

2600 Lakeshore Road Brights Grove, ON



For Lease

Rate: \$15.00/sf

Area: Total Plaza: 54,676 sf
Total Available: 11,791 sf
Unit 7 - 1303 sf
Unit 10 - 5896 sf
Unit 13 - 1035 sf
Unit 15 - 2003 sf
Unit 16 - 659 sf

Zoning: COC 1-5

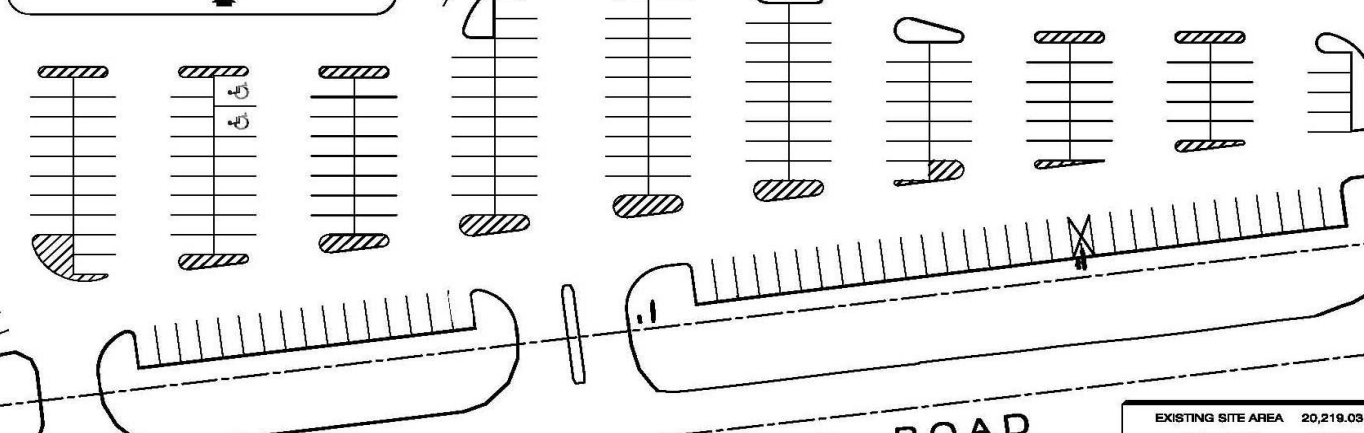
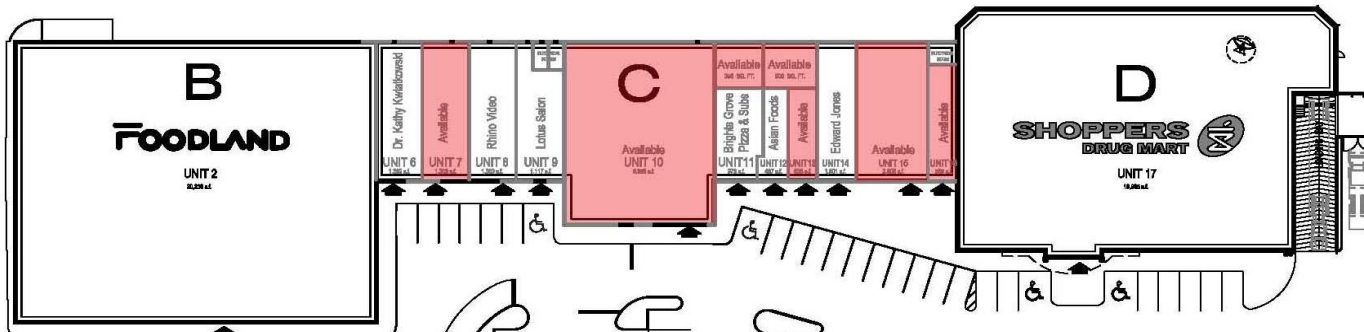
Anchor Tenants:  16,965 sf

 20,236 sf

This plaza has been substantially redeveloped in the last two years and is now anchored by a new and expanded Shoppers Drug Mart and Sobey's Foodland. Existing tenants include Edward Jones financial services, Dr Kathy Kwiatkowski's dental office, Rhino video rental, Lotus Hair Salon, Brights Grove Pizza and Asian Takeout. Zoning is broad and will support a complementary tenant mix.

CITY OF SARNIA

KAYMAR CRESCENT



LAKESHORE ROAD

EXISTING SITE AREA	20,219.03 m ²	5.00 ACRES
BUILDING	AREA m²	AREA ft.²
B	1,879.92	20,236
C	1,623.43	17,475
D	1,876.06	18,965
GROSS FLOOR AREA	5,079.40	54,676
EXT. WALLS & MECH.	171.96	1,851
NET FLOOR AREA (N.F.A.)	4,907.44	52,825
PARKING REQUIRED	234 SPACES	
1 SPACE / 18 m ² for First 1,000m ² N.F.A. (1,000 / 18 = 56)		
1 SPACE for Each Additional 22m ² N.F.A. (3,907.44 / 22 = 178)		
PARKING PROVIDED	262 SPACES	
4.98 SPACES / 1,000 s.f.		
Includes 6 H.C. parking spaces		
TYPICAL PARKING SPACE : 2.75m x 5.50m, 7.30m AISLE U/N		
HANDICAPPED PARKING SPACE : 4.26m x 5.50m		

1 SITE PLAN
A1 1:300

2 SITE STATISTICS
A1 N.T.S.

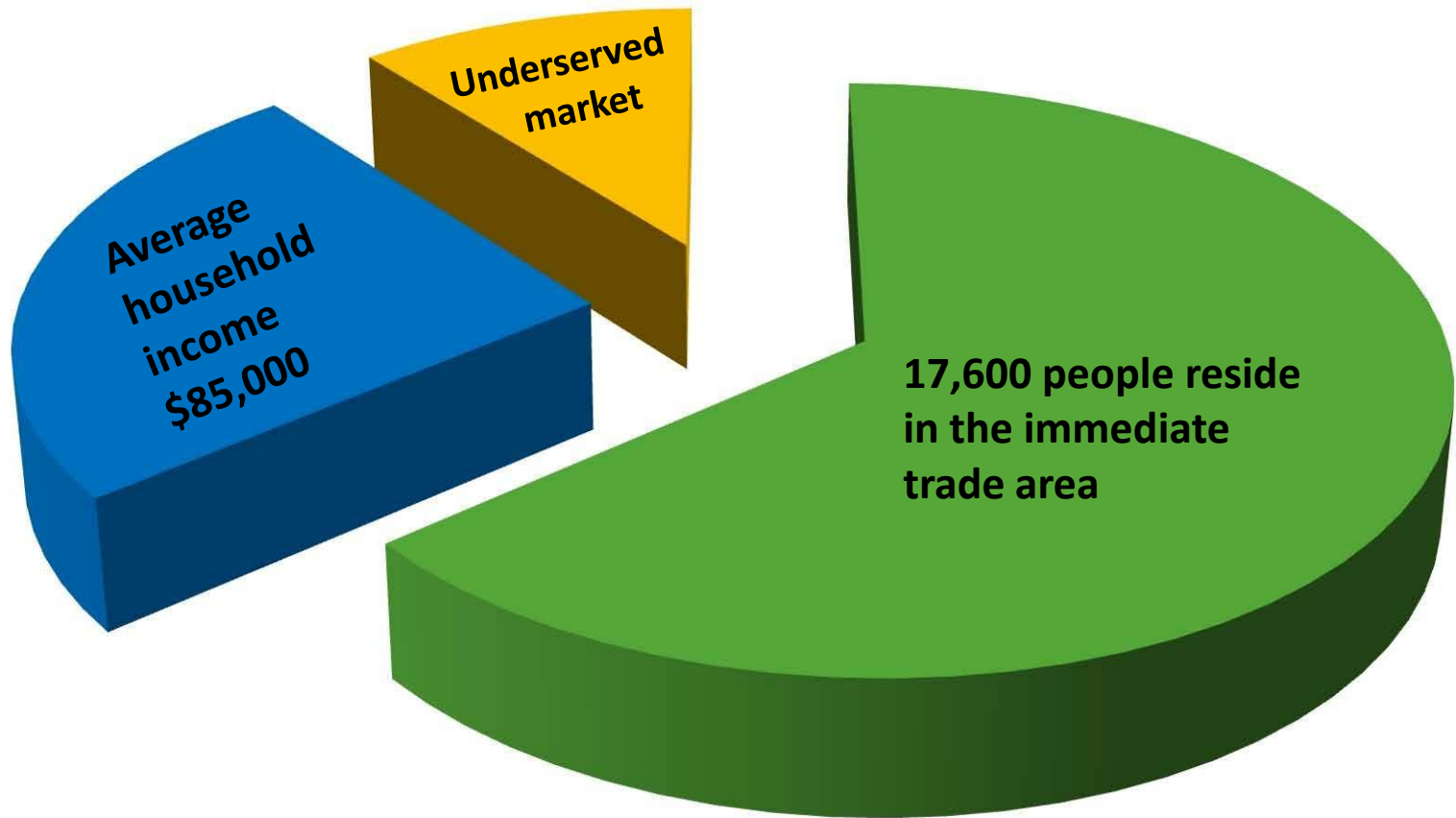
Ideally Situated in the Heart of Brights Grove



North side of Lakeshore Road and West of Waterworks Road



Demographics



SECTION 19

COMMUNITY COMMERCIAL 1 ZONE (COC1)

19.1	<u>Permitted Uses</u>	Page 19 - 1
19.2	<u>Zone Regulations</u>	19 - 2
19.3	<u>Site and Area Specific Regulations</u>	19 - 3

19.1 [Permitted Uses](#)

- Accessory uses and buildings.
- Animal hospitals (with no outdoor kennels).
- Auditoriums.
- Automobile washing establishments.
- Automobile service stations.
- Bake shops.
- Bingo halls.
- Commercial recreation establishments (within buildings).
- Commercial schools.
- Convenience stores.
- Day care centres.
- Dry cleaning establishments.
- Existing dwellings. (92/2008)
- Financial institutions.
- Gas bars.
- Laundromats.
- Libraries.
- Medical centres/clinics.
- Minor institutions.
- Offices.
- Personal service establishments.
- Pharmacies.
- Public halls.
- Repair and rental establishments.
- Residential conversions of existing commercial buildings.
- Restaurants.
- Retail establishments, including shopping centres but excluding department stores.
- Studios.

19.3.5 [COC1-5](#) (See Zoning Map Part 9)

19.3.5.1 [Permitted Uses](#)

- (1) Uses permitted in [Section 19.1](#).

19.3.5.2 [Site Zone Regulations](#)

- | | | | |
|-----|---------------------------------|-----------|---|
| (1) | Lot Area: | (minimum) | 2ha |
| (2) | Lot Frontage: | (minimum) | 65m |
| (3) | Front Yard Depth: | (minimum) | 12.5m |
| (4) | Side Yard Widths: | (minimum) | 25m on one side and 13m on the other side |
| (5) | Lot Coverage: | (maximum) | 25% |
| (6) | Rear Yard Depth: | (minimum) | 9m |
| (7) | Setback for Gas Pumps: | (minimum) | 4.5m from any lot line |
| (8) | Setback for Pump Island Canopy: | (minimum) | 3m from any lot line |



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