

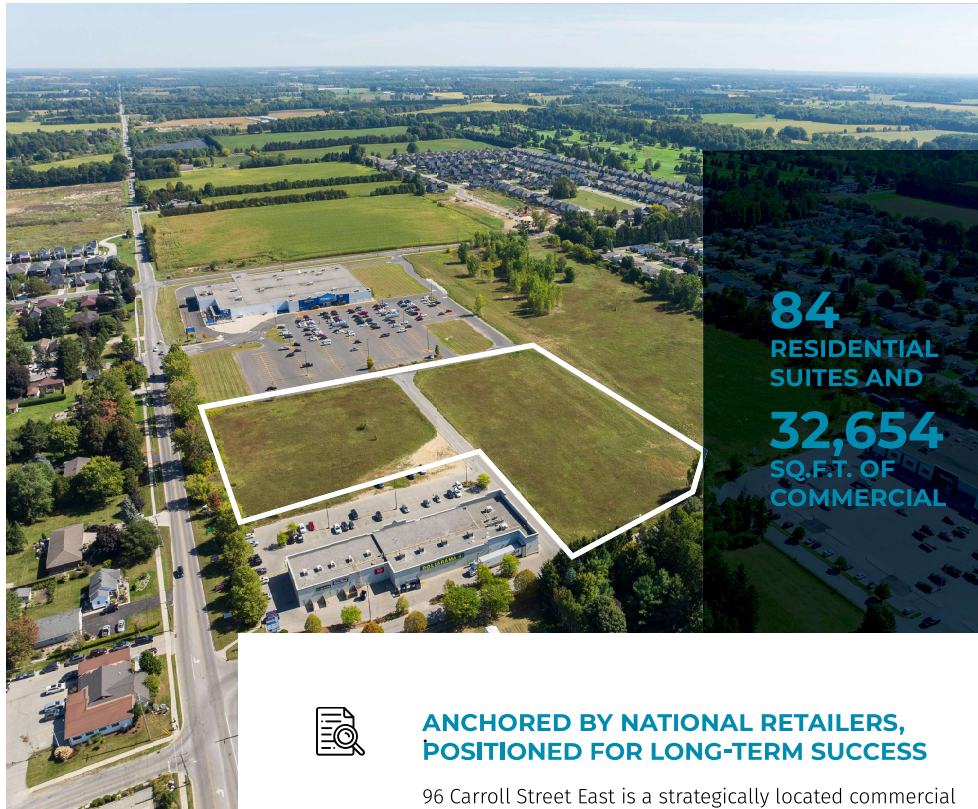
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An aerial photograph showing a large commercial building with a flat roof and a large parking lot filled with cars. The building is surrounded by green fields and trees. In the background, a residential area with houses and more trees is visible under a clear blue sky.

96 CARROLL ST. E & 24605 SAXTON RD STRATHROY, ON

**COMMERCIAL/RESIDENTIAL
DEVELOPMENT OPPORTUNITY**

96 CARROLL STREET E, STRATHROY ON COMMERCIAL LAND CROSSING PLACE



ANCHORED BY NATIONAL RETAILERS, POSITIONED FOR LONG-TERM SUCCESS

96 Carroll Street East is a strategically located commercial development parcel in Strathroy's most active retail corridor. With large national anchors on either side, strong local growth, and wide zoning permissions, the property represents an outstanding opportunity for developers and investors to secure a long-term position in a thriving market.

DEVELOPMENT POTENTIAL

The flexible commercial zoning allows for multiple development scenarios:

- Retail Plaza: Multi-tenant design with small to mid-size retailers and service providers.
- Stand-Alone Pads: Quick service restaurants, banks, or drive-thru concepts.

- Professional / Medical Offices: High-demand services supporting residential communities.
- Hybrid Commercial Centre: Combination of retail, restaurants, and office space.
- Parcel size and servicing capacity make the property adaptable to phased development or a single large-format user.



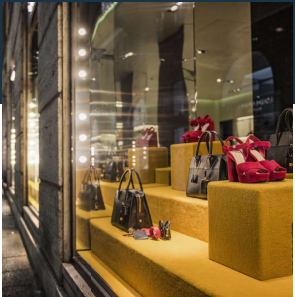
PROPERTY HIGHLIGHTS

- 6.358 Acres of shovel-ready development land
- Zoned C2-10 & C2-23 – wide range of commercial uses permitted
- Strategically located between Wal-Mart and Canadian Tire
- Full municipal servicing available at the street (water, sanitary, storm, hydro)
- Flat, easily accessible site – ready for immediate development
- 84 apartment units
- 36,000 sq.ft. of ground level mixed-use commercial space

96 CARROLL ST. E

ZONING

SITE PLAN



HIGHWAY COMMERCIAL (C2)

C2-10 & C2-23

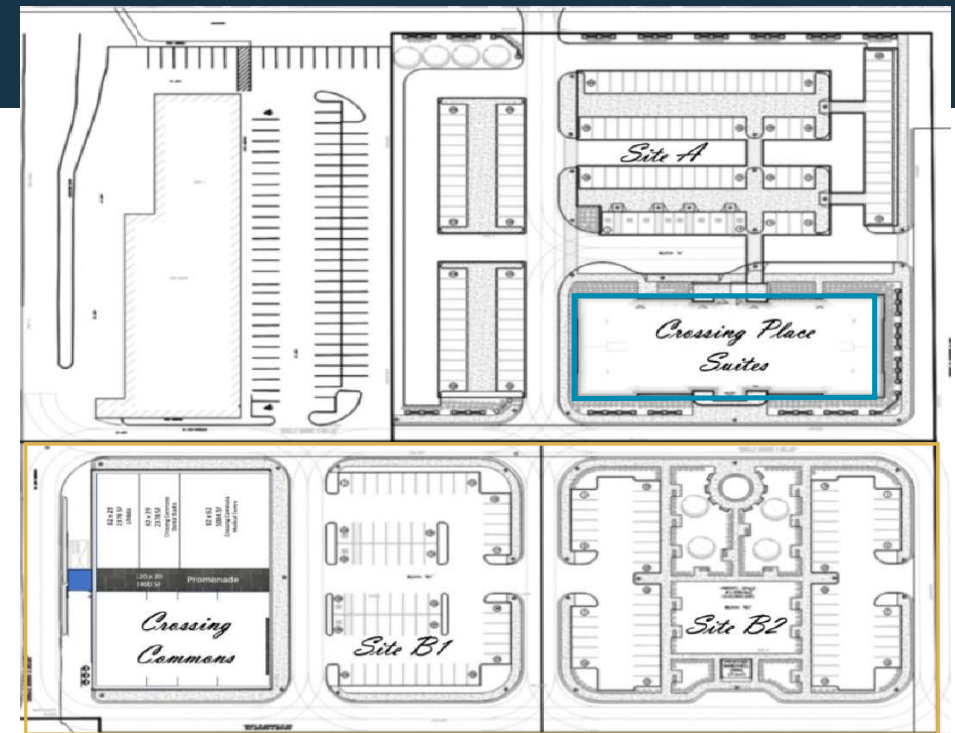
PERMITTED USES

- Agricultural Service Establishment
- Agricultural Supply Establishment
- Arena / Hall
- Car Wash
- Custom Workshop
- Day Care Centre Day Care Centre, Adult
- Drive-through Facilities

- Dry Cleaning Establishment
- Dwelling, Apartment
- Dwelling Unit
- Food Service Vehicle Garage, Public
- Garden Centre
- Gas Station
- Hotel
- Laundry Establishment

- Office, Professional
- Retail Store, General
- Retail Store, Large Format

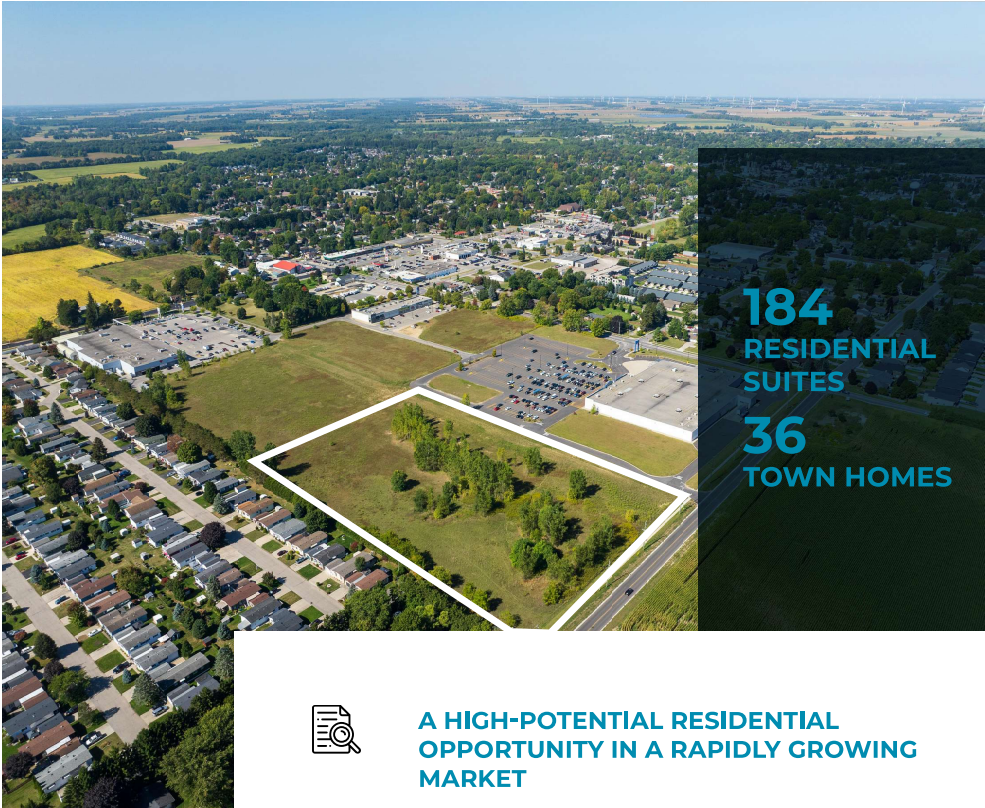
CLICK HERE
TO VIEW THE
FULL ZONING
BYLAW



● 84 UNITS

● COMMERCIAL

24605 SAXTON RD, STRATHROY RESIDENTIAL LAND CROSSING PARK



A HIGH-POTENTIAL RESIDENTIAL OPPORTUNITY IN A RAPIDLY GROWING MARKET

24605 Saxton Road is a prime residential development parcel in Strathroy, offering a mix of apartment and townhouse units in a strategic, growing location. This opportunity is ideal for developers and investors seeking a high-potential residential project aligned with the region's growth trajectory.

DEVELOPMENT POTENTIAL

- Apartments: High-density residential units ideal for long-term rental demand
- Townhouses: Back-to-back units providing additional family-oriented housing
- Amenities & Community Spaces: Centralized amenity area designed to enhance resident experience
- Flexible Site Design: Ample space for parking, landscaping, and future expansion if needed
- Current Zoning: Highway Commercial (C2-13)
- Proposed Zoning: High Density Residential (R3)
- Official Plan Amendment: From 'Commercial' to 'Residential'



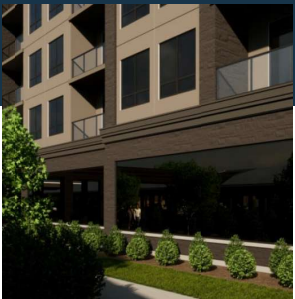
DEVELOPMENT HIGHLIGHTS

- Approximately 3.14 hectares (7.77 acres), offering ample space for high-density residential development.
- Development Concept: Two modern 8-storey apartment buildings totaling 220 units, complemented by 36 townhouse units, designed to meet the growing demand for quality residential housing.
- Parking & Amenities: Provision for 320 parking spaces and a centrally located amenity area to enhance resident lifestyle and community engagement.
- Strategic Location: Positioned in a rapidly growing area of Strathroy, with excellent access to nearby retail, services, and major roadways, ensuring strong market demand and long-term occupancy potential.
- Development Status: Applications for Official Plan Amendment and Zoning By-law Amendment have been approved.

24605 SAXTON RD

ZONING

SITE PLAN



High Density Residential

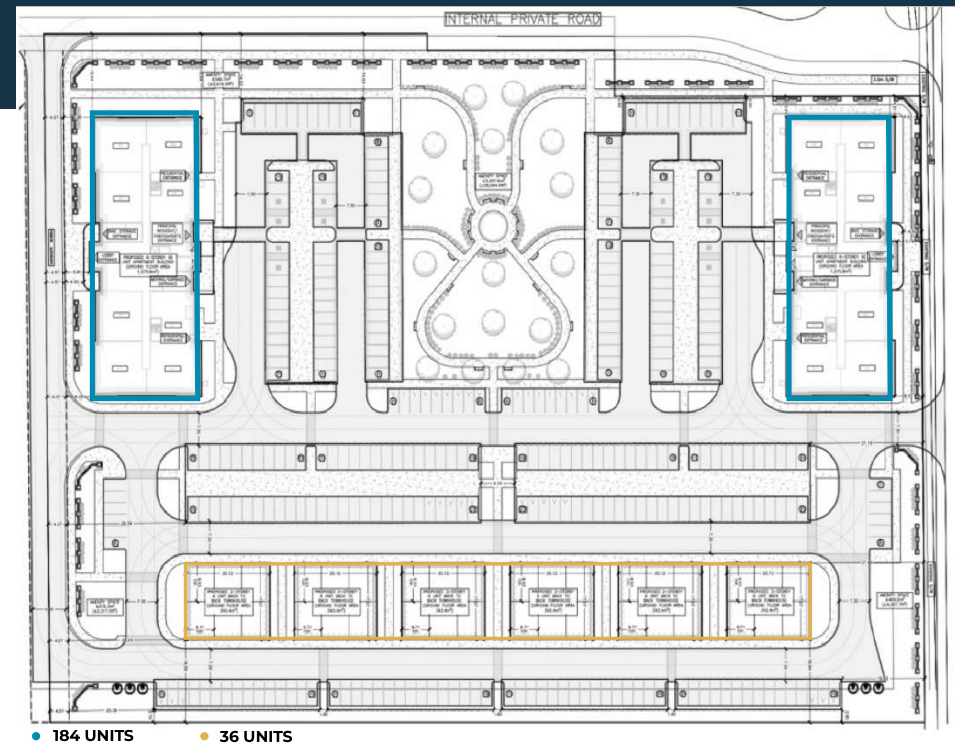
R3

PERMITTED USES

- Dwelling, Apartment
- Dwelling, Multiple-unit
- Dwelling, Townhouse
- Grouped Housing Long
- Term Care Facility

- The municipality has received applications for subdivision & zoning by-law amendments for lands on Carroll Street East. Some are for residential or mixed uses. Motor Vehicle Sales Establishment

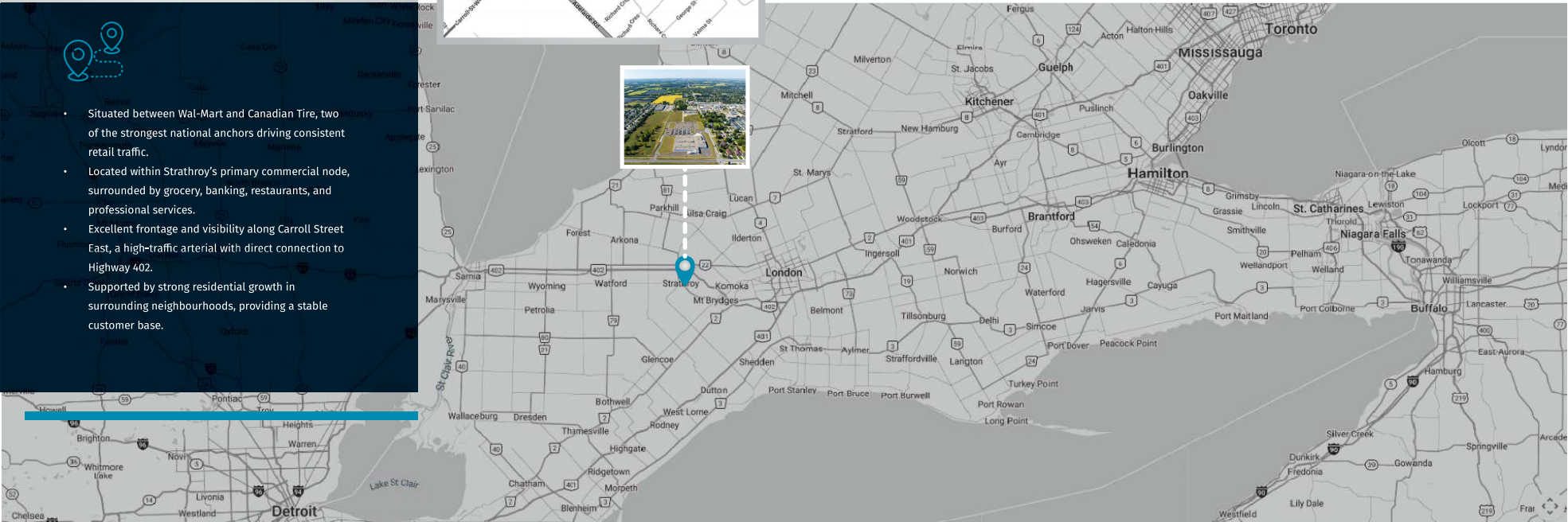
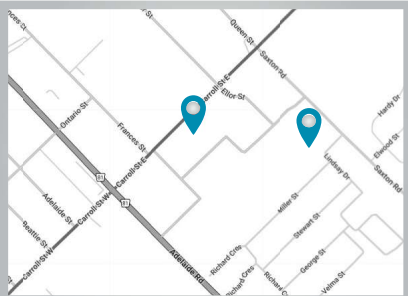
[CLICK HERE TO VIEW THE FULL ZONING BYLAW](#)



STRATEGIC

LOCATION & MARKET HIGHLIGHTS

A PRIME COMMERCIAL/ RESIDENTIAL SITE IN STRATHROY'S BUSIEST RETAIL CORRIDOR, FLANKED BY NATIONAL ANCHORS AND READY FOR LONG-TERM INVESTMENT SUCCESS.



- Situated between Wal-Mart and Canadian Tire, two of the strongest national anchors driving consistent retail traffic.
- Located within Strathroy's primary commercial node, surrounded by grocery, banking, restaurants, and professional services.
- Excellent frontage and visibility along Carroll Street East, a high-traffic arterial with direct connection to Highway 402.
- Supported by strong residential growth in surrounding neighbourhoods, providing a stable customer base.

01
Population Growth:

Strathroy-Caradoc is one of the fastest growing communities in Middlesex County, benefiting from proximity to London, ON.

02
Retail Demand:

Expanding residential development continues to increase demand for retail, services, and restaurants.

05
Housing Growth:

Strathroy is experiencing population and housing growth, driving demand for modern rental apartments and townhouse units

03
Accessibility:

Easy access to Highway 402 connects Strathroy to London, Sarnia, and regional markets.

04
Trade Area:

Draws customers not only from Strathroy but also from surrounding rural communities.

DRIVE TIMES FROM STRATHROY

LONDON	36 KM
KITCHENER	145 KM
GUELPH	156 KM
BRANTFORD	130 KM
HAMILTON	164 KM
MISSISSAUGA	207 KM
TORONTO	231 KM

STRATHROY AREA AMENITIES

Current Residential Development and Retail Node

LOCATION ADVANTAGE

Positioned in one of Strathroy's busiest retail corridors, the properties benefit from exceptional exposure and traffic flow. The property is surrounded by established national retailers and modern commercial developments, ensuring a strong customer base and long-term growth potential.

- High-visibility frontage on Carroll Street
- Strong neighbouring anchors draw consistent daily traffic
- Growing residential communities nearby support retail demand

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**CUSHMAN &
WAKEFIELD**
Waterloo Region

CONTACT US:

CONNOR WARD

Vice President

Direct: +1 519 804 4394

connor.ward@cushwakewr.com

RYAN SHEA

Senior Associate

Direct: +1 519 804 4396

ryan.shea@cushwakewr.com

TYLER DESJARDINE

Sales Representative

Direct: +1 519 438 5403

tyler.desjardine@cushwakeswo.com

ABOUT CUSHMAN & WAKEFIELD

Cushman & Wakefield (NYSE: CWK) is a leading global commercial real estate services firm for property owners and occupiers with approximately 52,000 employees in nearly 400 offices and 60 countries. In 2024, the firm reported revenue of \$9.4 billion across its core service lines of Services, Leasing, Capital markets, and Valuation and other. Built around the belief that Better never settles, the firm receives numerous industry and business accolades for its award-winning culture. For additional information, visit www.cushmanwakefield.com.

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