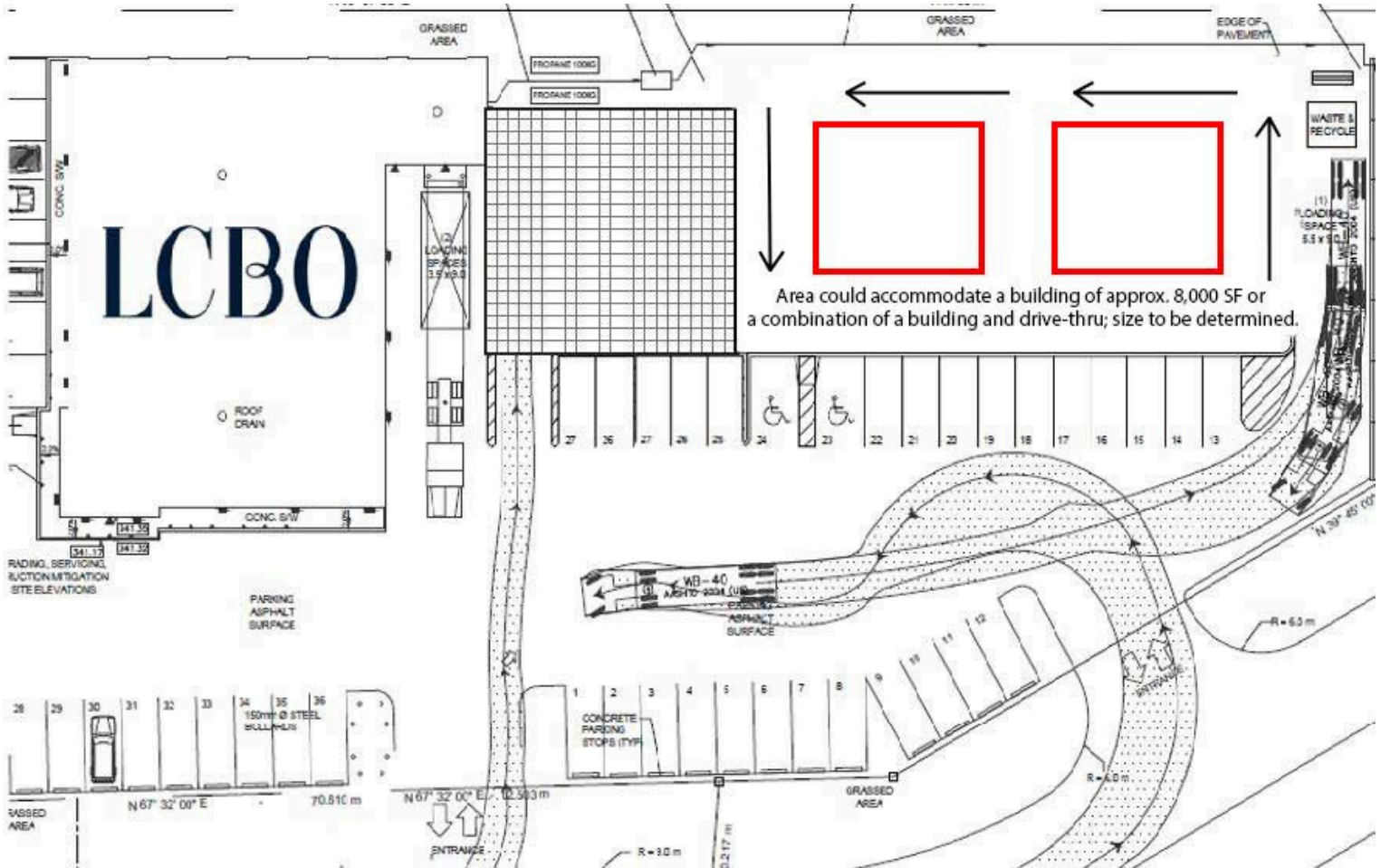
THE ATTACHED DRAWING PROVIDED FOR INFORMATION PURPOSES ONLY AND SHOULD NOT BE RELIED UPON. THE LANDLORD SHALL NOT BE HELD RESPONSIBLE FOR THE PURPOSE OF THE TENANT'S WORK AND SPACE PLANNING.

**THE PROPERTIES GROUP MANAGEMENT LTD.**  
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**[www.thepropertiesgroup.ca](http://www.thepropertiesgroup.ca)**



## PAD SITE PLAN #1



Area could accommodate a building of approx. 8,000 SF or a combination of a building and drive-thru; size to be determined.

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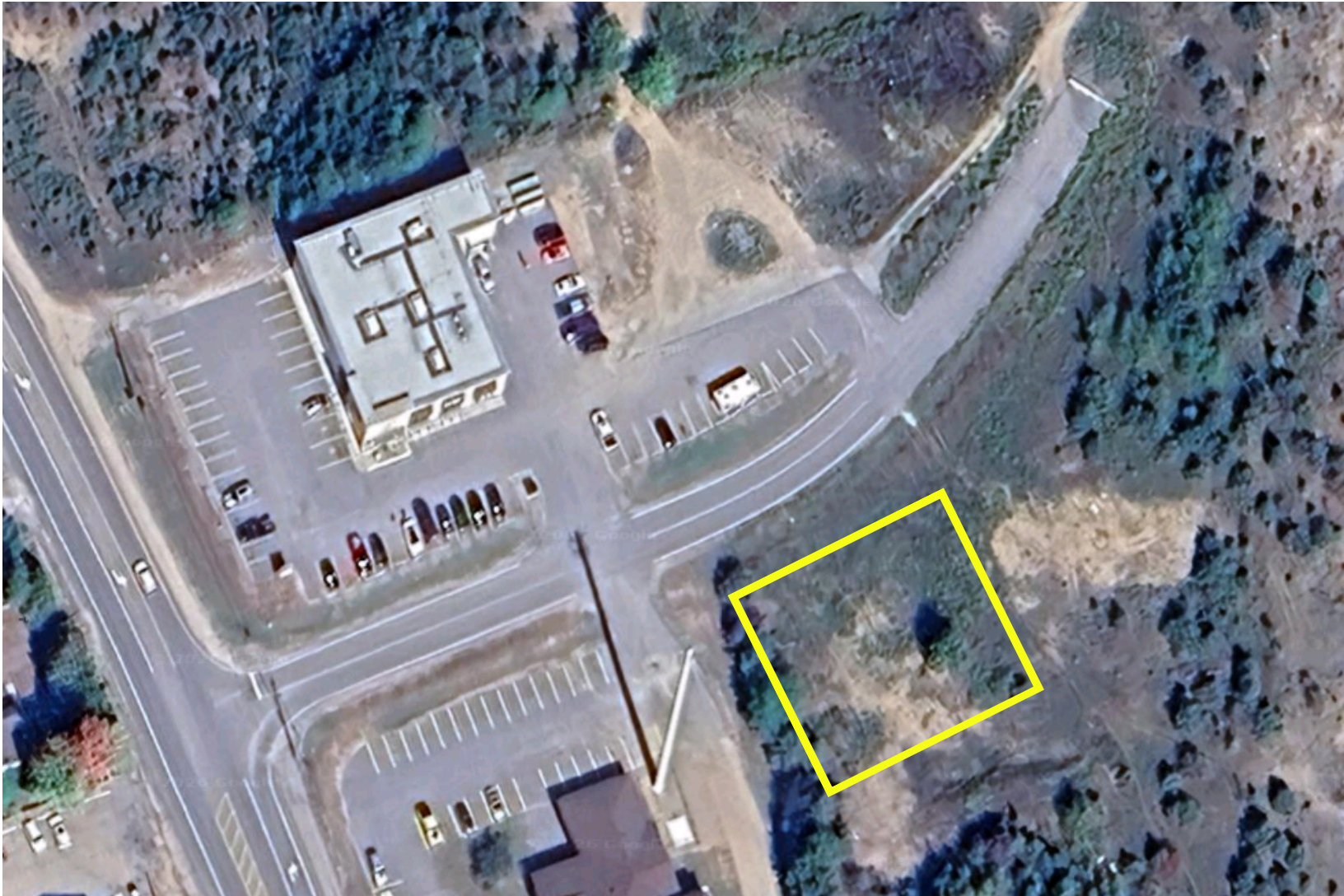
## PAD OVERVIEW

This development pad offers a flexible build configuration which can support up to 8,000 sq. ft. in a single building or two buildings of equal total size. The site allows for drive-through uses and provides efficient layout, idea for retail or service users.



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## PAD SITE PLAN #2



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## PAD OVERVIEW

This development pad offers excellent exposure along Bancroft's main corridor. Ideal for retail or service uses, the site provides convenient access and a strong opportunity to establish a presence in a growing market.

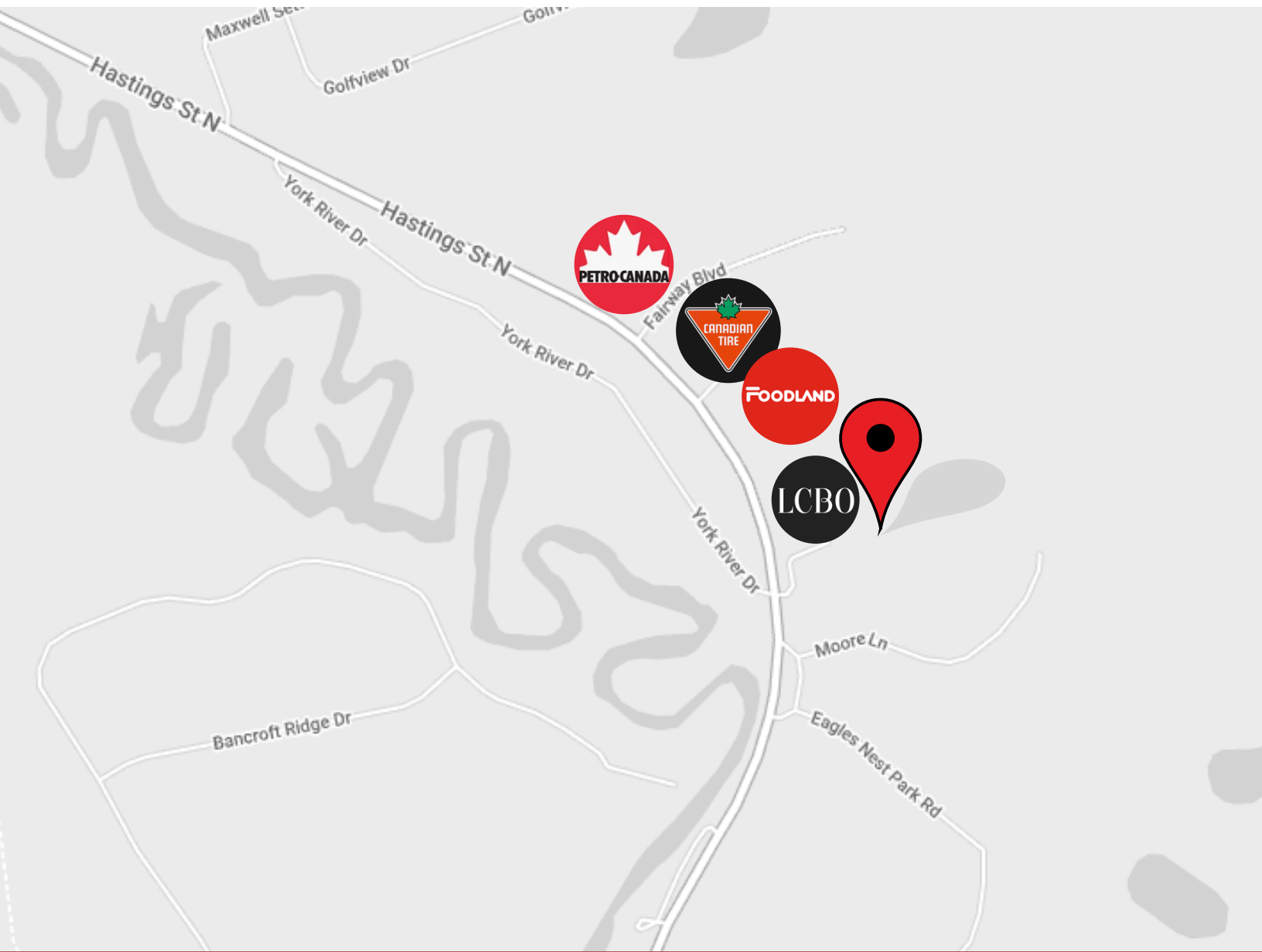
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## LOCATION



## Demographics

\*Source: Statistic Canada, 2021 Census.

- Hasting County Population: 145,746
- Avg Household Income\* \$67,500
- Traffic Count approx. 6,000+ cars daily

Information contained herein has been obtained from sources that we deem to be reliable but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.

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