



**CUSHMAN &
WAKEFIELD**
Waterloo Region

RETAIL SPACE FOR SUBLEASE



48 SALEM ROAD SOUTH
UNIT 6, AJAX, ON

PROPERTY FEATURES

- This 1,160 SF inline unit has prime frontage onto Salem Road in a new plaza that is situated at the ground zero intersection for retail in the city at Salem and Kingston with over 80,000 cars per day.
- Beautifully finished space that is open concept with shelving, racks and coolers for product displays, a customer counter with a protein shake bar and a back office space with storage.
- Surrounded by residential and in close proximity to Highways 401 & 407.
- Ideal uses including retail, office, services and QSR's.
- The immediate trade area features the who's who of retailers with Costco, Indigo, Canadian Tire, Home Depot and a mix of national restaurant groups.
- Co-tenants within the plaza include Coffee Culture, Ten Spot Beauty Bar, Lighting Essentials, Salem Dental, Belle Bay Spa and more.



SUBLEASE PRICE
\$23.00 PSF Net



ADDITIONAL RENT
TMI \$13.50 PSF (2020)



SQUARE FOOTAGE
1,160 SF



ZONING
UC



RETAIL LANDSCAPE (*WITHIN 5 KM RADIUS)

● Personal Care - 725 (45.1%) ● Restaurants - 476 (29.6%) ● Financial Services - 308 (19.2%) ● Cafes - 82 (5.1%) ● Bars - 17 (1.1%)

TOTAL
POPULATION

133,015*

DAYTIME
POPULATION

88,802*

TRAFFIC
COUNT

80,000+ vehicles/day



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