



10-50 TOWNSEND DRIVE, BRESLAU RETAIL AVAILABLE FOR LEASE

JAMES BOUDREAU

BROKER

C: 519.580.6815 | O: 519.743.5211 X 3020

JBODREAU@COLDWELLBANKERPBR.COM



**COLDWELL BANKER
COMMERCIAL**

**PETER BENNINGER
REALTY, BROKERAGE**

FOR LEASE

BRESLAU COMMONS | PHASE II
10 TOWNSEND DRIVE, BRESLAU ON. N2M 3B5



AVAILABLE SPACES

UNIT	LEASE RATE	SIZE
BLDG A	\$25.00/SF/YR	24,202 SF
BLDG C	\$45.00/SF/YR	2,906 SF
BLDG E	\$32.00/SF/YR	2,906 SF
BLDG F	\$30.00/SF/YR	2,558 SF

ADDITIONAL RENT \$9.50/SQUARE FOOT

ZONING C-4

PARKING AMPLE, ON SITE

Now Leasing - Phase 2 at Breslau Commons! Don't miss this prime leasing opportunity. Flexible space in a vibrant retail plaza near the fast-growing Hopewell Crossing community. Ideal for a restaurant, pub, financial institution, spa, dance studio, or commercial recreation use, this location is perfectly positioned to serve the area's expanding residential base. Plus, a planned GO station within walking distance ensures easy access and increased foot traffic, making this an ideal location to grow your business.

JAMES BOUDREAU

BROKER

C; 519.580.6815 | O: 519.743.5211 X 3020

JBOUDREAU@COLDWELLBANKERPBR.COM



COLDWELL BANKER
COMMERCIAL

PETER BENNINGER
REALTY, BROKERAGE

FOR LEASE

BRESLAU COMMONS | PHASE II
10 TOWNSEND DRIVE, BRESLAU ON. N2M 3B5

CURRENT TENANTS



CONVENIENCE
STORE

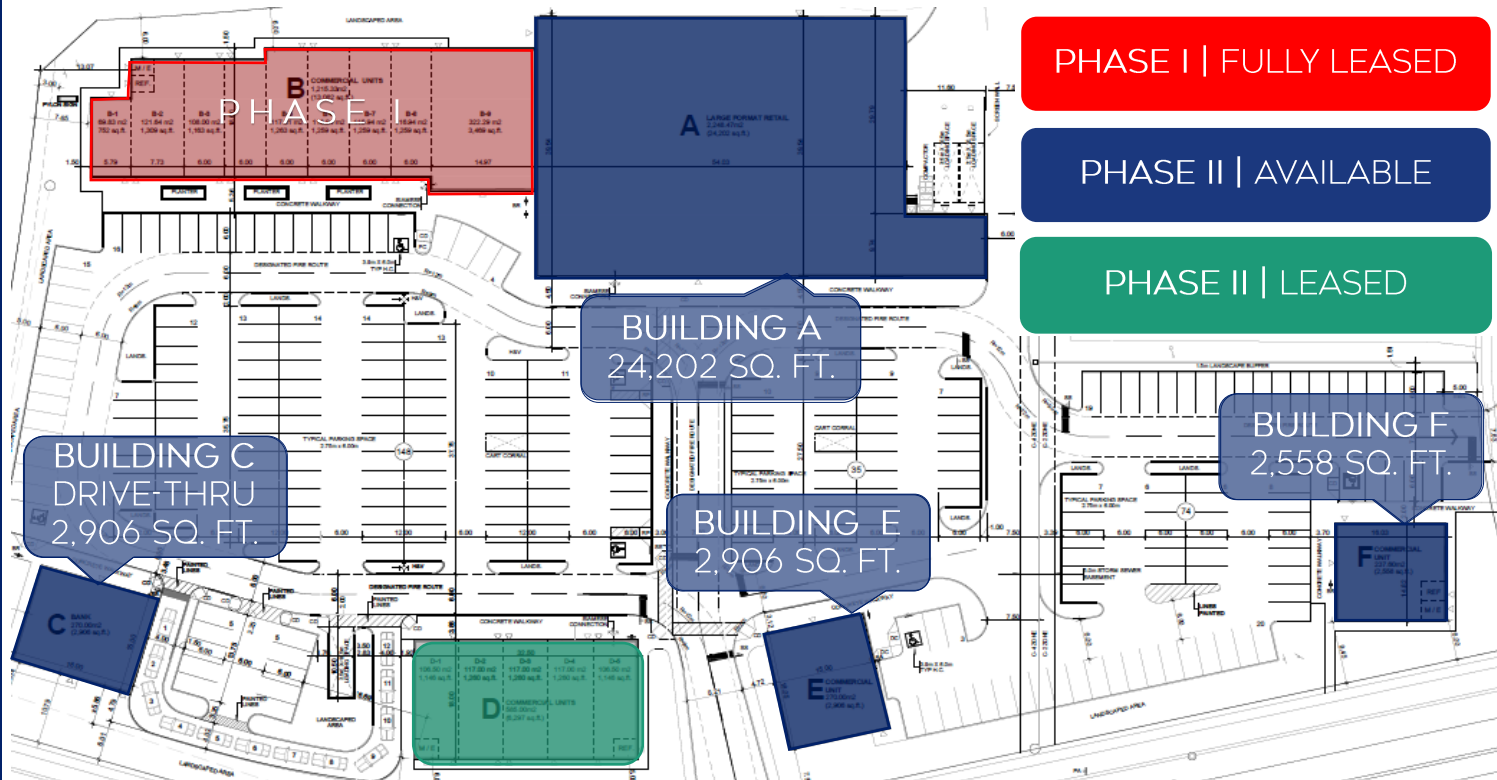
Thai Breslau

PHARMASAVE

SB Saucy B's
Pizzeria

**BRESLAU
Dental**

BRESLAU FAMILY
EYE CARE



PERMITTED USES:

- GROCERY
- RETAIL

- PERSONAL SERVICES
- FINANCIAL
- MEDICAL

- RESTAURANTS/QSR
- CONVENIENCE STORE
- OFFICE

JAMES BOUDREAU

BROKER

C: 519.580.6815 | O: 519.743.5211 X 3020

JBOUDREAU@COLDWELLBANKERPBR.COM

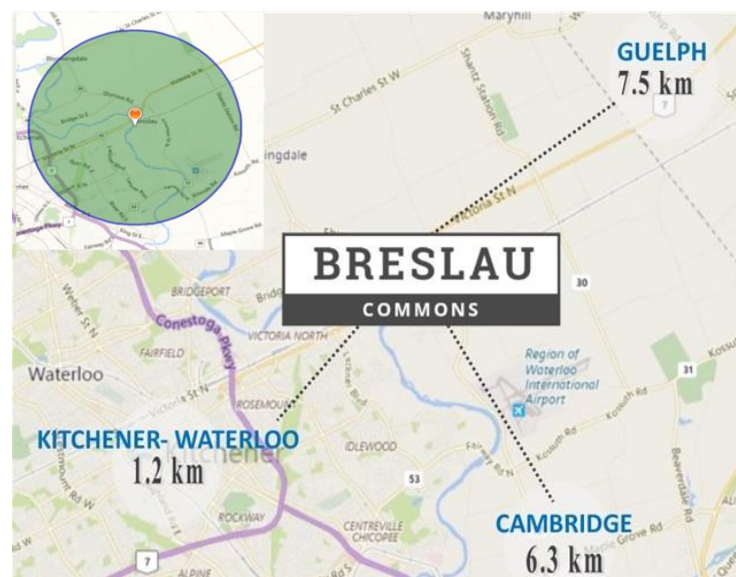


**COLDWELL BANKER
COMMERCIAL**

PETER BENNINGER
REALTY, BROKERAGE

FOR LEASE

BRESLAU COMMONS | PHASE II
10 TOWNSEND DRIVE, BRESLAU ON. N2M 3B5



RESIDENTIAL TRADE AREA & NEW CONSTRUCTION

Breslau, Ontario is an underserved growth node with approximately 1,200 residential units to be constructed in the traded area over the next 10-15 years by Thomasfield Homes and Empire Communities. The alignment of the new Highway 7 interchanges (including the proposed SmartReit development) near the site will only serve to enhance the immediate area's traffic. Thomasfield Homes has started grading their site along Hwy 7 directly East of their completed subdivision. Amenities in the area are minimal, leaving opportunity to tap into an untapped market.

TOTAL POPULATION 5.0 KM: 48,359
NUMBER OF HOUSEHOLDS: 18,566

TOTAL POPULATION 2.5 KM: 10,094
NUMBER OF HOUSEHOLDS: 3,407

AREA DEMOGRAPHICS: 0-5 KM

TOTAL POPULATION	47,833
NUMBER OF HOUSEHOLDS	18,373
AVG. HOUSEHOLD INCOME	\$81,836
OWNERS	75.85 %
RENTERS	24.15 %

* Based on superdemographics data 2016

JAMES BOUDREAU

BROKER

C: 519.580.6815 | O: 519.743.5211 X 3020

JBOUDREAU@COLDWELLBANKERPBR.COM



**COLDWELL BANKER
COMMERCIAL**

**PETER BENNINGER
REALTY, BROKERAGE**



JAMES BOUDREAU
BROKER

COLDWELL BANKER COMMERCIAL
PETER BENNINGER REALTY, BROKERAGE

508 RIVERBEND DRIVE
KITCHENER ONTARIO N2K 3S2

CELL: 519.580.6815
OFFICE: 519.743.5211 X 3020
JBODUREAU@COLDWELLBANKERPBR.COM



**COLDWELL BANKER
COMMERCIAL**

©2021 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act. 2110GC_12/21