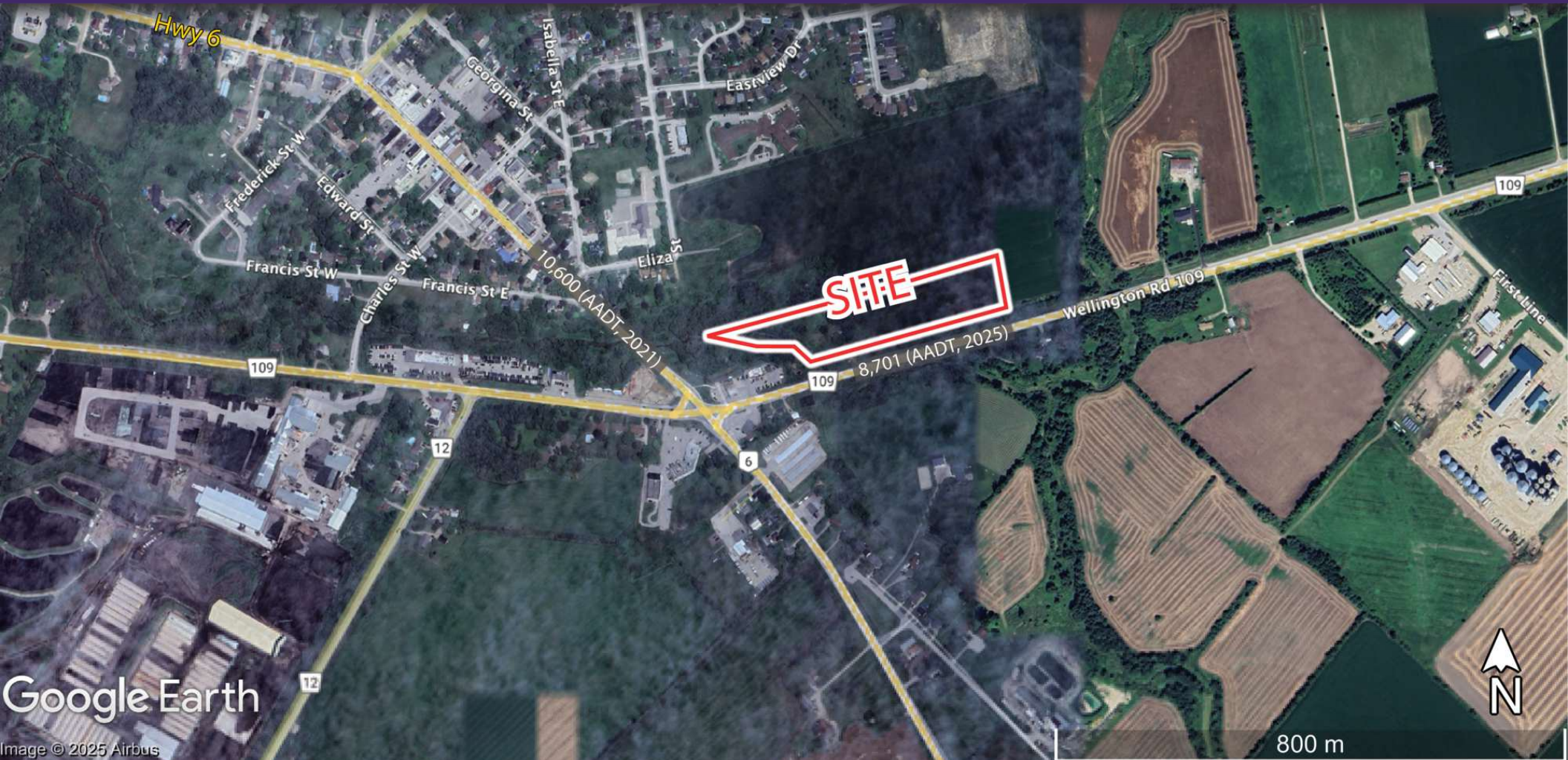


RETAIL PLAZA

FOR LEASE

8014 Wellington Road 109, Arthur, ON, N0G1A0



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PROPERTY DETAILS

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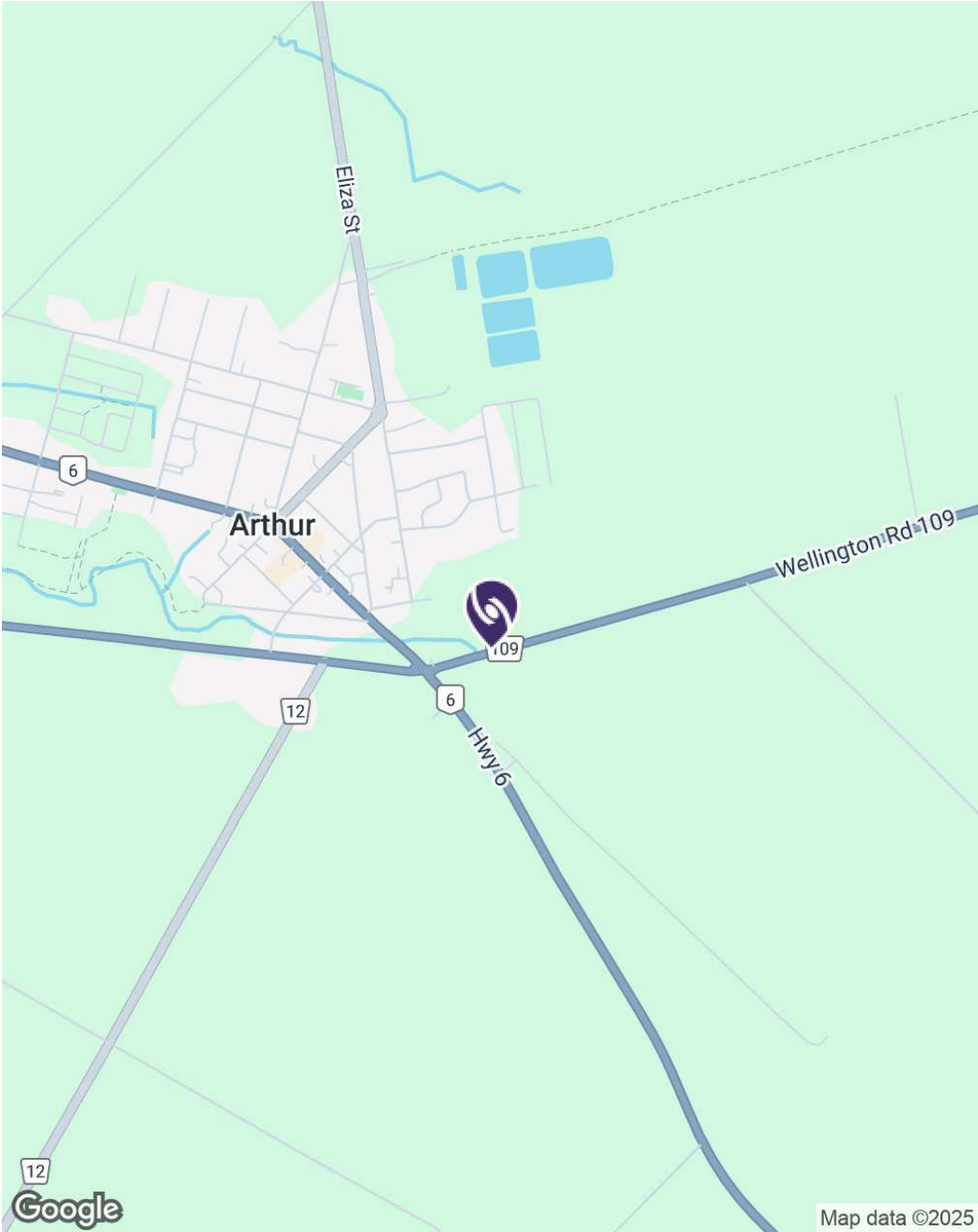
Lease Rate	Negotiable
Additional Rent	\$15.00
Availability	Q4 2026
Zoning	C2-Highway Commercial

Property Highlights

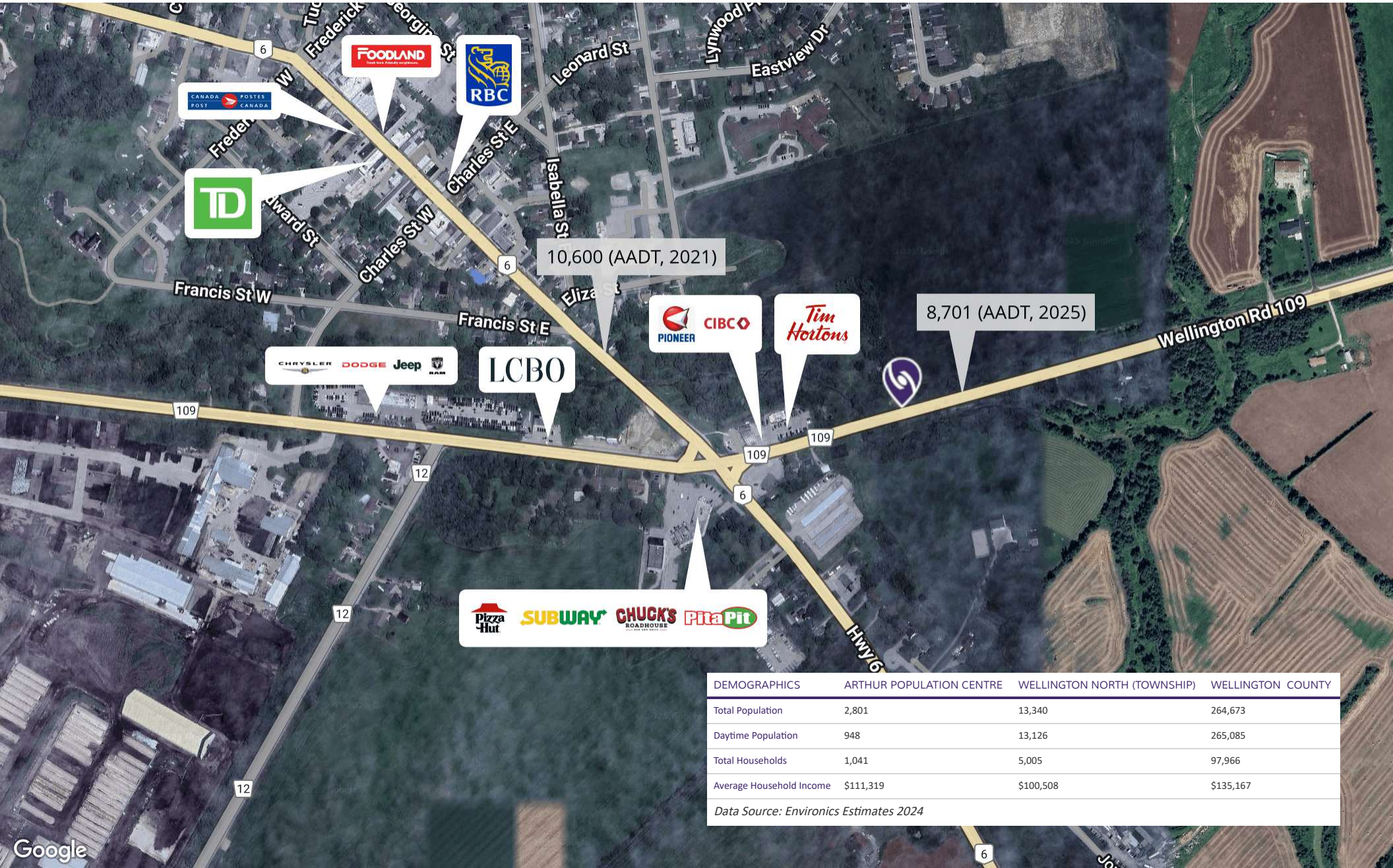
- New to be built retail plaza
- Grocery anchored; 2 drive-thru's available (freestanding and end-cap)
- Located at major intersection; excellent exposure to Hwy 109 for all units
- Surrounded by residential new development in fast growing community
- Site Plan is preliminary
- Plaza consists of 5 buildings; demisable to units of 1,200 SF up to 10,500 SF
- Net rent subject to use, size, covenant, landlord work, incentives
- TMI estimate only; taxes not assessed

AVAILABLE SPACES

AVAILABLE SPACES	SPACE SIZE
Building A - A2	10,000 SF
Building B	4,048 SF
Building C - C1	2,580 SF
Building C - C2	1,199 SF
Building C - C3	1,199 SF
Building C - C4	1,199 SF
Building C - C5	1,201 SF
BUILDING D	10,508 SF
BUILDING E	10,503 SF



KEY MAP



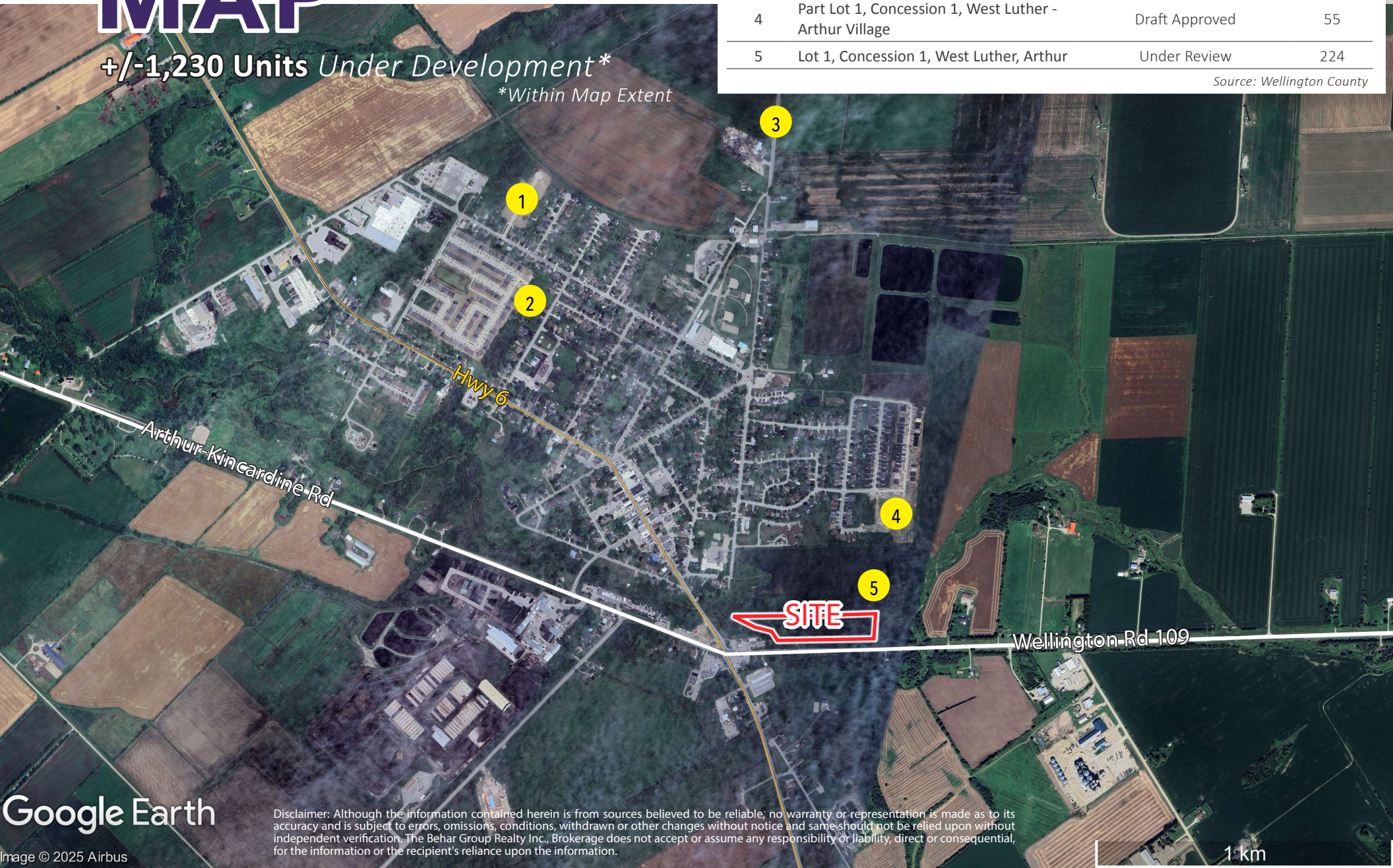
DEMOGRAPHICS	ARTHUR POPULATION CENTRE	WELLINGTON NORTH (TOWNSHIP)	WELLINGTON COUNTY
Total Population	2,801	13,340	264,673
Daytime Population	948	13,126	265,085
Total Households	1,041	5,005	97,966
Average Household Income	\$111,319	\$100,508	\$135,167
Data Source: Environics Estimates 2024			

Surrounding Development MAP

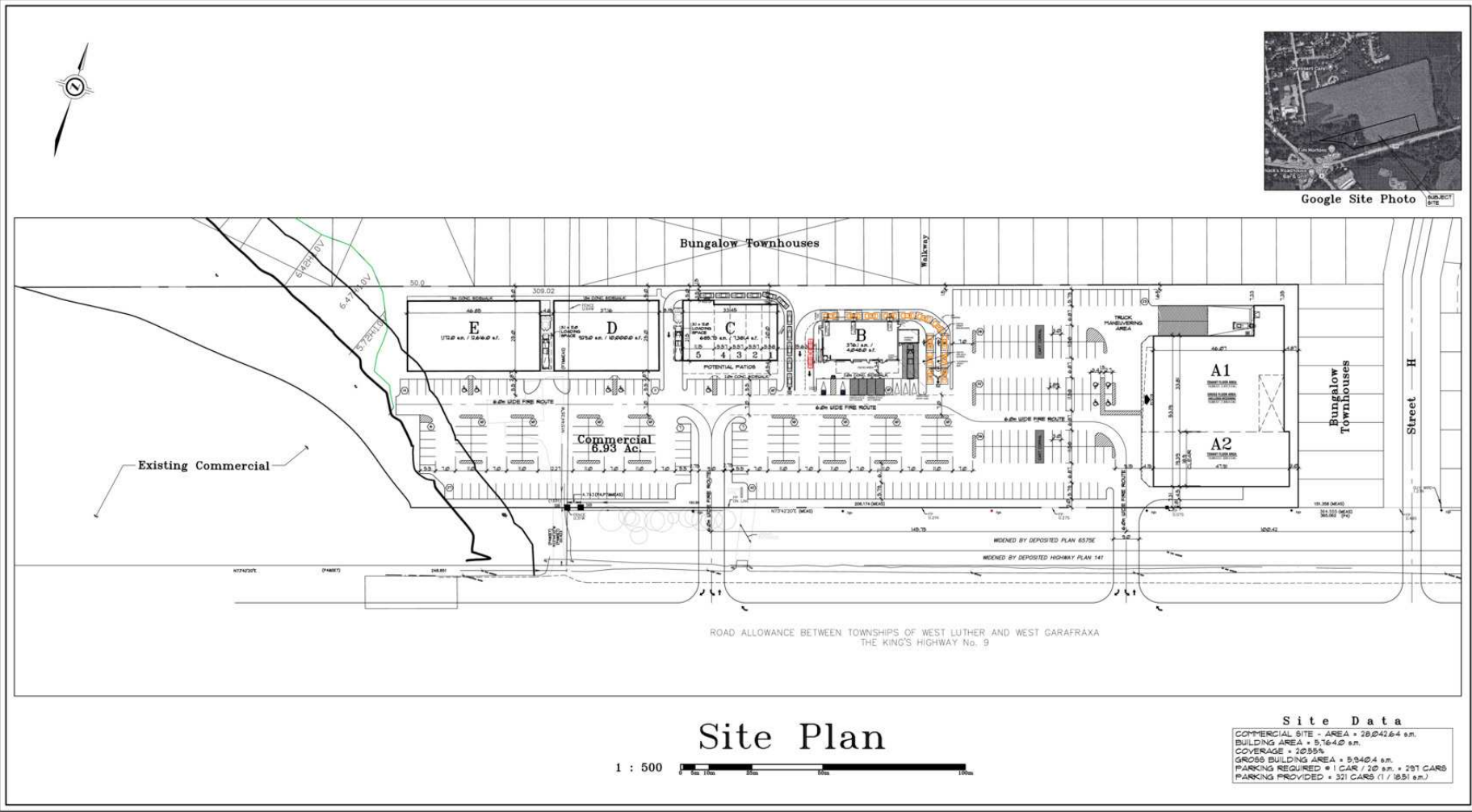
+/-1,230 Units Under Development*
*Within Map Extent

	ADDRESS	STATUS	UNITS
1	460 Domville Street	Draft Approved	50
2	Part Park Lot 3, S/S Domville Street	Draft Approved	35
3	Part Park Lots 1 & 2 N Macauley St., Crown Survey; and Part Lot 1, Concession 2, geographic West Luther Township and Arthur Village.	Under Review	866
4	Part Lot 1, Concession 1, West Luther - Arthur Village	Draft Approved	55
5	Lot 1, Concession 1, West Luther, Arthur	Under Review	224

Source: Wellington County



SITE PLAN



2081788 ONTARIO CORPORATION
2 Prince Edward Street
Woodstock, Ontario N4Y 1T7
ATTENTION: Mr. Walter Brown (519) 539-7116

Site Plan Approval

STANFORD CONSULTING & DESIGN
635 BERRY STREET EAST - LONDON - ONTARIO - N6C 3C3
TEL: (519) 679-8889 - Email: info@stanfordcd.com

PROJECT:
PROPOSED COMMERCIAL DEVELOPMENT
KING'S HIGHWAY No. 9
ARTHUR - ONTARIO

SHEET TITLE:
SITE PLAN

DATE: AUG / 25 DRAWN: M.S.

SP:1

SHEET No.
SCALE: 1:500 COMP. REF.
COMMERCIAL SITE

CONTACTS

All listing inquiries should be directed to the Designated Representative(s)

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As of December 1, 2023, new legislation has come into effect (TRESA -phase 2). These changes affect how you interact with real estate agents and brokerages.

Please read the Information guide published by RECO. Click here: [RECO Information Guide](#)

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