

VARIOUS SIZE UNITS AVAILABLE

4980 SUNSET DRIVE

PORT STANLEY, ON N5L 1J1



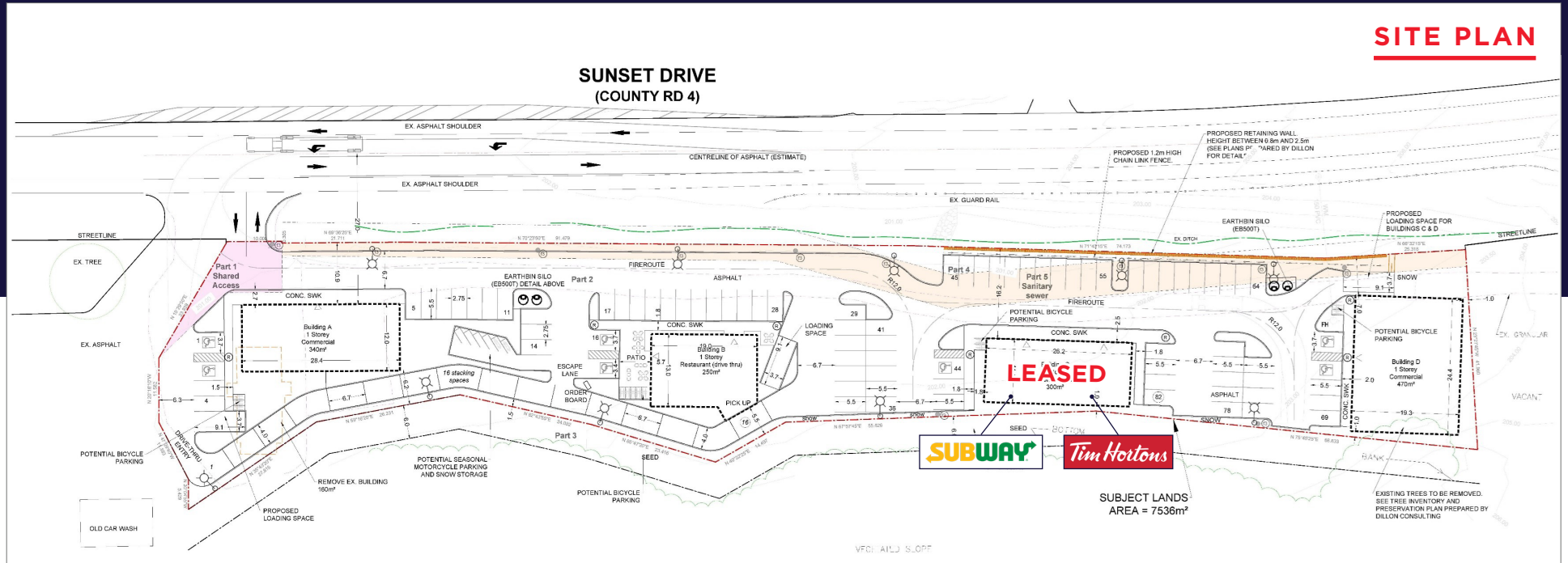
CUSHMAN &
WAKEFIELD

Southwestern Ontario



NOW LEASING! THE SHOPPES ON SUNSET

Introducing The Shoppes on Sunset, a new commercial development now leasing in the heart of Port Stanley. Located at 4980 Sunset Drive, this modern plaza offers a prime opportunity to join Tim Hortons, now open and operating, and Subway in a high-visibility, high-traffic location along one of the town's main routes. Positioned just minutes from Port Stanley Beach, 15 minutes to St. Thomas, and 24 minutes to London, the site is easily accessible and benefits from strong exposure. With new residential development planned directly behind the plaza, this growing hub is set to become a key destination for shopping, dining, and everyday services.



BUILDING	APPROX. SF	ASKING RENT	ADDT'L. RENT (EST.)
A	3,660 SF	\$37.50 PSF NET	\$8.00 PSF
B	LEASED 1,255 SF	\$37.50 PSF NET	\$8.00 PSF
C	3,229 SF	\$37.50 PSF NET	\$8.00 PSF
D	5,059 SF	\$37.50 PSF NET	\$8.00 PSF

VARIOUS SIZE UNITS AVAILABLE FROM 1,200 SF, 1,350 SF, 1,500 SF, 2,000 SF, 2,500 SF, 3,000 SF, 3,500 SF UP TO 5,000 SF

LOCATION HIGHLIGHTS



2 MINS
FOODLAND

3 MINS
GOLF & COUNTRY CLUB

6 MINS
PORT STANLEY BEACH

15 MINS
ST. THOMAS

24 MINS
AYLMER

24 MINS
LONDON

PROPERTY FEATURES

DETAILS

SITE AREA 1.857 Acres

SIGNAGE Pylon signage available

ACCESS All units have direct exposure and access to Sunset Drive

ZONING B3-31

PERMITTED USES hotel - motel business; convenience stores; restaurant or other eating establishments; gift shop; refreshment stand; fruit or vegetable stand; garden supply centre; automotive service station; tourist centre; business office; general office; general retail; home and auto supply store; warehouse commercial use; dry- cleaning establishment; animal clinic; medical clinic, fitness centre; pharmacy; post station; daycare



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