

For Lease

PRIME RETAIL

765 EXETER ROAD, LONDON, ON



REDWATER
CAPITAL



The Neighbourhood

The South London neighbourhood itself boasts a relatively high population and is also one of the more multicultural neighborhoods in London. The high population is largely due to the higher number of apartment buildings, townhouses and semi-detached homes built in the neighbourhood between 1970 and 1980. When compared to other areas of London, this does allow more first time buyers an opportunity to get into the market and own their own home. In the center of the neighbourhood's circling and winding roads is White Oaks Mall, which was built in 1973 and then expanded in 2010. The mall now includes over 185 different stores and services in the mall and is home to big box stores, restaurants and entertainment venues.

Demographics

765 Exeter Road (5 km radius)

76,278	77,578	39.2
Population	Daytime Population	Median Age

\$83,048	29,927	10.92%
Average Household Income	Total Households	Growth Rate Next 5 Years

Wellington Road and Highway 401 Intersection

62,600

Average Daily Vehicle Traffic Count

Sources: Costar Group, 2024

Property Details

Location: 765 Exeter Road, London, ON

Accessibility: Along an arterial retail corridor next to Highway 401

Proximity: Near White Oaks Mall

Key Features:

- **Strategic Location:** Positioned for exceptional exposure and easy access
- **High Traffic Area:** Benefit from the bustling flow of customers along the arterial corridor
- **Proximity to Major Retailers:** Join a community of thriving national brands, enhancing foot traffic and visibility
- **Convenient Access:** Close proximity to Highway 401 ensures accessibility from all directions
- **Versatile Spaces:** Flexible layouts cater to various retail needs

Ideal for Retailers Seeking:

- Increased Visibility
- Prime Location with High Foot Traffic
- Access to a Diverse Consumer Base
- Proximity to Established National Brands

Don't miss out on the opportunity to elevate your retail presence in this dynamic commercial hub. Contact us today to secure your space at 765 Exter Road.



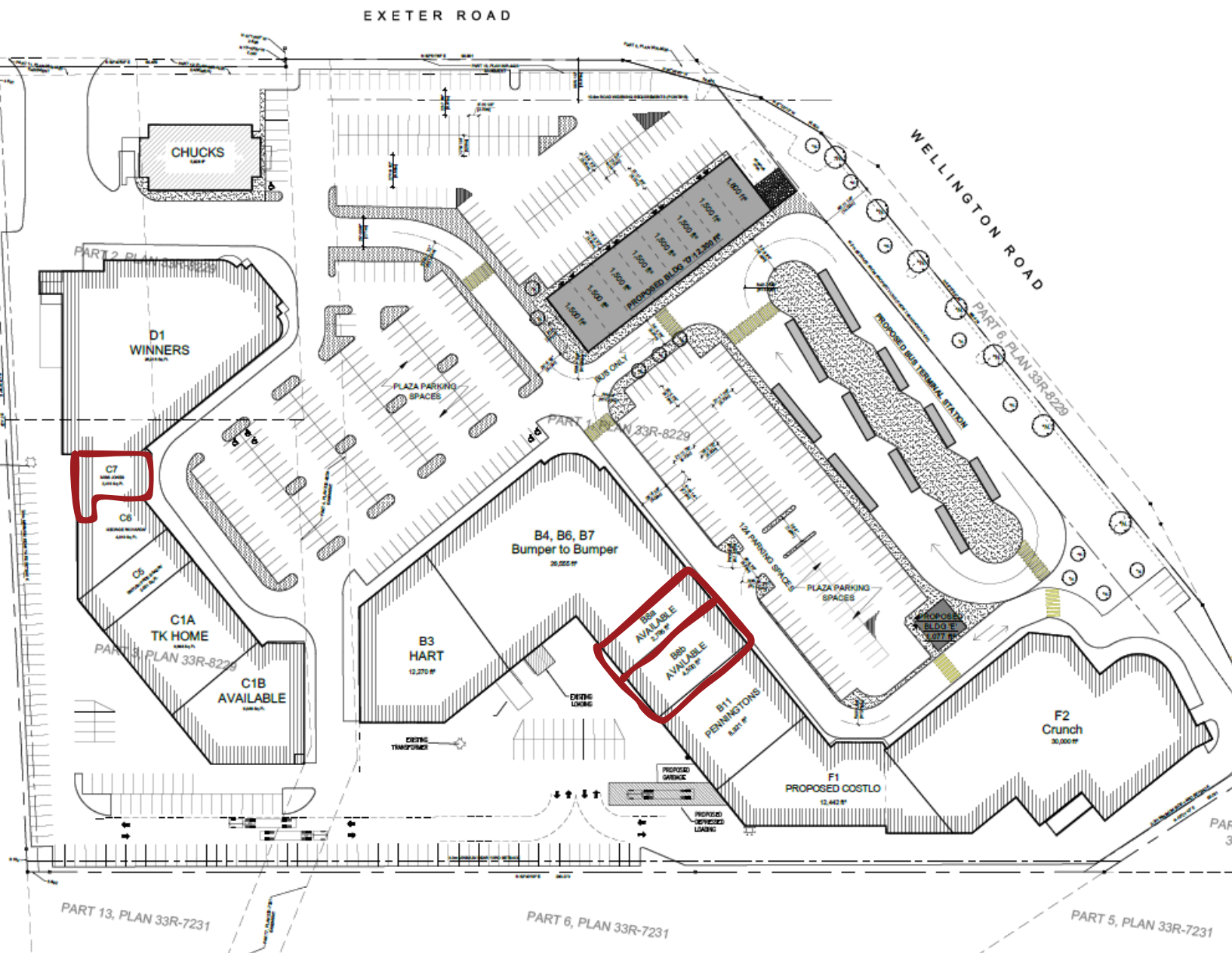
Availability

Location: 765 Exeter Road, London, ON

Availability:	<u>Unit #</u>	<u>Size</u>	<u>Net Rent</u>	<u>Additional Rent (2024 Estimated)</u>	<u>Occupancy</u>	<u>Minimum Term</u>
	B8	7,296 sf	\$16.00	\$6.81 (Estimated 2024)	Immediate	Ten (10) Years
	B8A	2,795 sf	\$25.00	\$6.81 (Estimated 2024)	Immediate	Ten (10) Years
	B8B	4,500 sf	\$20.00	\$6.81 (Estimated 2024)	Immediate	Ten (10) Years
	C7	2,415 sf	\$25.00	\$6.81 (Estimated 2024)	Immediate	Ten (10) Years



Site plan



Demographic Summary Report

Superstore Mall

765 Exeter Rd, London, ON N6E 3T2

Building Type: General Retail

Secondary: Storefront

GLA: 193,921 SF

Year Built: 2000

Total Available: 14,685 SF

% Leased: 92.43%

Rent/SF/Yr: \$25.00



Radius	1 km	2 km	5 km
Population			
2023 2028 2033	1,416	15,131	76,278
Growth 2023 - 2028	1,606	16,857	84,605
Growth 2023 - 2033	1,775	18,391	92,220
	13.42%	11.41%	10.92%
	25.35%	21.55%	20.90%
2023 Population by Occupation	649	7,556	38,797
Art, Culture, Recreation, Sport	24 3.70%	167 2.21%	884 2.28%
Business, Finance, Administrative	76 11.71%	1,088 14.40%	5,706 14.71%
Health	27 4.16%	428 5.66%	2,990 7.71%
Management	79 12.17%	547 7.24%	3,051 7.86%
Natural & Applied Sciences	72 11.09%	420 5.56%	2,093 5.39%
Primary Industry	11 1.69%	74 0.98%	369 0.95%
Processing, Manufacturing, Utilities	41 6.32%	545 7.21%	2,684 6.92%
Sales & Service	149 22.96%	2,362 31.26%	10,861 27.99%
Social Sci, Educ, Govmt, Religion	58 8.94%	697 9.22%	4,260 10.98%
Trades, Transport, Equip Oper	112 17.26%	1,228 16.25%	5,899 15.20%
Households			
2023 2028 2033	548	5,734	29,927
Growth 2023 - 2028	634	6,515	33,812
Growth 2023 - 2033	707	7,176	37,157
	15.69%	13.62%	12.98%
	2.90%	2.52%	2.42%
2023 Households by HH Income	548	5,734	29,927
Income: <\$40,000 Income:	102 18.61%	1,426 24.87%	7,669 25.63%
\$40,000 - \$60,000 \$60,000	117 21.35%	1,222 21.31%	5,953 19.89%
- \$80,000 \$80,000 -	110 20.07%	999 17.42%	4,885 16.32%
\$100,000 \$100,000 -	85 15.51%	804 14.02%	4,077 13.62%
\$150,000 \$150,000 -	98 17.88%	962 16.78%	5,009 16.74%
\$200,000 \$200,000+	28 5.11%	237 4.13%	1,568 5.24%
	8 1.46%	83 1.45%	766 2.56%
2023 Average Household Income	\$84,359	\$77,968	\$83,048
2023 Median Household Income	\$69,999	\$64,193	\$65,285
2023 Per Capita Income	\$32,648	\$29,547	\$32,583

FOR MORE INFORMATION PLEASE CONTACT



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