

RETAIL SPACE

# FOR LEASE

575 Norwich Avenue, Woodstock, ON



## WOODSTOCK CROSSING

Just North of Highway 401 &  
Norwich Avenue Interchange.

**ONLY 1 UNIT LEFT!  
POSSESSION:  
IMMEDIATE**



FOR REAL ESTATE INQUIRIES, PLEASE CONTACT:

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 **THE BEHAR GROUP™**  
LANDLORD SERVICES

# Leasing Information

# WOODSTOCK CROSSING

## PROPERTY DETAILS

|                              |                                                                                                                                                                                                                |
|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Spaces Available             | Building G<br>Unit 3: 1,000 SF<br><del>Unit 4: 1,268 SF</del> <b>LEASED</b><br>or Combined 2,268 SF                                                                                                            |
| Total GLA of Centre          | +/- 44,802 SF                                                                                                                                                                                                  |
| Base Rent                    | Starting at \$40 Net PSF subject to Landlord Work, Covenant, & Use                                                                                                                                             |
| TMI (2022 est)               | \$17.00 PSF*<br><i>Including Water and Garbage</i>                                                                                                                                                             |
| Possession                   | Summer 2025                                                                                                                                                                                                    |
| Main Retailers (On-Site)     | East Side Mario's<br>Burger King<br>Starbucks<br>Sunset Grill<br>Booster Juice<br>Mary Brown's<br>Osmow's<br>Mucho Burrito<br>Mavericks<br>Dollar Tree<br>Popeyes Supplements<br>Gino's Pizza<br>Halibut House |
| Main Retailers (Within Area) | Canadian Tire<br>Walmart<br>The Home Depot<br>Winners<br>No Frills                                                                                                                                             |

Zoning C6-8

Zoning permits a wide variety of retail and commercial uses including restaurants, drive-thru's, financial (subject to zoning approval), convenience, small grocery/supermarket, home decor, pet store, medical/dental, pharmacy and more.

\*TMI IS AN ESTIMATE ONLY; TAXES NOT ASSESSED YET

## HIGHLIGHTS

- High traffic retail node.
- Excellent exposure from Hwy 401 & Norwich Ave (major north/south arterial).
- New phase of retail centre at gateway to Woodstock just north of Highway 401. New to be constructed. Great exposure, visibility, and access directly to Norwich Ave., the heart of the high-traffic commercial/retail node of Oxford County.
- Shadow anchored by Walmart, Canadian Tire, & Staples.
- AADT 401 at Norwich Interchange over 60,000 each way.
- This is a foodie mecca, not only drawing from the local Woodstock population but the tremendous transitory customers off the 401. A perfect rest stop for those traveling from Toronto to Windsor.

## 2024 DEMOGRAPHICS (5 KM)

Data Source: Environics Estimates



Population: 45,951

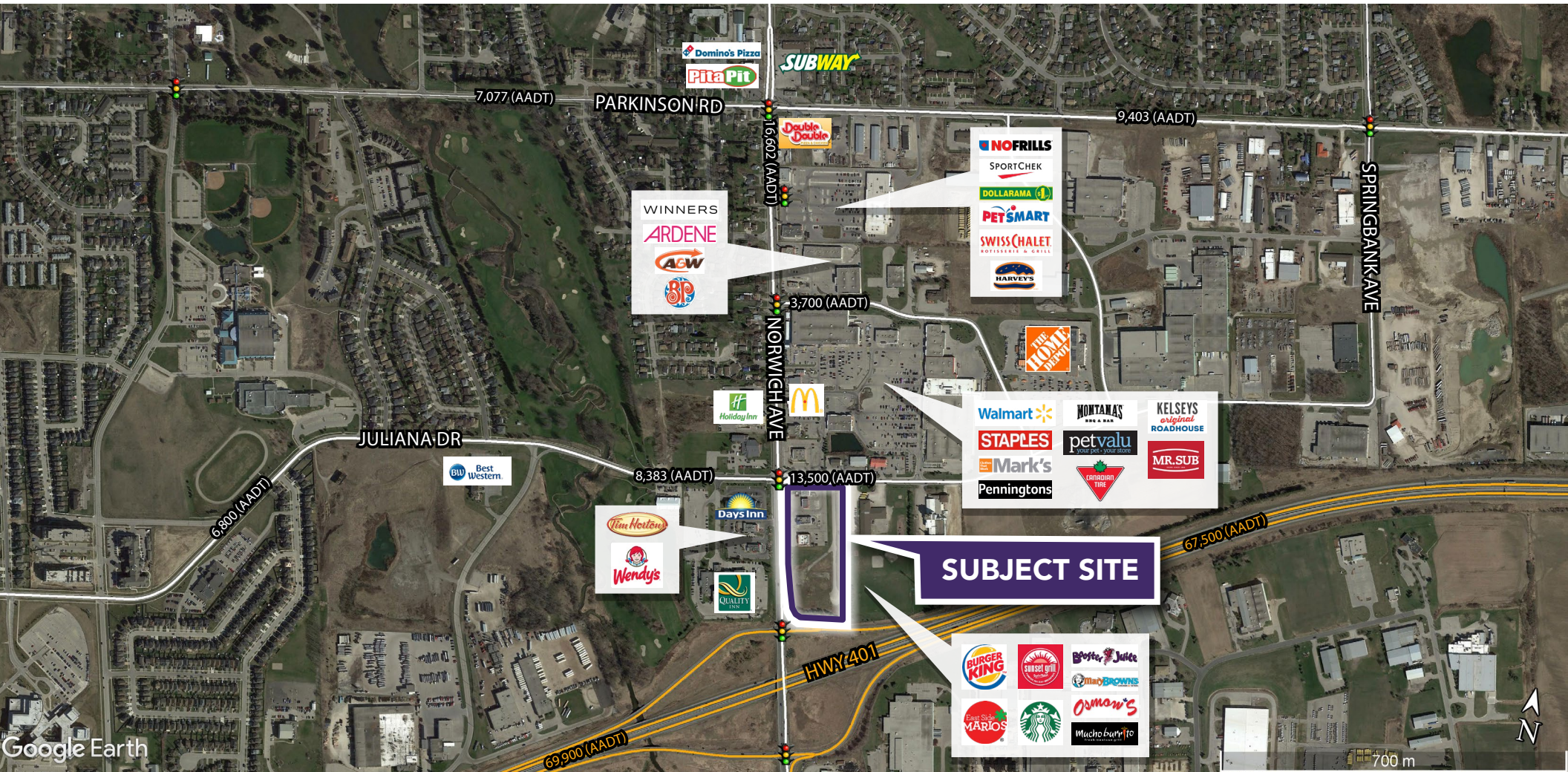


Average Household Income: \$106,682



Number of Dwellings: 18,623

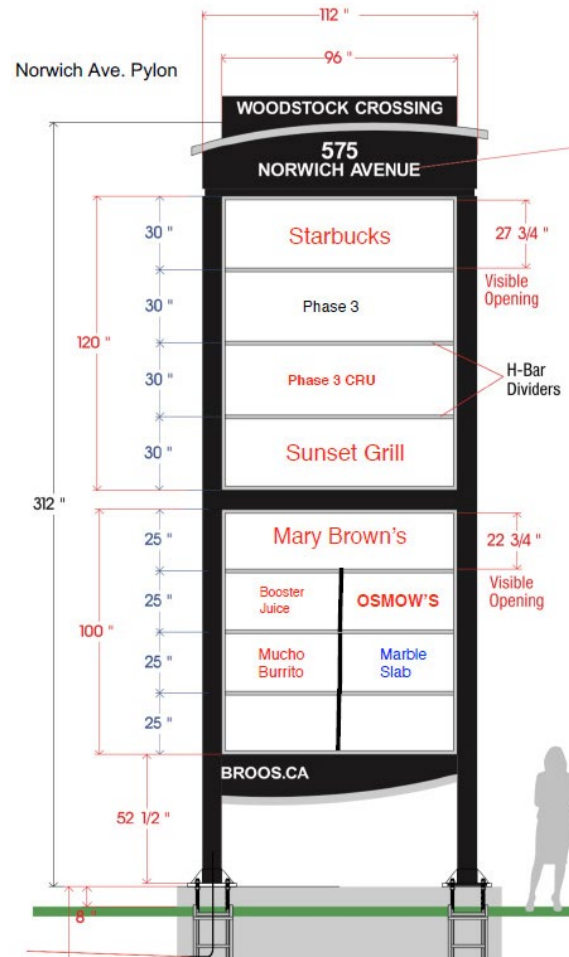
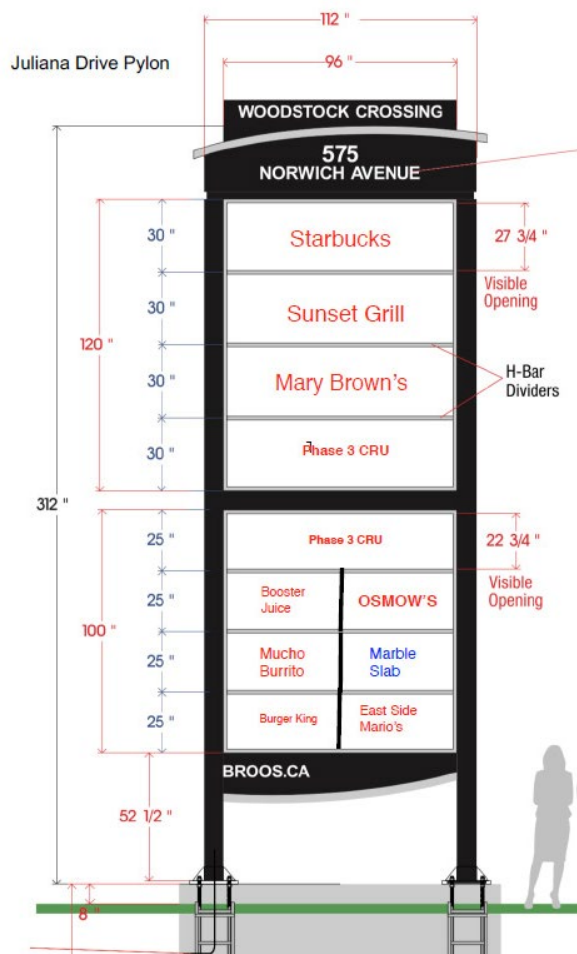
# Key MAP



Traffic Counts: City of Woodstock 2018 & MTO 2016



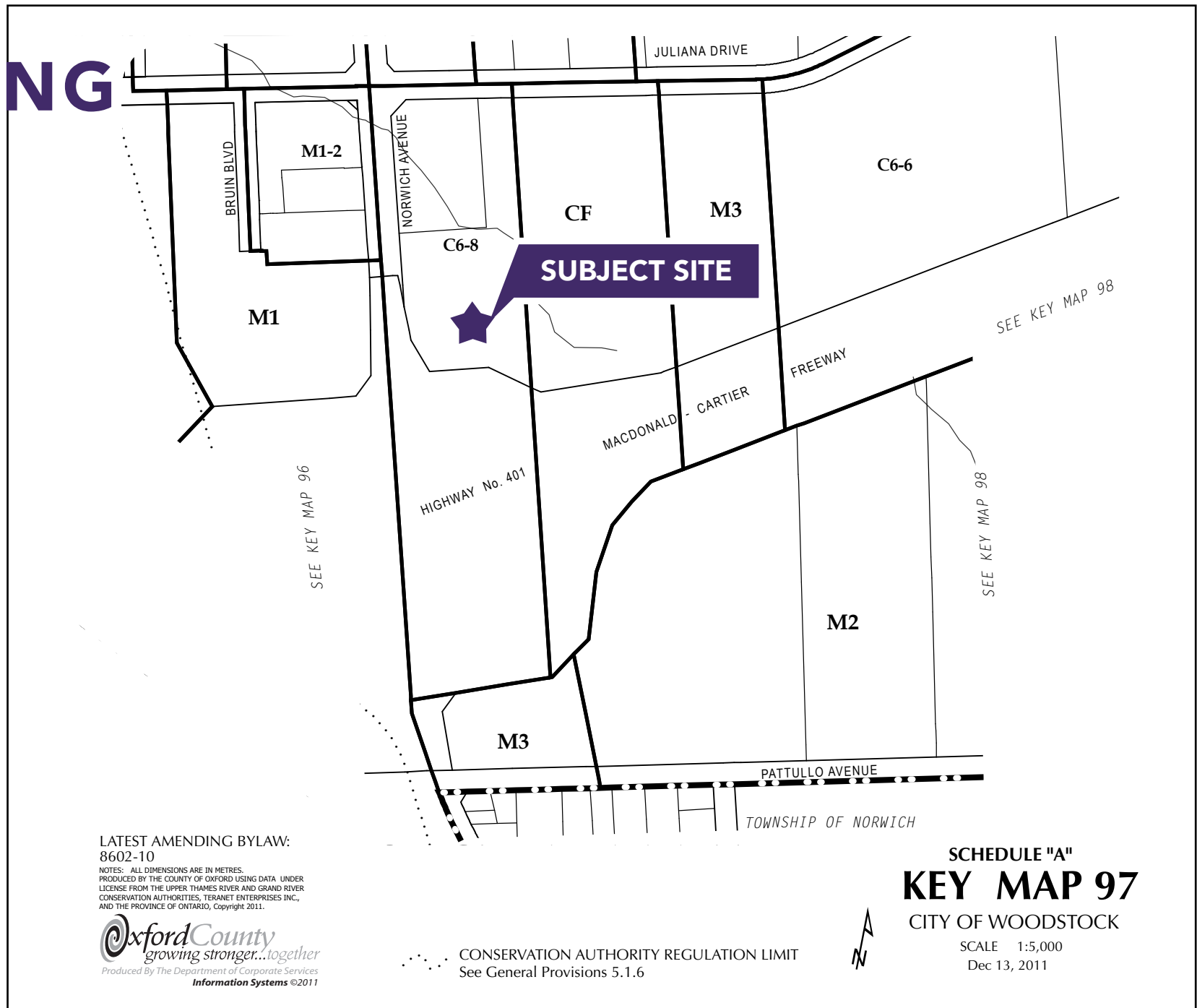
# Pylon & Highway SIGNAGE



## HIGHWAY SIGNAGE OPTION WITH MTO



# C6-8 ZONING



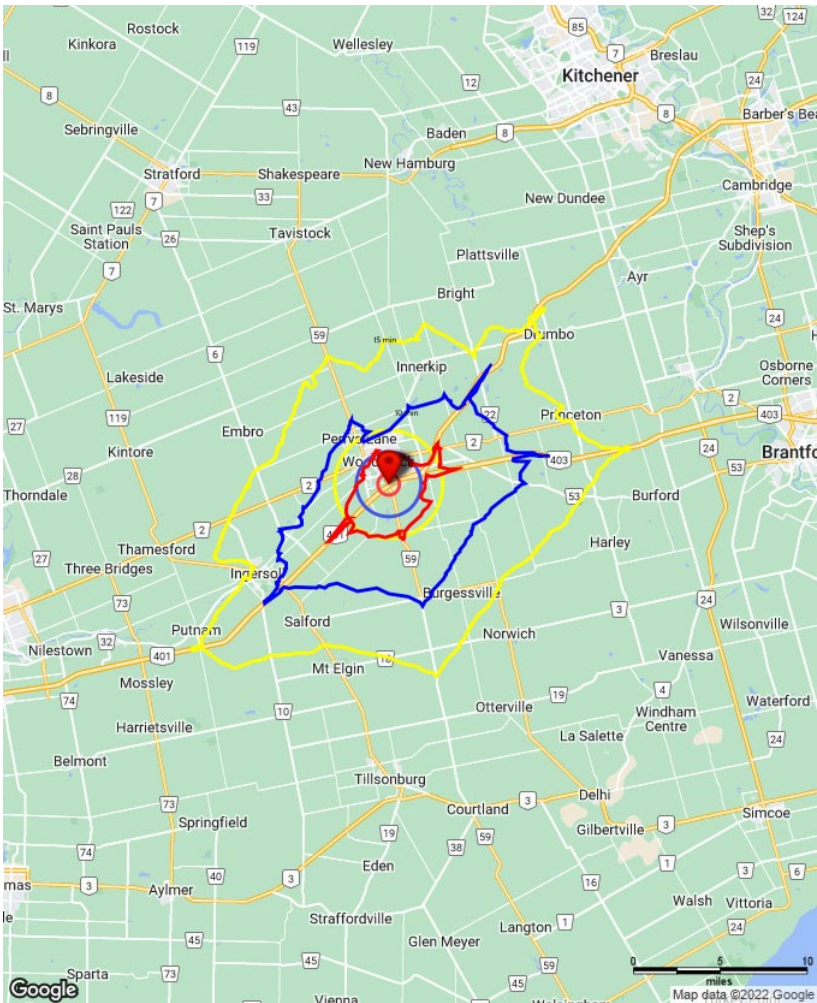
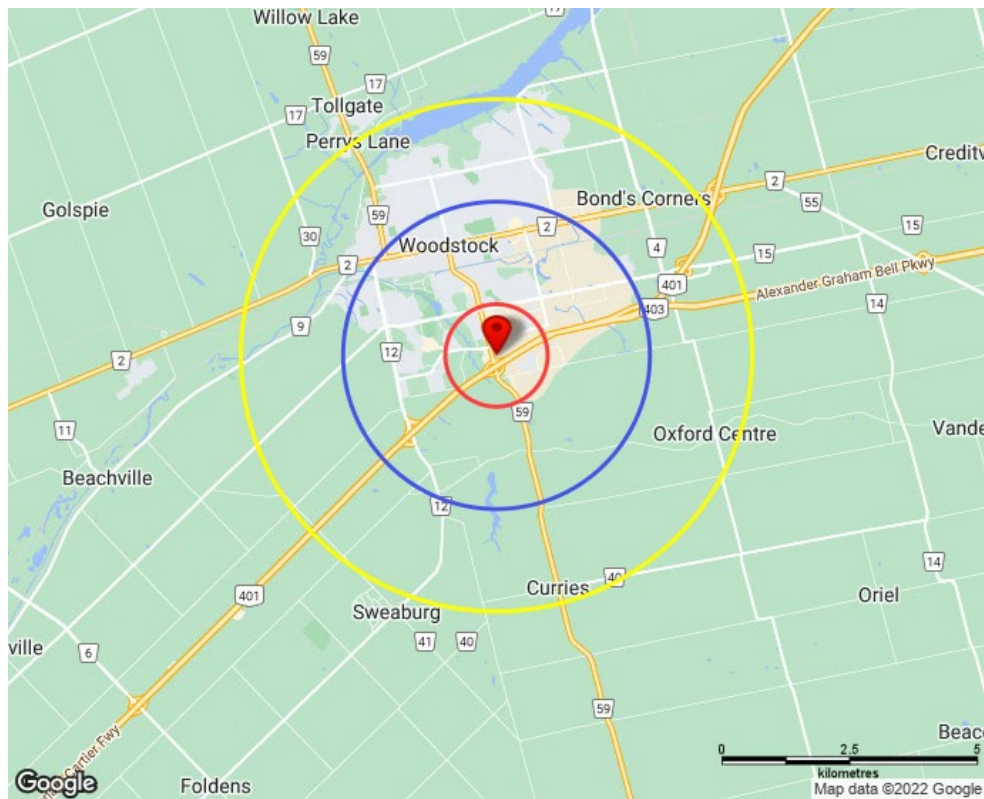
## C6 Zone

# PERMITTED USES

No person shall within any C6 Zone use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following C6 uses:

- an appliance sales and service shop;
- an artist studio;
- an automobile service station;
- a bakeshop;
- a bank or financial institution; *<applied for rezoning to permit use>*
- a banquet hall;
- a brewers retail outlet;
- a business support service;
- a convenience store;
- a commercial club;
- a commercial school;
- a day care facility or nursery school;
- a dry cleaning establishment;
- an eating establishment;
- a film processing depot;
- a florist shop;
- a furniture store;
- a health club;
- a home and automotive supply store;
- a home decorating store;
- a medical clinic;
- a music school;
- a personal service shop;
- a photographic studio;
- a printing shop;
- a public garage;
- a public library;
- a recreational building – indoor sports;
- a rental establishment;
- a retail builder's supply shop;
- a retail food store not greater than 929 square metres (10,000 sq.ft.);
- a retail nursery;
- a retail store;
- a service shop;
- a shopping centre;
- a specialty food store;
- a taxi stand or station;
- a tire sales establishment;
- uses accessory to a permitted use.

# Supporting Information & DEMOGRAPHICS



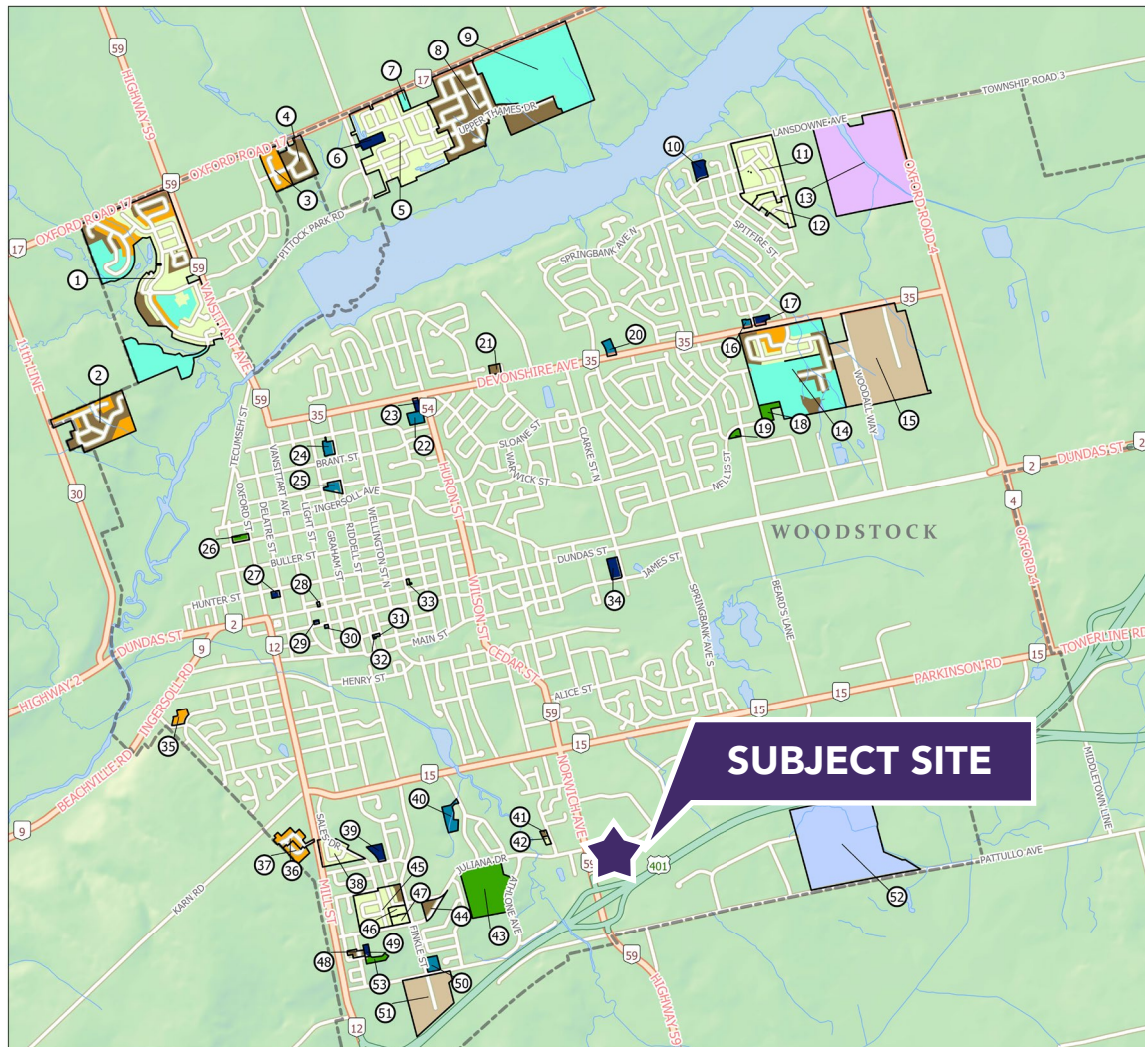
| CIRCLE RADIUS            | 1 km     | 3 km     | 5 km     | Woodstock |
|--------------------------|----------|----------|----------|-----------|
| Total Population         | 1,364    | 21,088   | 43,937   | 47,584    |
| Total Daytime Population | 1,581    | 30,796   | 48,690   | 51,767    |
| Total Households         | 588      | 9,127    | 18,428   | 19,755    |
| Average Size             | 2.17     | 2.26     | 2.34     | 2.36      |
| Median Age               | 47.4     | 40.3     | 41.0     | 40.6      |
| Average Household Income | \$84,150 | \$81,606 | \$93,254 | \$96,465  |

| DRIVE TIME               | 5 min    | 10 min   | 15 min    |
|--------------------------|----------|----------|-----------|
| Total Population         | 17,558   | 51,454   | 73,275    |
| Total Daytime Population | 27,320   | 54,630   | 75,787    |
| Total Households         | 7,468    | 21,110   | 29,316    |
| Average Size             | 2.29     | 2.39     | 2.47      |
| Median Age               | 40.5     | 41.0     | 41.0      |
| Average Household Income | \$83,789 | \$97,824 | \$100,471 |

Source: Environics 2021 Estimates

## City of Woodstock

## DEVELOPMENTS ACTIVITY



## Residential Development

- Circulated or Submitted Plan
- Built or Nearly Built Plan
- Draft Approved Plan

## Condominium Plan

- Approved Site Plan
- Registered Plan
- Built Out Plan

## Industrial Development

- Draft Approved Plan
- Circulated or Submitted Plan
- Registered Plan

| Map # | File Number            | Total Units | Name                                             |
|-------|------------------------|-------------|--------------------------------------------------|
| 1     | 32T-00001              | 987         | Sally Creek                                      |
| 2     | SB 10-02-8             | 144         | Hartley Phase 2                                  |
| 3     | 32T-08004              | 35          | Albert T. Hargreaves                             |
| 4     | 32T-07009              | 93          | Summit Estates                                   |
| 5     | 32T-08005              | 400         | Thames Developments Inc., Phases 1-3             |
| 6     | SP 8-18-07             | 22          | 634524 Ontario Inc (Pittcock)                    |
| 7     | SB 19-02-8             | 23          | Tiffany Developments Corp                        |
| 8     | SB 17-03-8             | 343         | Thames Developments, Inc. Phase 4                |
| 9     | SB 19-05-8             | 645         | Thames Developments Inc., Phase 5                |
| 10    | SP 8-14-06             | 24          | 247 Munnoch Blvd                                 |
| 11    | SB 11-04-8             | 150         | Lansdowne Meadows Phase 12                       |
| 12    | 32T-07012              | 81          | 2072627 Ont. Inc.                                |
| 13    | SB 10-08-8             |             | 1212949 Ontario Inc                              |
| 14    | 32T-08003              | 708         | Lunar Group Inc. Phase 2                         |
| 15    | 32T-09003              |             | 1490 Devonshire                                  |
| 16    | CD 17-05-8             | 14          | Falcon Corners Ltd                               |
| 17    | SP 8-15-15             | 22          | Pavlovic Holdings                                |
| 18    | SP 8-20-10             | 98          | County of Oxford                                 |
| 19    | CD21-01-8 (SP 8-19-23) | 46          | 1822094 Ontario Inc (1180 Nellis)                |
| 20    | CD 18-05-8             | 26          | Sarah Properties Ltd                             |
| 21    | WSPC 06-10-1           | 34          | Blossom Park                                     |
| 22    | SP 8-17-06             | 26          | 2072627 Ontario Inc                              |
| 23    | SP 8-19-09             | 8           | Devonwood Bldg Inc & Heron Grace Dev Inc (Deroo) |
| 24    | CD 15-01-8             | 11          | Rembrandt Homes                                  |
| 25    | CD 15-08-8             | 56          | Nellwood Construction Corp./Losee Riddell Manor  |
| 26    | SP (OP 20-01-8)        | 78          | Southside Construction Mgmt Ltd                  |
| 27    | SP 8-17-14             | 35          | Oxford Baptist Church                            |
| 28    | SP 8-16-15             | 36          | 385 Dundas St                                    |
| 29    | SP 8-19-03             | 80          | 1719241 Ontario Inc. (361-367 Simcoe St)         |
| 30    | CD 18-01-8             | 13          | 1841950 Ontario Inc                              |
| 31    | CD 19-01-8             | 18          | 2595421 Ontario Inc (Spina)                      |
| 32    | SP 8-17-21             | 18          | 482-490 McQueen St                               |
| 33    | SP 8-20-15             | 28          | 2718700 Ontario Inc                              |
| 34    | SP 8-16-13             | 305         | Drewlo                                           |
| 35    | 32CDM-01003            | 19          | Oxford Condo Plan 70                             |
| 36    | 32T-00004              | 17          | Leonard Reeves                                   |
| 37    | SB 14-05-8             | 14          | Leonard Reeves                                   |
| 38    | 32T-08006              | 90          | Hunt Homes                                       |
| 39    | SP 8-19-14             | 74          | Talu Properties (145 Pember's Pass)              |
| 40    | CD 13-02-8             | 26          | Rembrandt Developments (Woodstock) Inc.          |
| 41    | SB17-07-8              | 6           | 2593636 Ontario Inc (Lampman)                    |
| 42    | SB 18-04-8             | 8           | 1904968 Ontario Inc (Cengic)                     |
| 43    | SB 18-11-8             | 544         | 763 Athlone Avenue                               |
| 44    | 32T-06002              |             | Tiffany Development                              |
| 45    | 32T-05003              | 130         | Estates of Melville, Alice & Lorne Robinson      |
| 46    | 32CDM-09002            | 119         | Juliana Place                                    |
| 47    | CD 16-02-8             | 119         | Carvest Properties Limited                       |
| 48    | SB 18-01-8             | 16          | Tru-Built Construction Inc.                      |
| 49    | SP 8-19-06             | 24          | County of Oxford 786 Southwood Way               |
| 50    | SP 8-16-17             | 66          | Trustees of Faithway Baptist Church              |
| 51    | SB 10-07-8             | 5           | Finkle St Ext.                                   |
| 52    | SB 18-10-8             |             | Pattullo Ave City of Woodstock                   |
| 53    | SP (OP 20-19-8)        | 48          | County of Oxford                                 |



0 250 500 1000  
Metres

LAST UPDATE: April, 2021

Note: These maps are not intended to show all development.  
Only larger residential and industrial subdivisions/site plan  
applications are depicted.

## Real Estate **LISTING AGENT**

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