



CUSHMAN & WAKEFIELD
Waterloo Region

FOR LEASE
380 Eramosa Road
Guelph, Ontario



Prime Retail /Quick Service Restaurant Location

- 60,000 SF Grocery Anchored Strip Centre.
- Located at the intersection of Stevenson Street North and Eramosa Road
- Second generation quick service restaurant
- AADT exceeding 13,000 vehicles
- Eramosa Road is one of the major roadways into the City of Guelph and is easily accessible via Hwy 401
- The property is well located in an established residential community, with a High School and Shoppers Drug Mart across the street

Major Tenants



Lease Details

Building Size	1,522 SF
Zoning	CC-11
TMI	\$14.15 SF
Lease Rate	\$28.00 SF

For more information, please contact:

Fraser Vrenjak
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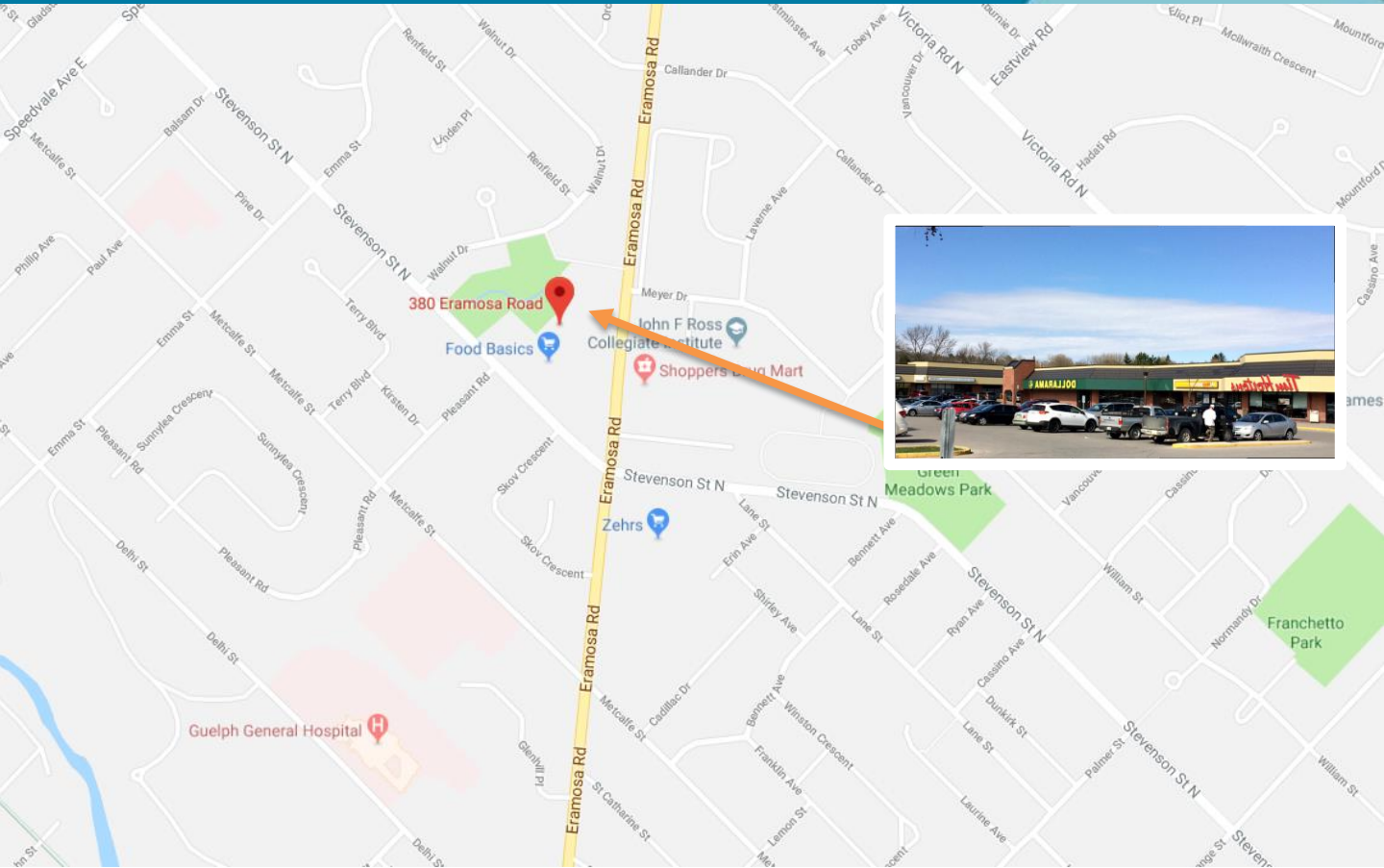
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DEMOGRAPHICS

2015 Estimates

	3 KM	5 KM	7 KM
Population	57,828	87,012	114,713
Projected 2020 Population	59,723	90,417	119,100
Projected Population Growth (2015 - 2020)	4.0%	3.1%	2.6%
Number of Households	25,524	37,515	47,531
Median Age	38.4	38.3	38.1
Average Household Income	\$78,745	\$82,828	\$87,640
Average Person per Household	2.24	2.30	2.39

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