



For Lease

Prime Retail Opportunity

281 Grand Ave East
Chatham, ON
N7L 1W8

Property Overview

Net Rent	\$18.00 PSF
Additional Rent	PSF [2025 estimate]
(i) Property tax	\$2.50 PSF
(ii) Operating Costs	\$1.25 PSF
(iii) Property Management Fee	Five (5%) of net rent
Building/Land Area	~ 17,045 SF single story building on ~ 1.34 acres fronting on Grand Avenue East
Leasable Area	Units from ~ 1,152 SF to be mutually agreed upon.
Parking	70 parking spaces
Zoning	UC (HC1) Highway Commercial First Density



For Lease Highlights



The Property's strategic location on Grand Avenue East creates a prime retail opportunity in the east side of Chatham on the main throughfare in and out of Chatham.



The Property fronts on the north side of Grand Avenue East at the non-lighted 3-way intersection of Grand Avenue East and Memory Lane across from the Home Hardware shadow anchor on the south side of Grand Avenue East.



The site is complimented by Mr. Lube and an automotive paint supplier. Three of the available units have front and rear access.



The Commercial UC (HC1) zoning link below provides for a variety of retail and commercial uses, such as Auto Sales and Service, Eating Establishments, Car Wash, Laundromat, Retail Stores.

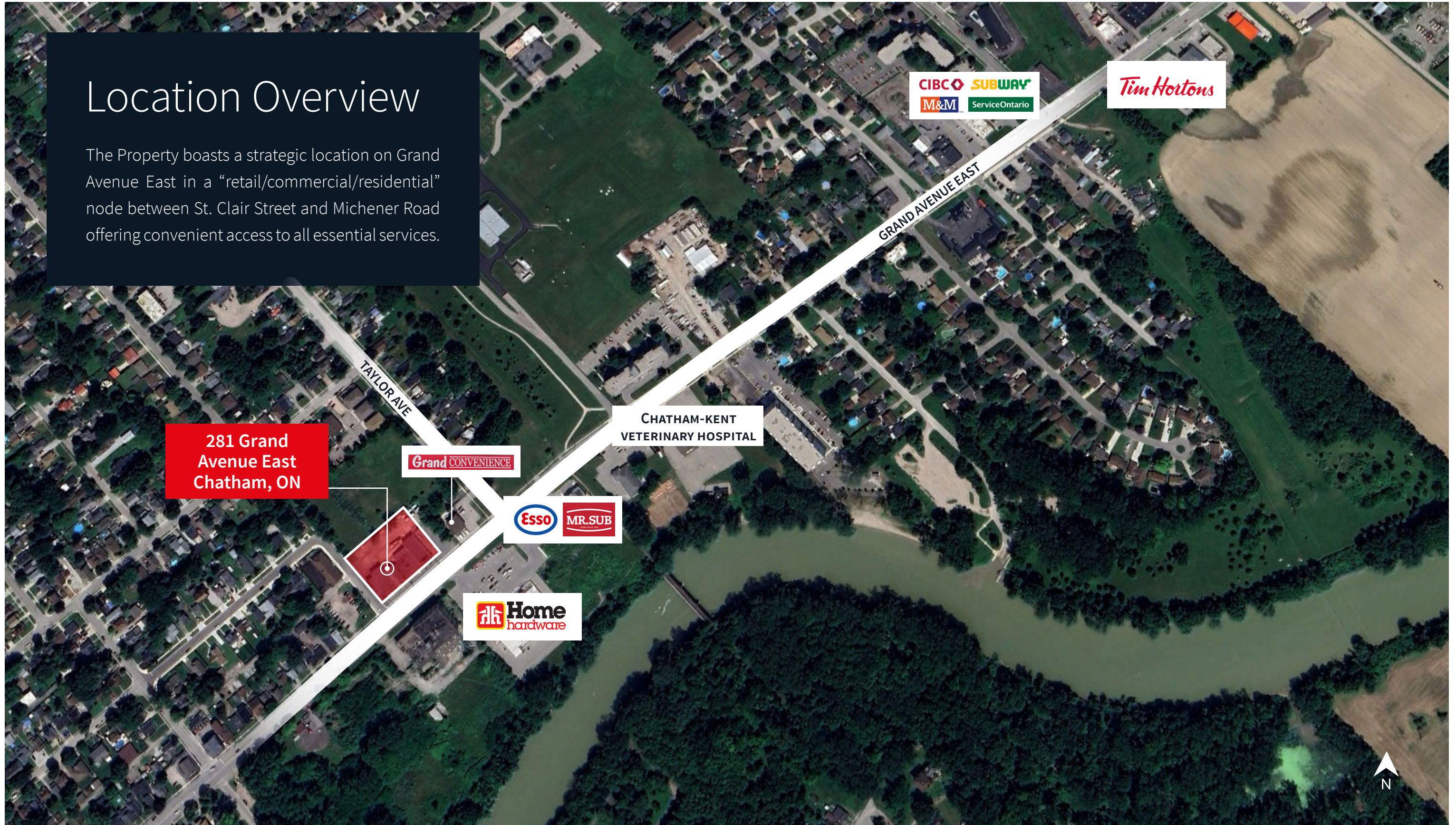
[Link for zoning \(page-112, section 5.10\)](#)



UNIT 1 2,431 SF	UNIT 3 1,731 SF	UNIT 5 2,331 SF	UNIT 7 2,415 SF
UNIT 2 1,152 SF	UNIT 4 1,221 SF	UNIT 6 - MR. LUBE 5,744 SF	

Location Overview

The Property boasts a strategic location on Grand Avenue East in a “retail/commercial/residential” node between St. Clair Street and Michener Road offering convenient access to all essential services.



About Chatham

Chatham is an historic city with a diverse downtown area offering retail and entertainment, located centrally between Windsor and London

DEMOGRAPHICS - 5 KMS



Total Population
52,203



Daytime Population
54,667



Total Households
22,290



Avg Household Income
\$95,438



Median Age
44.3

Source: Environics 2025





Offering Process

- Jones Lang LaSalle Real Estate Services, Inc. has been exclusively retained by the Landlord to lease the Property.
- The Property will be offered for lease on an “as is basis”.
- Offers of will be reviewed by Landlord on an “as received basis”.

FOR MORE INFORMATION, PLEASE CONTACT:

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