

**CUSHMAN &  
WAKEFIELD**  
Waterloo Region

**FREESTANDING  
PAD AVAILABLE**



**892 ONTARIO STREET**

STRATFORD, ON

**PROPERTY FEATURES**

- 3,748 SF freestanding pad with existing restaurant infrastructure available in an exceptional location on the primary crosstown thoroughfare of Stratford (HWY 7/8).
- Located on the same stie as a 89,069 SF Walmart Supercentre.
- The property is surrounded by residential providing a primary customer base.
- Stratford is home to the Stratford Festival, which runs from April to October and attracts nearly one million visitors annually.
- The property is zoned as C2 (Highway Commercial) and allows for a variety of commercial uses including: retail stores, professional offices, personal services, banking, restaurants, entertainment, health clinic, etc.
- Over 18,000 vehicles pass the site daily, providing a strong opportunity for signage exposure.
- Over 32,800 people live within 5 km of the site with an annual household spending average of over \$70,800.
- The median age is 46.5.



**LEASE PRICE**  
\$28.00 PSF Net



**TMI**  
\$5.00 PSF (2022)



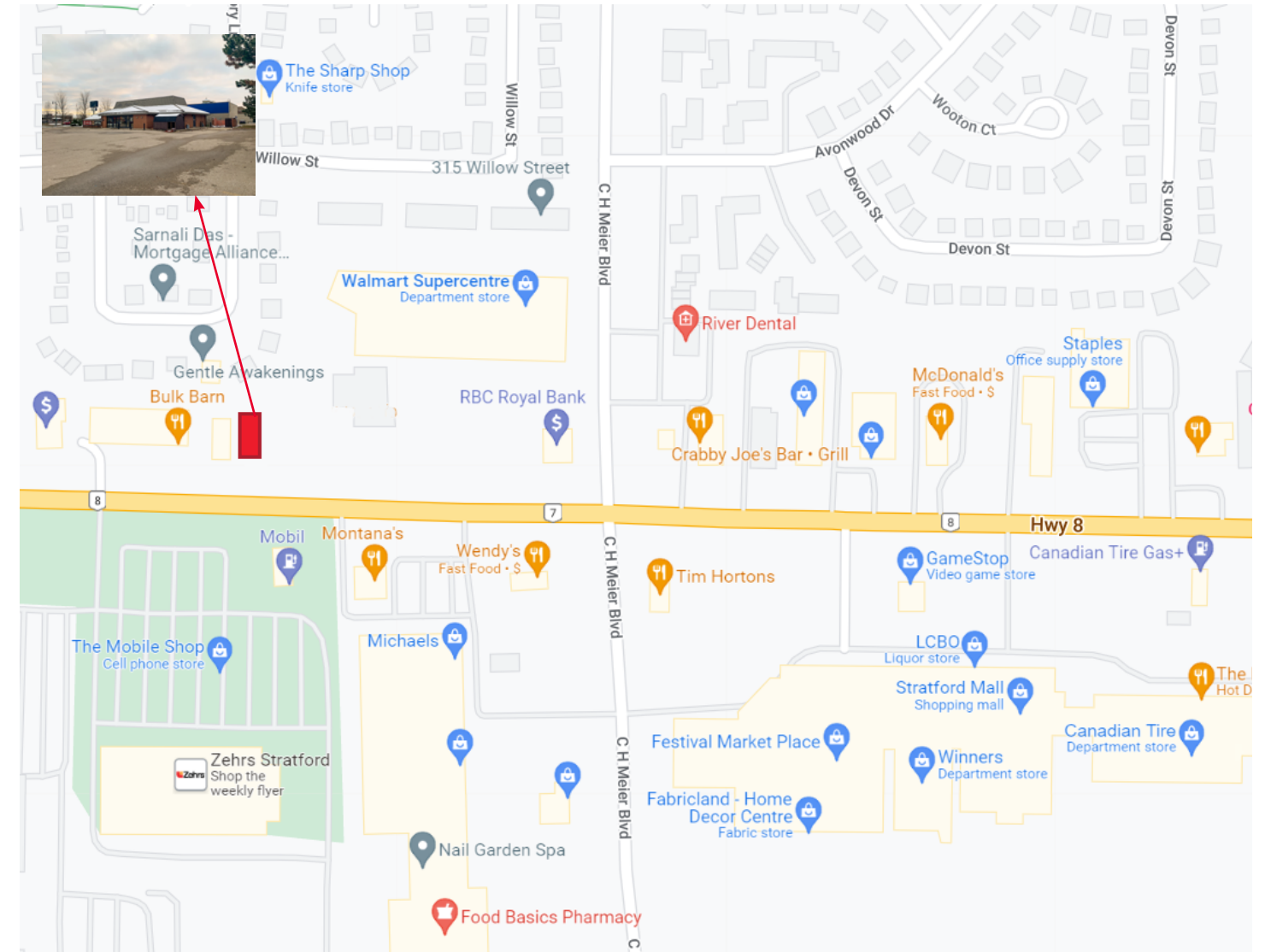
**SQUARE FOOTAGE**  
3,748 SF



**CROSS STREETS**  
Ontario Street / C H Meier Boulevard



**ZONING**  
C2

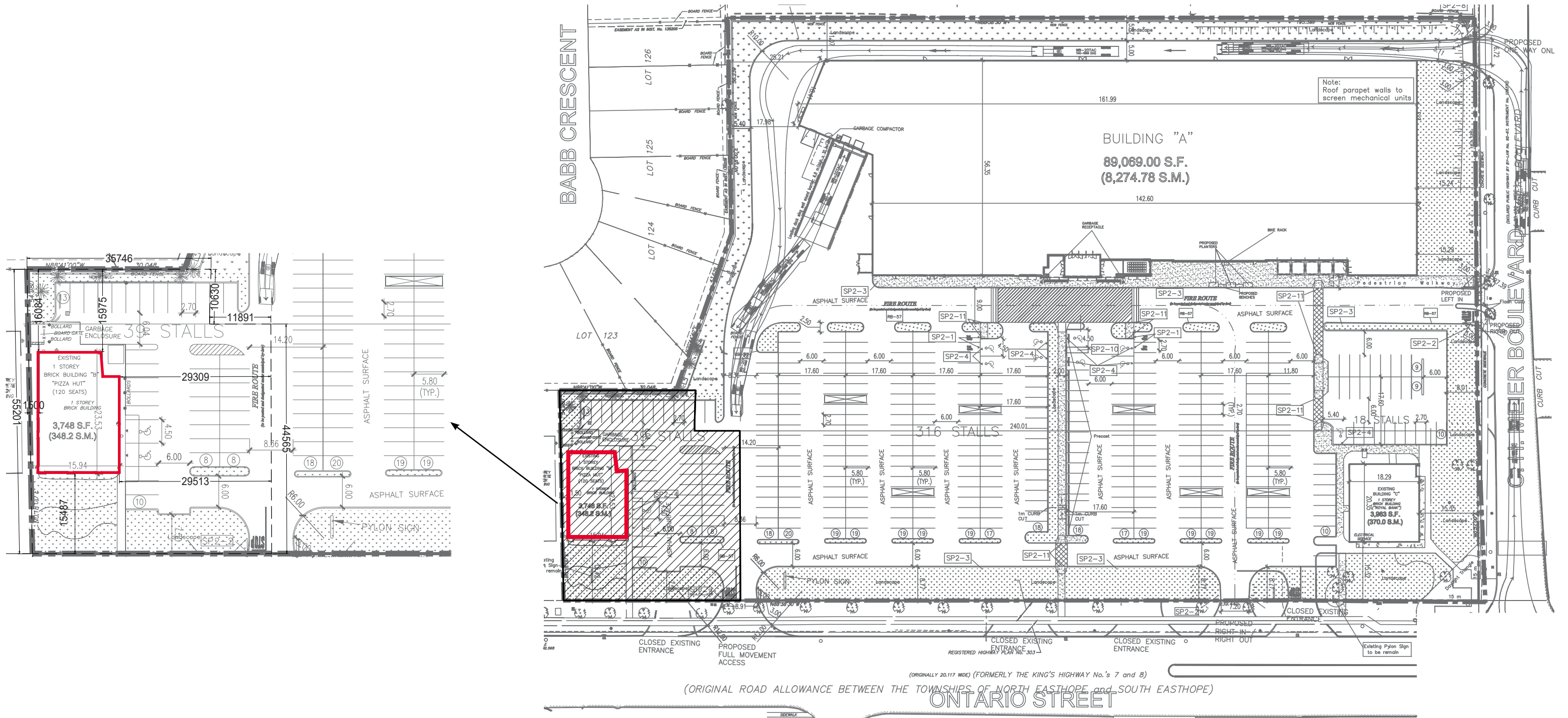


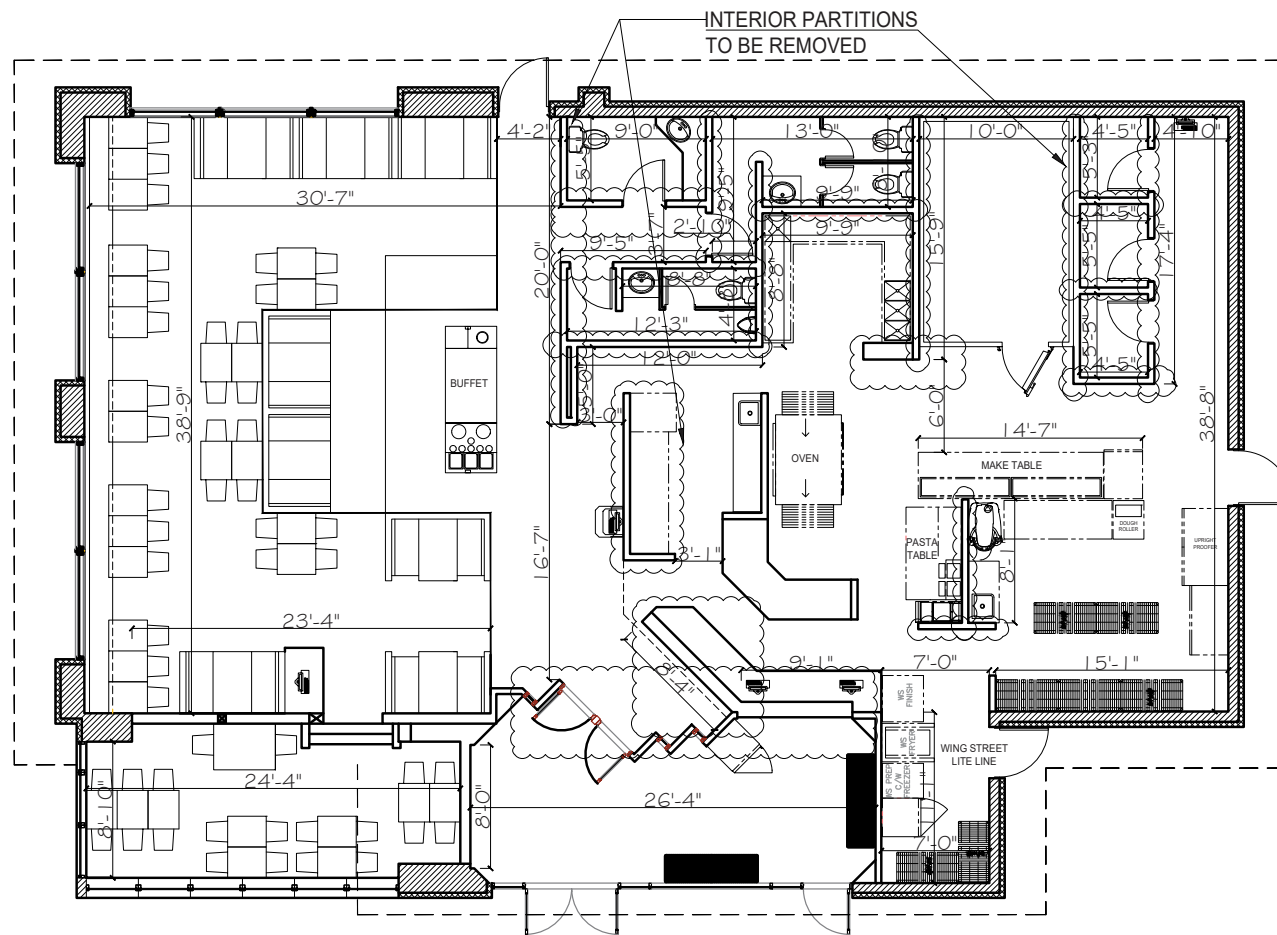
**RETAIL LANDSCAPE (\*WITHIN 5 KM RADIUS)**



<b>TOTAL POPULATION</b> 32,840*	<b>HOUSEHOLD SPENDING</b> \$70,978.30*	<b>TRAFFIC COUNT</b> 18,019+ vehicles/day
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**Total Population**  
within Trade Area (5 km Radius)  
**32,840**



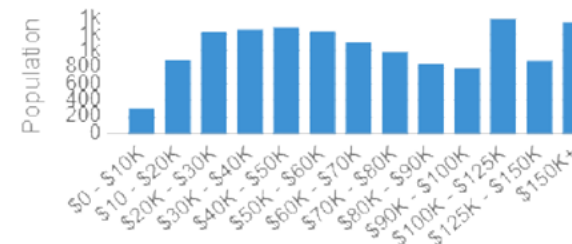
**Daytime Population**  
within Trade Area (5 km Radius)  
**28,939**



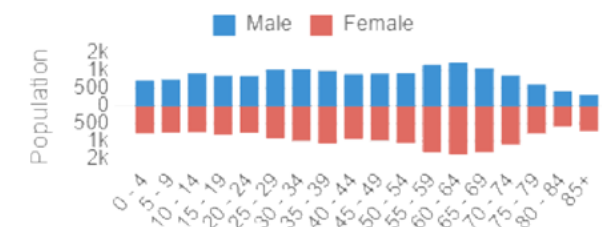
**Total Households**  
within Trade Area (5 km Radius)  
**14,564**



**Median Household Income**  
within Trade Area (5 km Radius)  
**\$72,391**  
↓ 0% lower than Stratford



**Median Age**  
within Trade Area (5 km Radius)  
**47**  
↑ 1% higher than Stratford



**Education**  
within Trade Area (5 km Radius)  
**88%**  
↓ 0% lower than Stratford



**Employment Rate**  
within Trade Area (5 km Radius)  
**63%**  
↑ 0% higher than Stratford



**Average Household Size**  
within Trade Area (5 km Radius)  
**2.2**  
↑ 0% higher than Stratford





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