



FOR LEASE

PRIME COMMERCIAL SPACE AVAILABLE IN THE SOUTH END OF STRATHROY

323

CARADOC STREET SOUTH

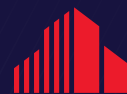
London, Ontario

Tyler Desjardine

Sales Representative

+1 519 438 5403

tyler.desjardine@cushwakeswo.com



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario



323

CARADOC STREET SOUTH

Strathroy, Ontario

UNIT C3 (3A)

AVAILABLE AREA 1,200 SF

UNIT C4 (3B)

AVAILABLE AREA 1,200 SF

UNIT C3 & C4 (3A & 3B)

AVAILABLE AREA 2,400 SF

LEASE RATE \$24.00 PSF Net

T.M.I. \$11.50 PSF (+ Admin fee)

PROPERTY FEATURES



Ideal space for office, retail, restaurant, personal service, etc.



Located within the main commercial node of Strathroy with many national retailers close by



Other tenants in the plaza include Chucks Roadhouse, Popeyes, Dental office, TD, and more



Well maintained & professionally managed plaza with excellent exposure, signage & accessibility

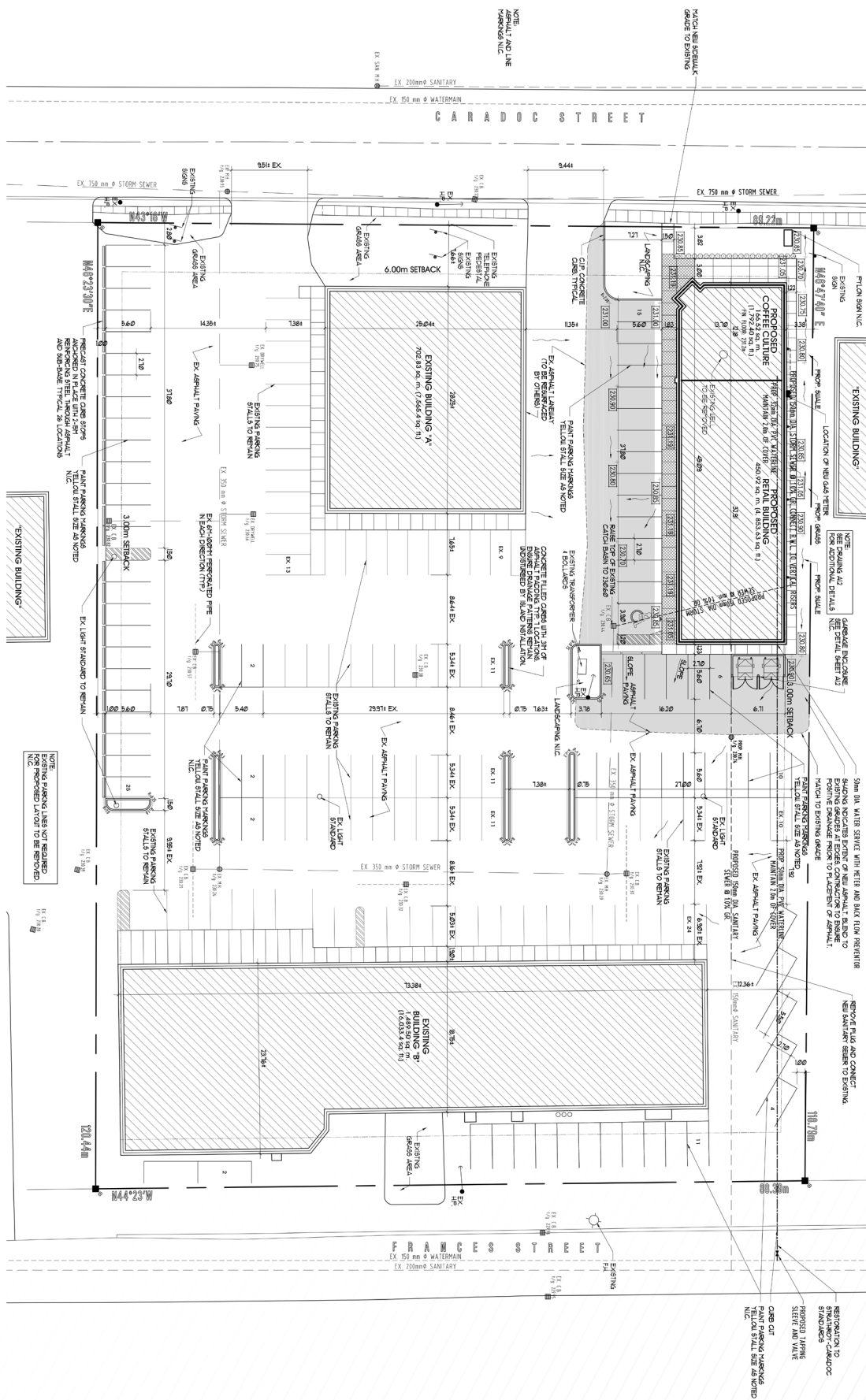


Tenant pays their own separately metered utilities

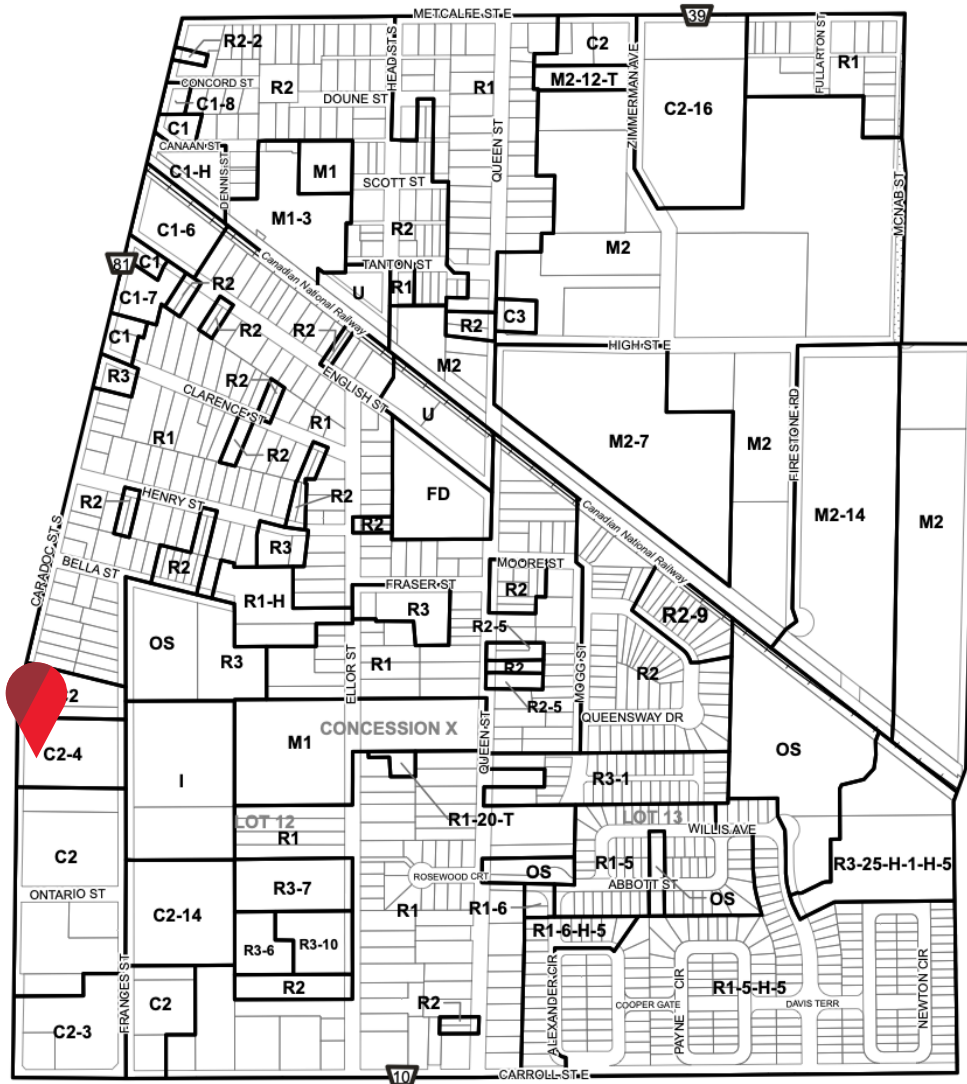
PROPERTY PHOTOS



FLOOR PLAN



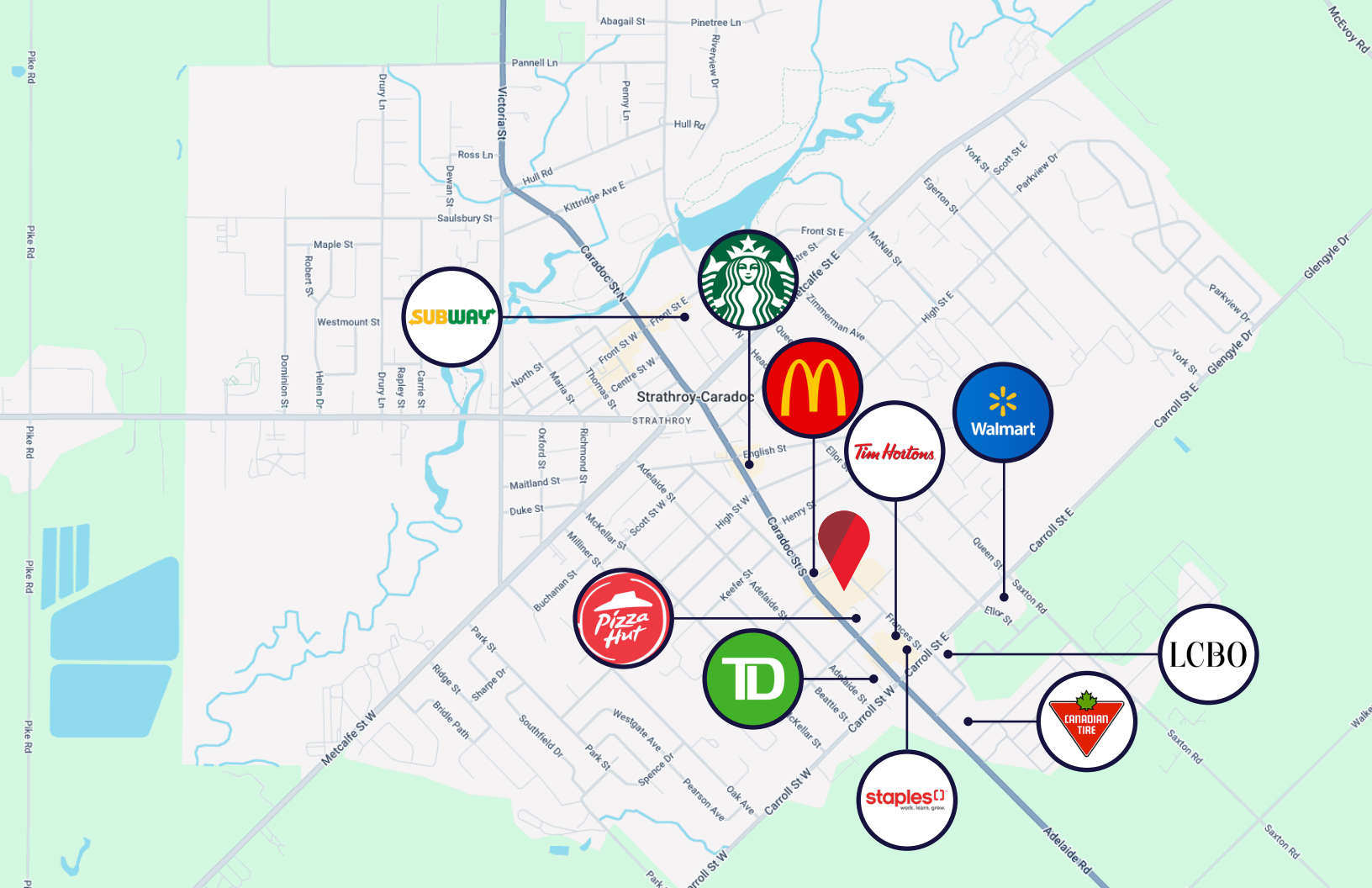
PROPERTY ZONING



C2 - HIGHWAY COMMERCIAL ZONE

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
- Motor Vehicle Sales Establishment
- Office, Professional
- Outside Display and Sales Area
- Personal Care Establishment
- Place of Entertainment
- Recreation Facilities
- Restaurant
- Restaurant, Drive-in and Take out
- Retail Store, Brewing
- Retail Store, General
- Retail Store, Large Format
- Service Shop
- Shopping Centre
- Taxi Service
- Veterinary Clinic



FOR LEASE

323

CARADOC STREET SOUTH

London, Ontario

Tyler Desjardine

Sales Representative

+1 519 438 5403

tyler.desjardine@cushwakeswo.com

850 Medway Park Drive, Suite 201 | London, ON N6G 5C6 | cushwakeswo.com

©2026 Cushman & Wakefield Southwestern Ontario, Real Estate Brokerage, Independently Owned and Operated. A Member of the Cushman & Wakefield Alliance. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. All rights reserved.



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario