

PAD SITE FOR LEASE

POTENTIAL PAD SITE WITH DRIVE THRU OPPORTUNITY

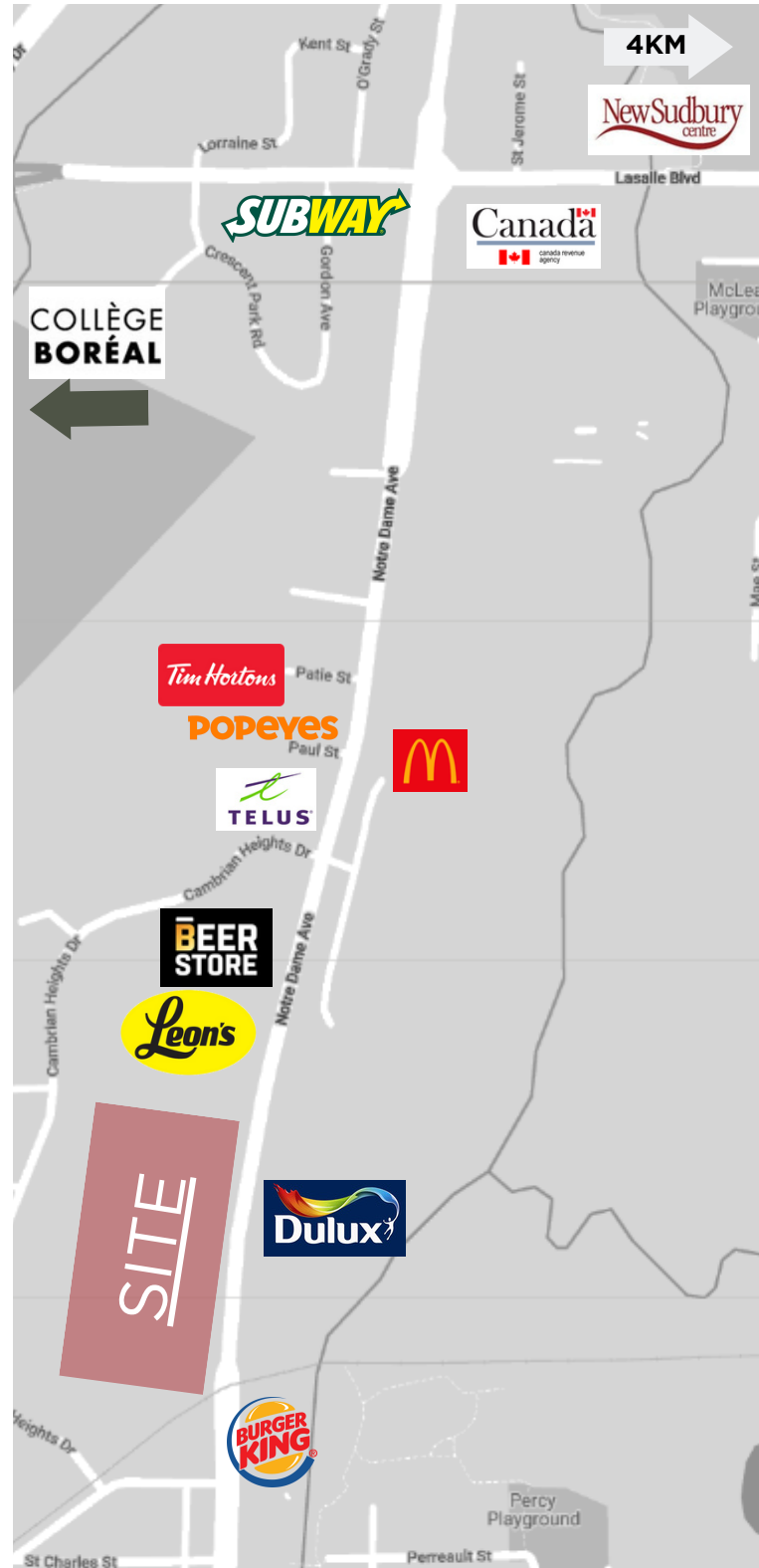


799 Notre Dame Ave.
SUDBURY, ONTARIO



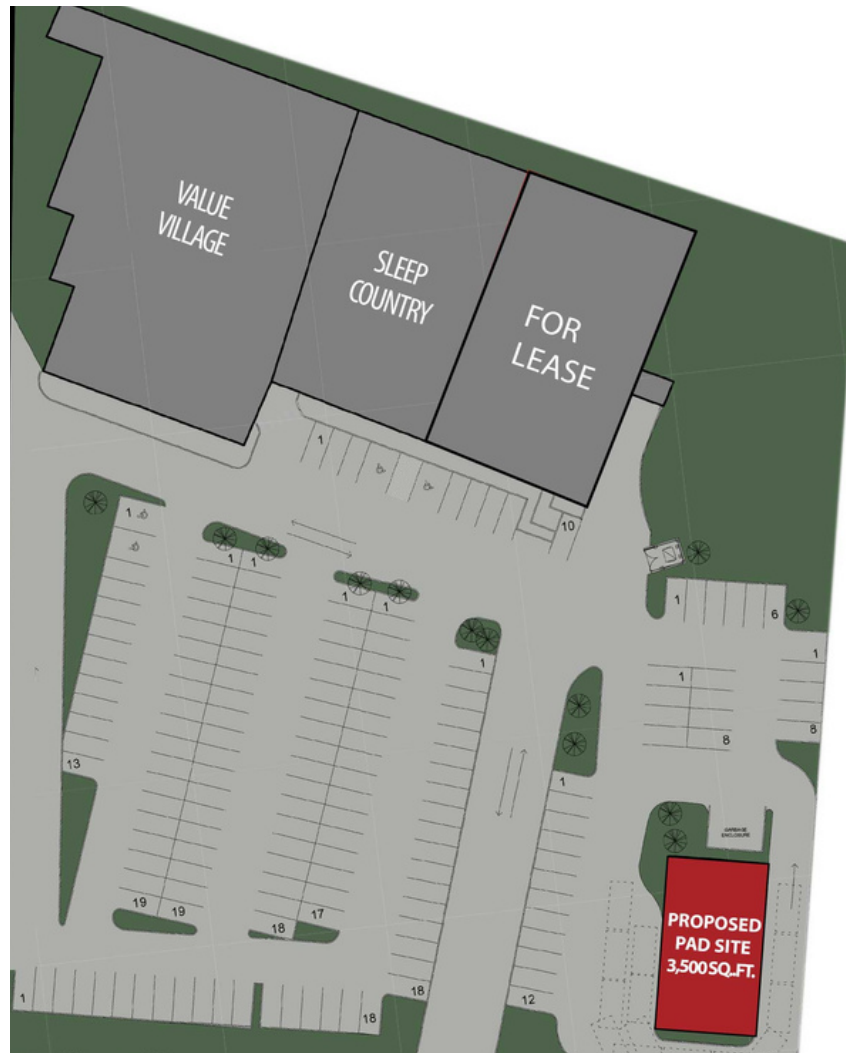
799 Notre Dame Ave. SUDBURY, ONTARIO

- **Sudbury** is the largest city in Northern Ontario both by population, with over 166,000 people (2021 census), and geographically.
- Accessible and serviced by the three highways including the Trans Canada Highway.
- Regional Hub for North Eastern Ontario.
- Home to Laurentian University, Cambrian College, and Boreal College.
- **The Centre** is over 125,000 sq. ft.
- Located on Notre Dame Ave., a 4 lane artery, connecting North and South Sudbury.
- Centre includes National large-format tenants: The Brick, Staples, Dollarama, Value Village, Sleep Country, and shadow anchored by Leon's.
- Other retailers on Notre Dame Ave. include McDonald's, Popeye's Chicken (2022), Tim Horton's (2022); Burger King, Beer Store, and more.





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THE ATTACHED DRAWINGS ARE PROVIDED FOR INFORMATION PURPOSES ONLY AND SHOULD NOT BE RELIED UPON. THE LANDLORD SHALL NOT BE HELD RESPONSIBLE FOR THE PURPOSE OF THE TENANT'S WORK AND SPACE PLANNING.

PAD SITE OVERVIEW

This 1000-3500 sq. ft prepped pad site opportunity is located in a nationally anchored retail site on Notre Dame Ave., a major retail/traffic corridor connecting New Sudbury in the North end, to the South end via Downtown. This pad site can accommodate a drive-through and provides a high-profile street-front location neighbouring the Brick, Staples, Dollarama, Sleep country, and others.



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Demographics

*Source: Statistic Canada, 2021 Census.

- Population: 166,000+
- Avg Household Income* \$137,430
- Traffic Count 33,000+ cars daily



In close proximity:

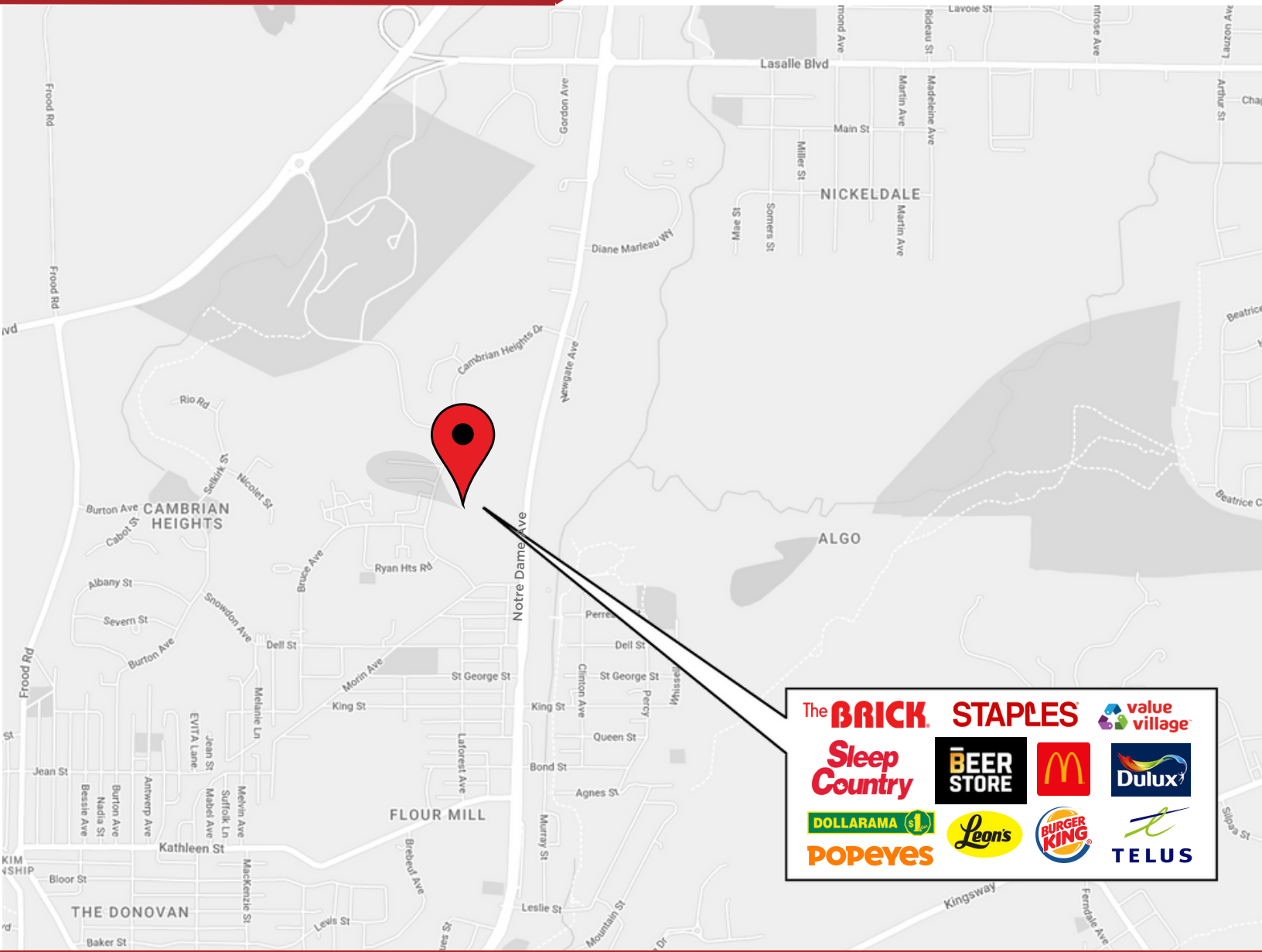
- College Boreal
- Canada Revenue Agency
- Downtown Sudbury
- New Sudbury Centre

THE PROPERTIES GROUP MANAGEMENT LTD.
236 Metcalfe Street, Ottawa, ON K2P 1R3

(613) 369-5635 / leasing@prpgrp.com
www.thepropertiesgroup.ca



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LOCATION DETAILS

- High visibility
- Centrally located
- National tenant mix

Information contained herein has been obtained from sources that we deem to be reliable but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.

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