



For Sale

9.03 Acres of
commercial/industrial
land

Prominent Land Development Site

2130 Oxford St. East,
London, Ontario



Asking price

\$7,900,000.00

Colliers Canada | London

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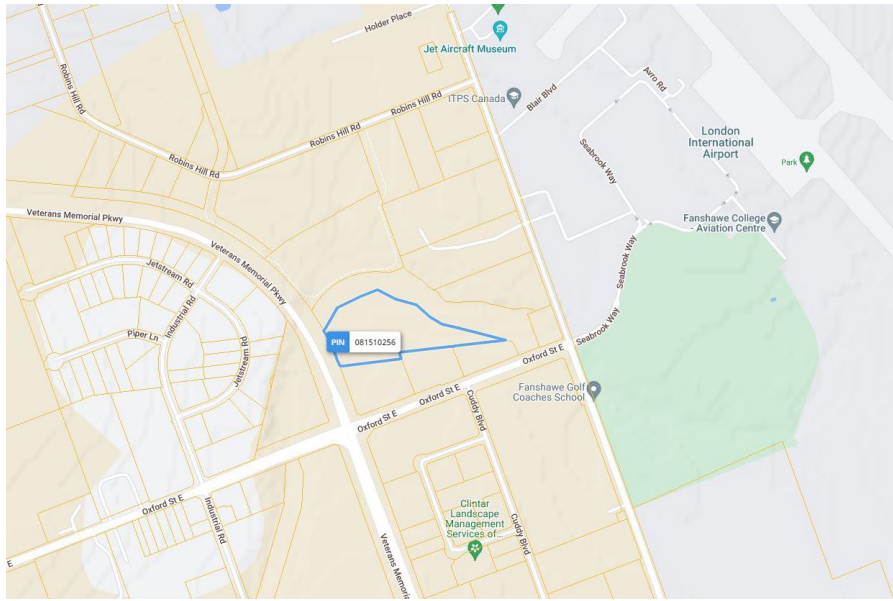
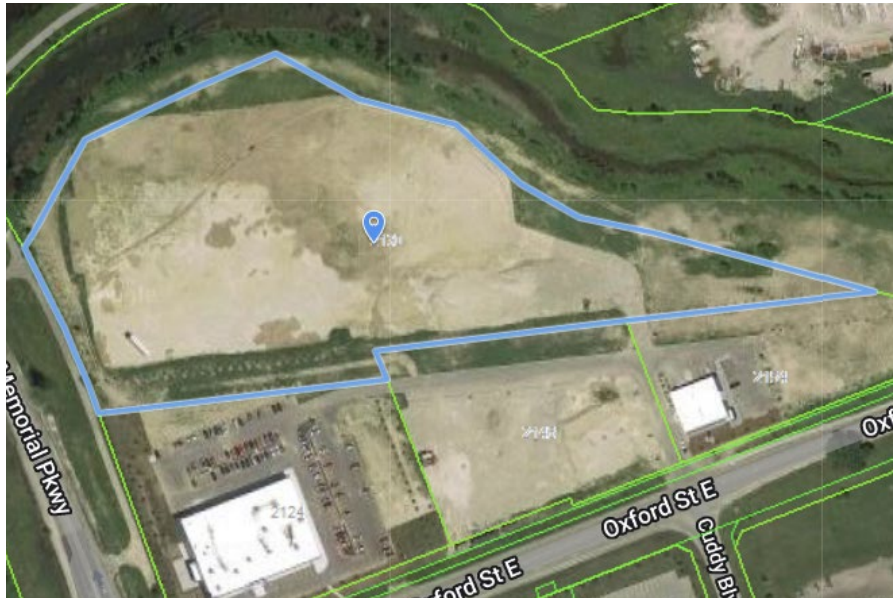
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Suite 200
London, ON N6A 3Z2
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Colliers Southwestern Ontario, Brokerage

Accelerating success.

Key Features

9.03 Acres of commercial/industrial land, strategically positioned offering excellent profile and visibility on Veterans Memorial Parkway, close proximity to London International Airport, and easy access to 401. Light industrial zoning offers a wide range of permitted uses. Part of a larger mixed industrial and office development.



Asking price
\$7,900,000.00

Zoning

h-199 h-200 LI1, LI2, LI4, LI5

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any LI Zone variation for any use other than the following uses:

LI1

The following are permitted uses in the LI1 Zone variation:

- a) Bakeries;
- b) Business service establishments;
- c) Laboratories;
- d) Manufacturing and assembly industries;
- e) Offices support;
- f) Paper and allied products industries excluding pulp and paper and asphalt roofing industries;
- g) Pharmaceutical and medical product industries;
- h) Printing, reproduction and data processing industries;
- i) Research and development establishments;
- j) Warehouse establishments;
- k) Wholesale establishments;
- l) Custom workshop; Z-1-051390
- m) Brewing on premises establishments. Z-1-051390
- n) Service Trade Z.-1-071679
- o) Existing Self-storage Establishments (Z.-1-132230)
- p) Artisan Workshop (Z.-1-172561)
- q) Craft Brewery (Z.-1-172561)
- r) Tow Truck Business (Z.-1-223025)

LI2

The following are permitted uses in the LI2 Zone variation:

- a) Any use permitted in the LI1 Zone variation;
- b) Dry cleaning and laundry plants;
- c) Food, tobacco and beverage processing industries excluding meat packaging;
- d) Leather and fur processing excluding tanning;
- e) Repair and rental establishments;
- f) Service and repair establishments;
- g) Service trades;
- h) Textile processing industries.

LI4

The following are permitted uses in the LI4 Zone variation:

- a) Any use permitted in the LI1 Zone variation;
- b) Automotive uses, restricted;
- c) Clinics;
- d) Convenience service establishments;
- e) Convenience stores;
- f) Day care centres;
- g) Financial institutions;
- h) Medical/dental offices;
- i) Personal service establishments;
- j) Restaurants.

LI5

The following are permitted uses in the LI5 Zone variation:

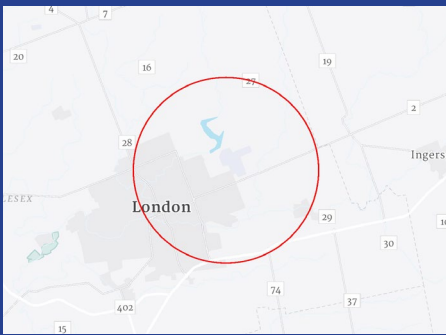
- a) Hotels;
- b) Motels

h-199 Purpose: To ensure that the works required to implement the Pottersburg Creek Storm Drainage, Flood Control and Remediation Works project are completed prior to any development on the site, the "h-199" symbol shall not be deleted until the "as-built" drawings for the required works are submitted and accepted to the satisfaction of the Upper Thames River Conservation Authority and City Engineer. (Z.-1-152430)

h-200 Purpose: To ensure that urban design is addressed at site plan, a development agreement shall be entered into that incorporates high quality urban design features that recognize the prominent gateway location of the site, including enhanced building and landscape design, screened service and loading areas, and building orientation and setbacks. The "h-200" symbol shall not be deleted until building elevations and site plan have been submitted that recognizes the prominent gateway location of the site, to the satisfaction of the City Planner. (Z.-1-152430)

Demographic Trends & Key Indicators

2130 Oxford St E, London, Ontario, N5V 0B7 | 10 km radius



231,224 Population 99,545 Households 2.3 Avg Household Size 38.0 Median Age CA\$64,413 Median Household Income 55.8% Tenure: Owned 126,817 Workforce Population 116,417 Employed 10,400 Unemployed

Household spending

CA\$91,568
Avg Household Expenditures

CA\$4,616
Avg Rent

Population par génération



16,047
Silent Generation: born 1975 and before



51,338
Baby boomers: born between 1946 and 1964



41,539
Generation X: born between 1965 and 1980



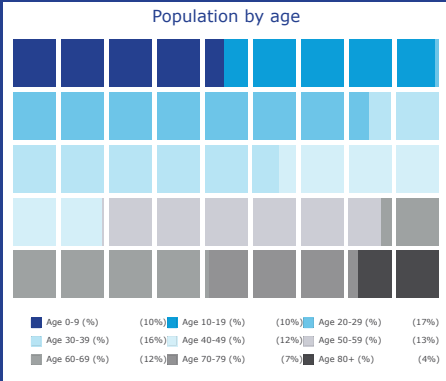
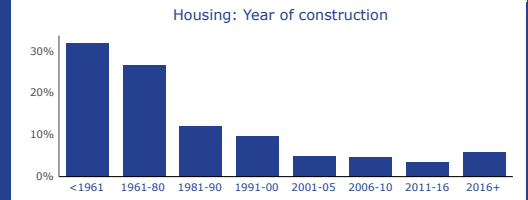
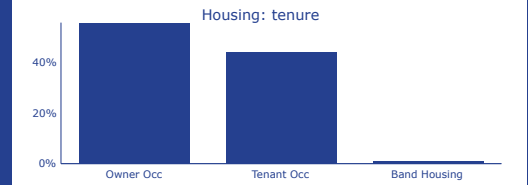
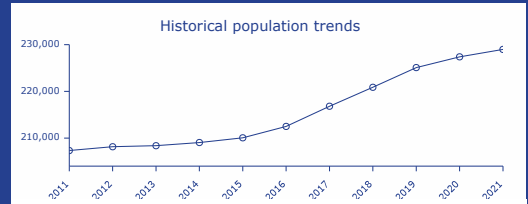
58,873
Millennials: born from 1981 to 1998



52,615
Generation Z: born from 1999 to 2016



10,812
Alpha: born 2017 to present



Environics, Environics 2021 Time Series



Market Overview

2130 Oxford St E, London, Ontario, N5V 0B7
10 km radius



Current Population



231,224
Total Population



38.0
Total Population Median Age



277,004
Total Daytime Population

Current Households



99,545
Total Households



2.3
Avg Persons Per Private Household



CA\$85,377
HH Average Income (Current Year \$)



CA\$64,413
HH Median Income (Current Year \$)

Current Avg Annual HH Spending



CA\$4,782
Health Care



CA\$2,574
Clothing



CA\$9,849
Food

Current Labour Force

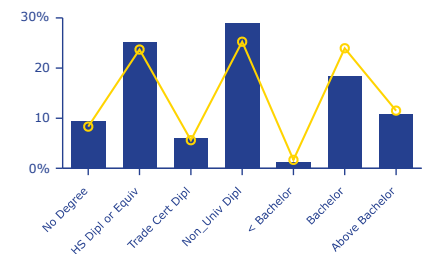


65.4%
Labour Participation Rate



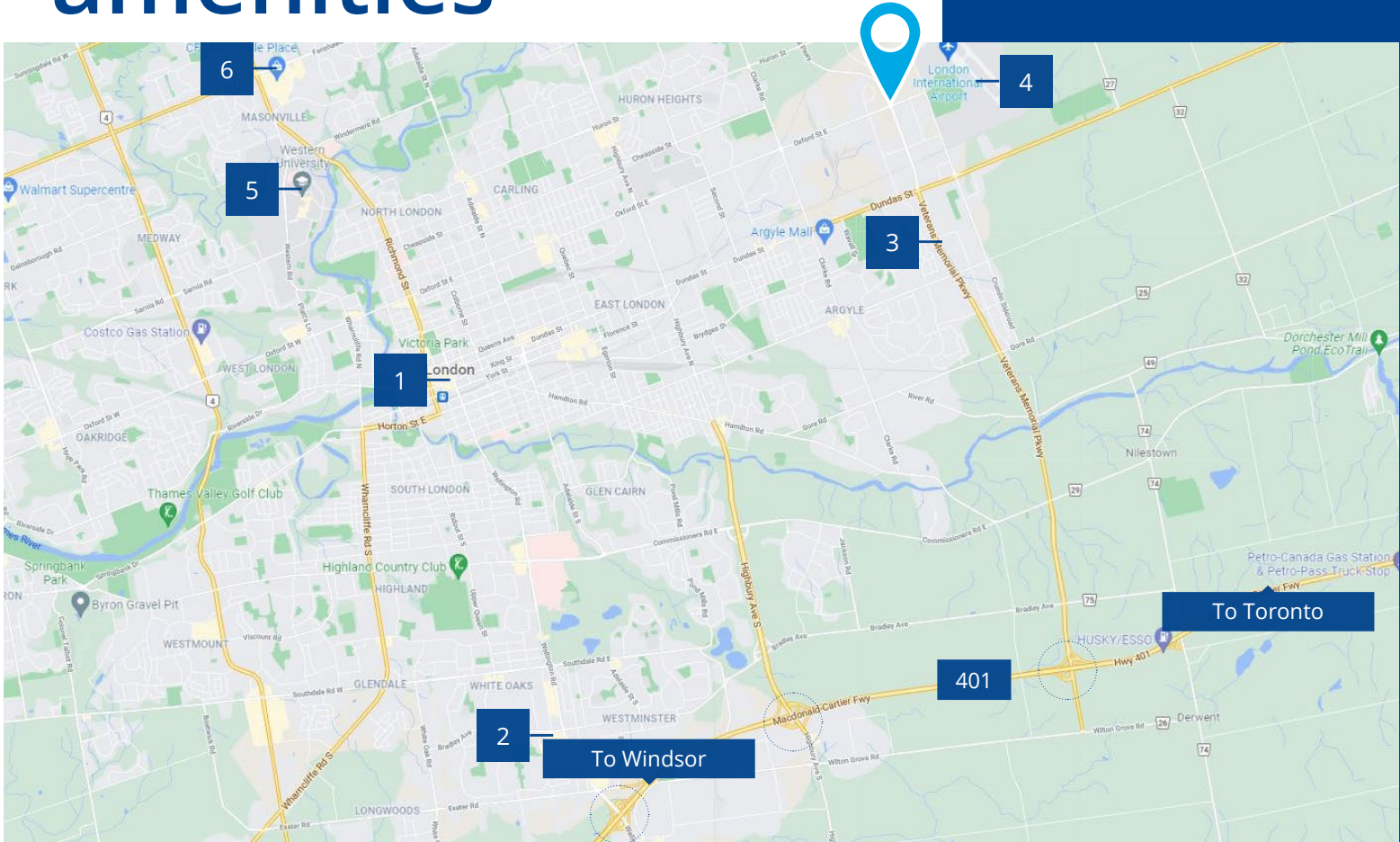
91.8%
Labour Employment Rate

Population (25 to 64) by Education Attainment



Dots show comparison to Ontario

Easy access to local amenities



Local Amenities

- 1 Downtown London
 - 2 White Oaks Mall
 - 3 Veterans Memorial Pkwy
 - 4 London International Airport
 - 5 Western University
 - 6 Masonville Place Mall
- 3 Highway Interchanges

Distance & Drive Times

Highway 401	9 mins / 9.4 km
Woodstock	32 mins / 37 km
Downtown London	19 mins / 10 km
Windsor	2 hrs 3 mins / 200 km
Toronto	2 hrs / 188 km

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