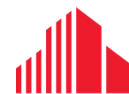




PRIME COMMERCIAL PLAZA | FOR LEASE

**7 WHARNCLIFFE
6 ROAD SOUTH
4 UNIT A1**

London, ON N6J 2M8



**CUSHMAN &
WAKEFIELD**

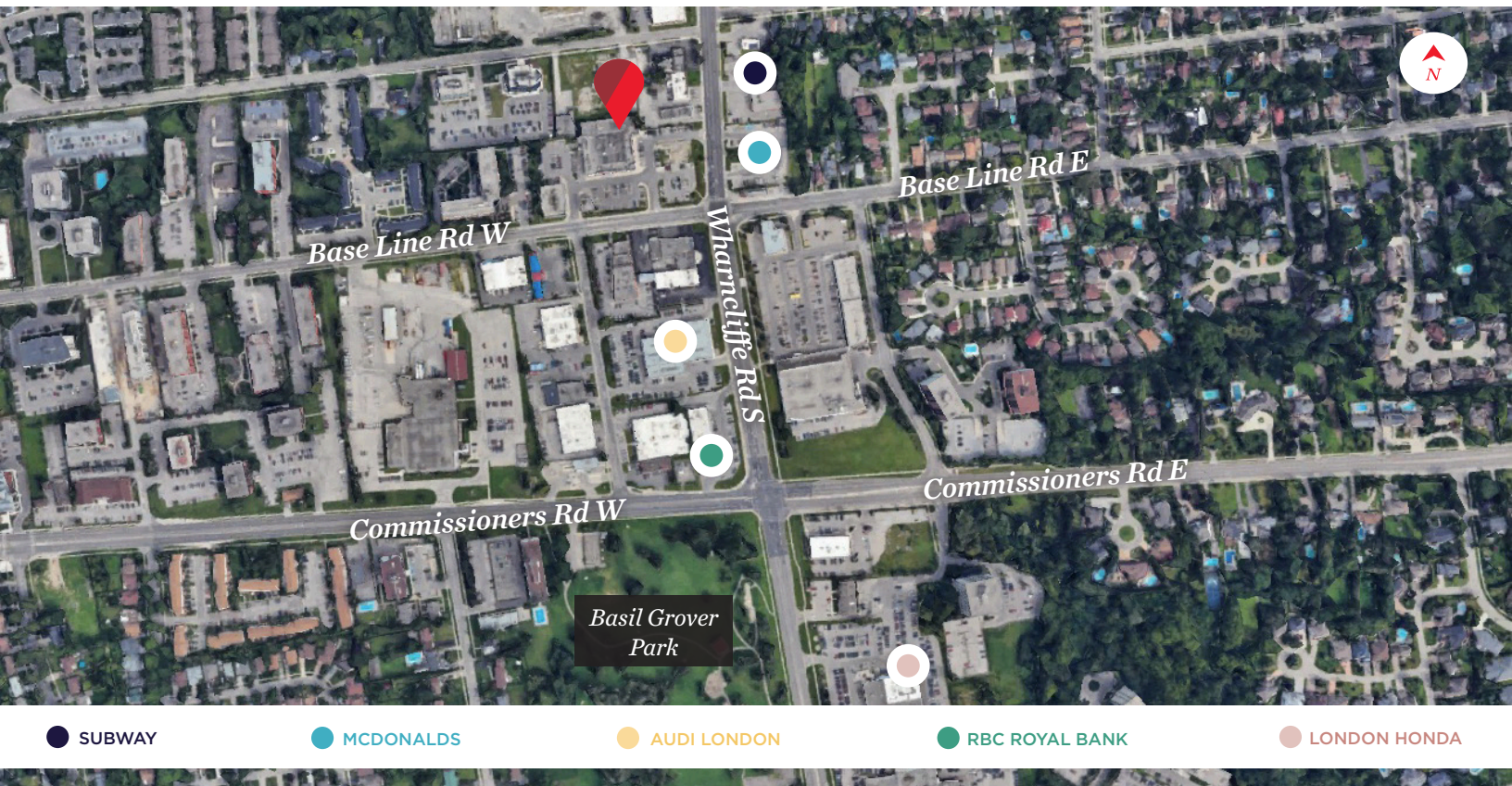
Southwestern Ontario

ABOUT THE PROPERTY

Prime commercial plaza available for lease in a high traffic area of London.

UNIT	AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT
A1	Approx. 3,482 SF	\$19.00 PSF Net	\$12.45 PSF
*Inclusive of common area maintenance and property taxes			

- **Zoning: ASA1(16)/ASA3(6)** - Convenience, retail, grocery, personal service, medical/dental, clinics, offices etc.
- **Parking:** Plenty of on-site available for free
- Anchored by Shoppers Drug Mart and prominently situated at a high traffic intersection, Wharncliffe plaza retailers with convenient access to the surrounding community as well as generates customers from the large quantity of daily commuter volume
- Other tenants in the plaza include Daniel A. Jewelry, Fat Bastard Burrito, Helix Hearing, Old Bagel House etc.
- Diverse tenant base of well recognized retailers
- Providing easy access from two arterial roads that capture traffic flow in both directions from surrounding neighborhoods
- Property benefits from annual traffic of over 40,000 cars
- With the imminent announcement of a new quick-service drive-thru restaurant
- Utilities are separately metered in the Tenant's name
- Plaza is located at the corner of Wharncliffe Road South and Base Line Road



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PROPERTY IMAGES



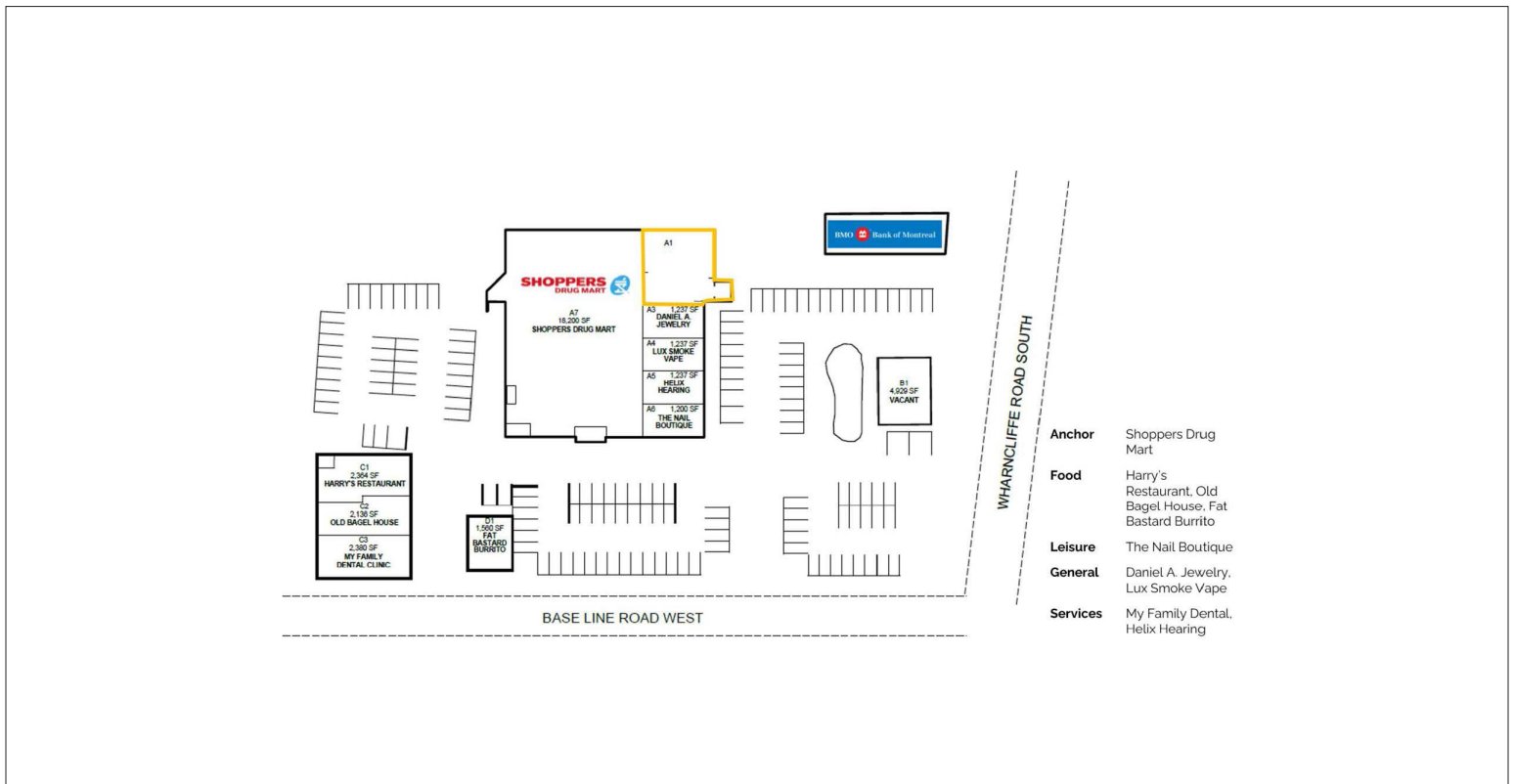
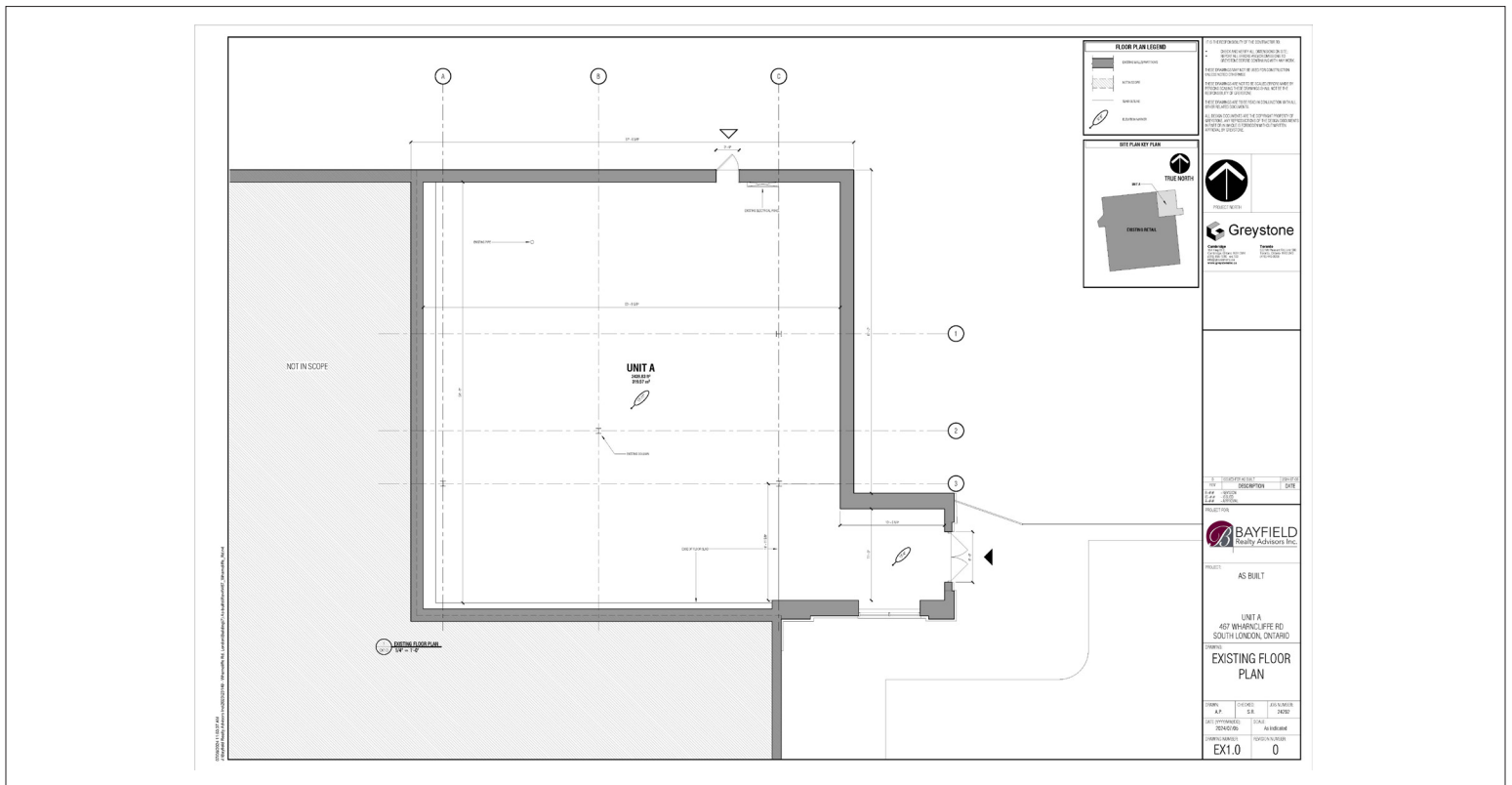
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FLOOR PLAN | SITE PLAN



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