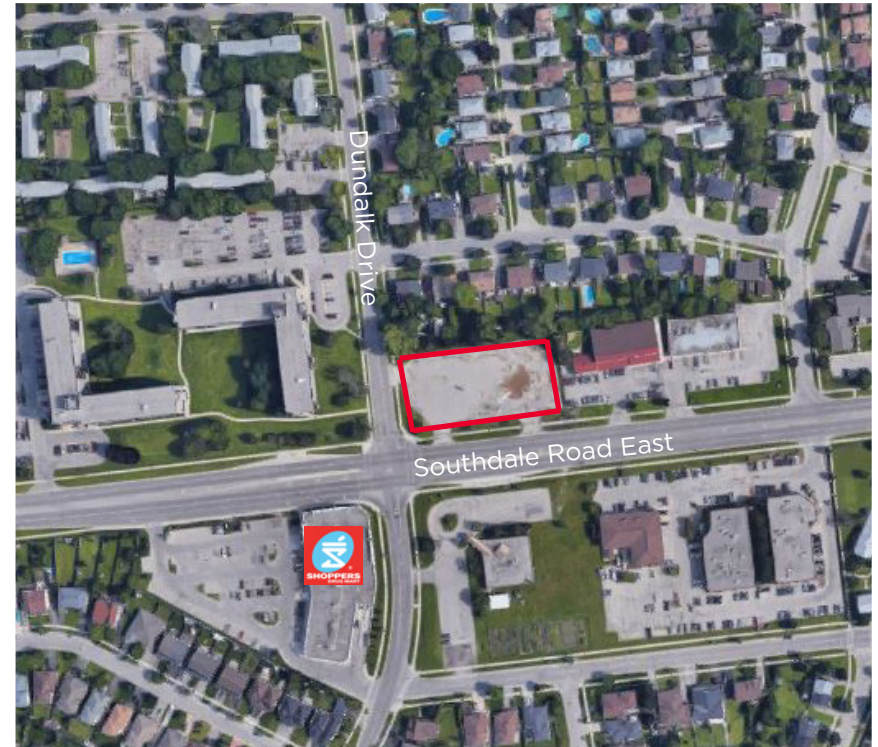


400 Southdale Road East, London, Ontario

Property Overview

Asking Price	\$725,000.00
Zoning	SS2 (see notes below regarding Official Plan)
Size	0.97 acres
Taxes	\$24,826.00

- Vacant commercial land located in a busy node with numerous strip plazas, offices, apartment buildings, home office conversions and town house complexes
- Site is located at a high traffic signalized intersection offering excellent exposure and has two points of access
- Surrounded by national retailers, medical professionals, mid to high density residential, and a golf course
- Traffic volumes exceed 18,500 vehicles per day
- Commercial landscape is currently dominated by personal care and restaurants
- The new Official Plan designates the site as Neighbourhood Place, which is essentially a low density residential land use
- Due to its location on a major roadway, the new Official Plan allows for limited commercial uses as part of an overall mixed use development
- There are 2 easements - one at the north end of the property in favour of Bell Canada and one on the southeast corner in favour of Union Gas



Criteria	1 KM	3 KM	5 KM
Population	12,400	59,600	131,100
Daytime Population	5,000	33,400	103,900
Household Spending	\$64,100	\$65,200	\$61,500
Household Income	\$74,400	\$75,800	\$71,400

For more information, please contact:

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