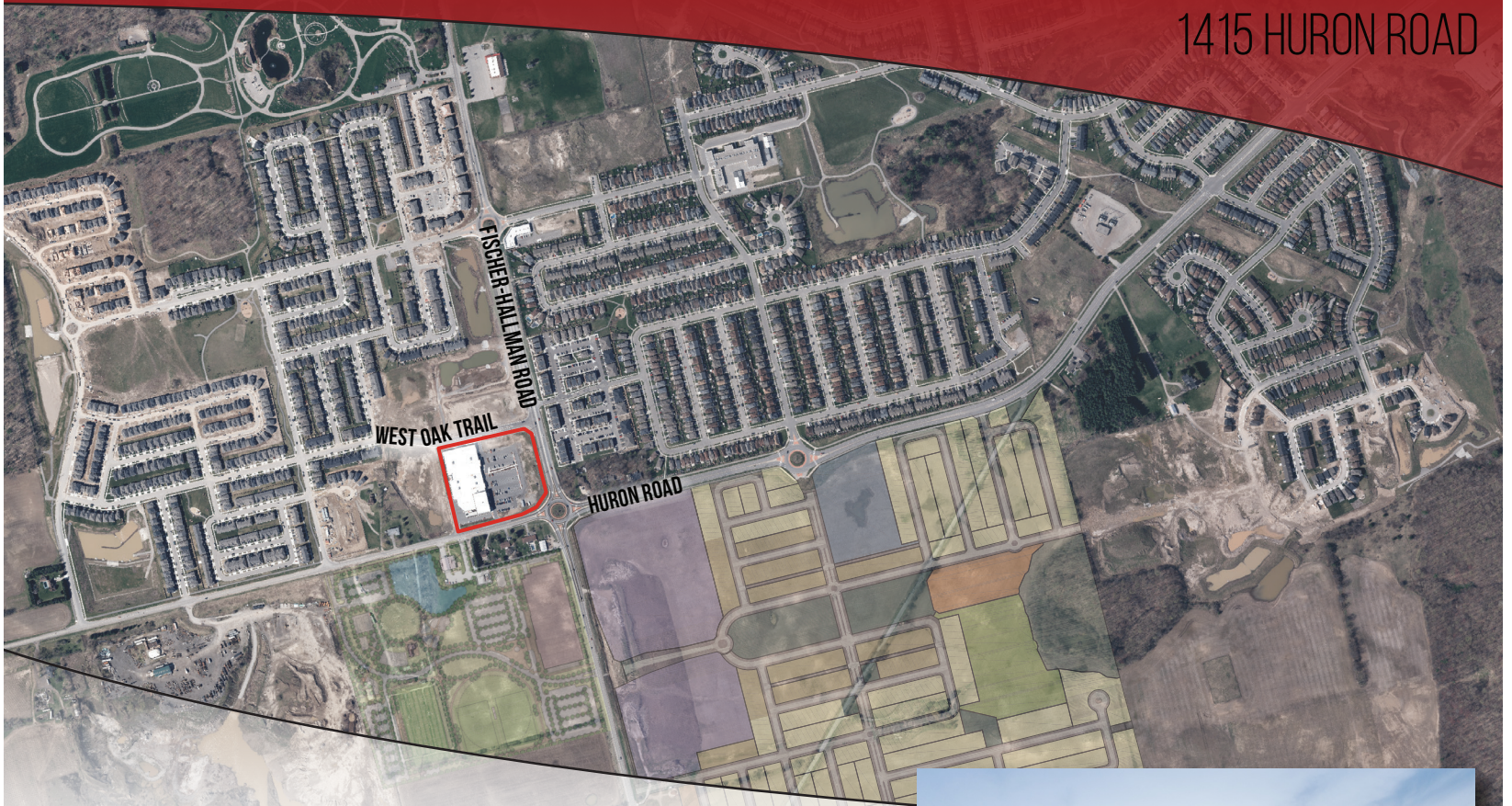




Kitchener Huron Crossing

1415 HURON ROAD



STATISTICS

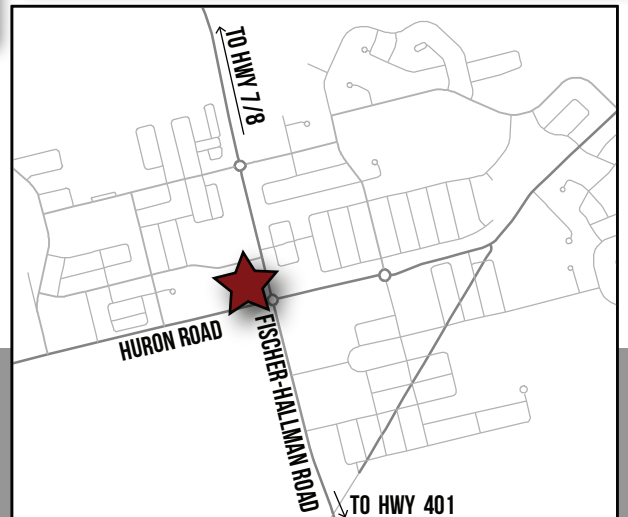
	1 KM	3 KM	5 KM
Population	4,300	17,579	66,140
Number of Homes	1,498	5,658	23,477
Avg. Median Income	\$96,985	\$94,983	\$82,174
Average Daily Traffic	17,003		



ABOUT SITE

Anchored by 75,000 sq ft. Tepperman's furniture store, with Tim Horton's, Pharmasave, St. Louis Bar and Grill, and various medical offices

- Easy access to HWY 401 and HWY 7/8
- 15,000 sq ft. retail and office space available
- Second floor office spaces have access to common washroom facilities and 380 sq ft. common boardroom



ANDREW MARIT, DIRECTOR OF LEASING

amarit@schlegelurban.com
cell: 519-635-8583
office: 519-571-1873 x 122

TENANTS

1. Tepperman's
2. St. Louis Bar and Grill
3. Available 1,013 sq ft.
4. Le Nails Nail Salon
5. Available 1,200 sq ft.
6. Pharmasave Pharmacy and Doctor's Offices
7. Dr. Thomas, Dentist
8. Available
9. Available
10. Available
11. Available
12. Available
13. Medical Aesthetics
14. Available
15. Physiotherapy
16. Tim Horton's
17. Available 1,098 sq ft.
18. Proposed Building

ZONING

- MU-2 Medium Intensity Mixed Use

SIZE

- Over 150 000 sq ft. mixed office and retail space

AVAILABLE LAYOUTS

- In-line Units
- Office Units

TRANSPORTATION

- Close connections to HWY 401 and HWY 718





POPULATION

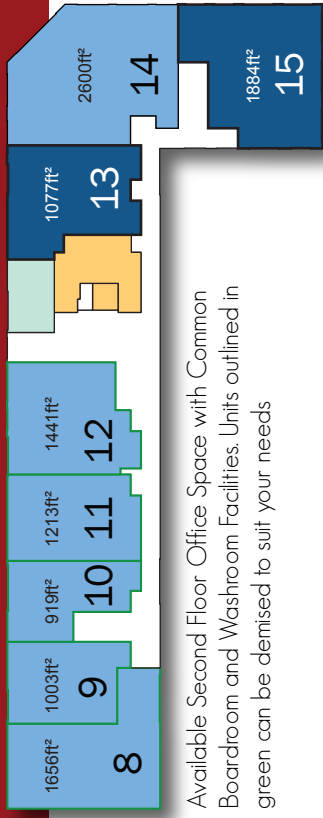
- Major growth centre in Waterloo Region
- 17,579 residents within 3 KM
- 28.7% population growth 2011-2016
- \$90,923 avg. household income within 3 KM

AROUND HURON CROSSING

- 17,003 vehicles per day
- 41.5 acre City of Kitchener District Park directly across Huron Road
- Population within 1KM saw 79.1% growth over the last 5 years
- Number of dwellings grew by over 82% in the same period

Map Legend

-  Leased
-  Vacant
-  To be Built
-  North



Available Second Floor Office Space with Common Boardroom and Washroom Facilities. Units outlined in green can be demised to suit your needs

