



STAPLES®

SALE-LEASEBACK

57 WATER STREET, SUMMERSIDE, PEI

PROPERTY SPECIFICATIONS

Address	57 Water Street, Summerside
Intersection	Water Street & Harvard Street
Year Built	1971; renovated in 2001
GLA	28,589 SF
Lease Term	10 Years
Site Area	3.44 acres
Parking	123 Stalls (4.3 / 1,000 SF)

Investment Highlights

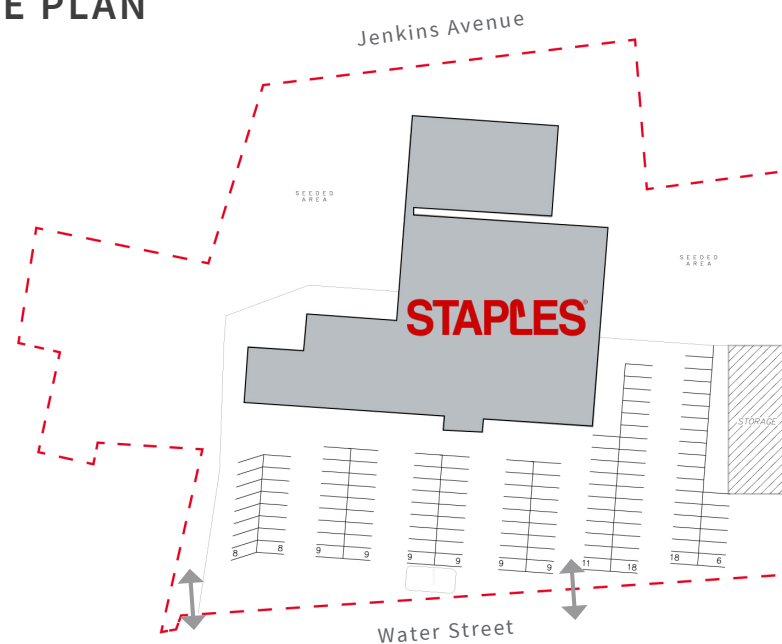
- Premium visibility from Water Street/ Highway 11, Summerside's busiest thoroughfare
- Situated on 3.44 acres, Staples has a gross leasable area of 28,589 square feet with ample on-site parking
- Centrally located near the harbourfront and Holland College, with both destinations creating a healthy draw of visitors to this node.
- New 10 year lease with a strong national covenant offering secure and increasing cash flows

THE OFFERING

JLL's National Retail Investment Group ("JLL") and Partners Global (together, the "Advisor") are pleased to offer for sale a 100% freehold interest in a freestanding Staples located in Summerside, Prince Edward Island. The property is located on Water Street - the city's busiest thoroughfare and main access route for visitors coming from the East. The property is situated on a large 3.44 acre site and is comprised of 28,589 SF which will be fully leased back to Staples, the Vendor. The property offers secure and increasing cash flows with a brand new 10 year lease term and a 10% rental escalation in Year 6.

The asset is strategically located on a major thoroughfare in Summerside, surrounded by a diverse mix of commercial uses and established residential neighbourhoods. The city has a regional draw and access to a large trade area of over 45,000 people, who frequently visit the city to fulfill their retail and entertainment needs. The site is located in the south end of the city less than 600 meters from The Harbourfront Theatre and The Holland College Waterfront Campus, both of which provide a significant draw to this area of Summerside for tourists and locals.

SITE PLAN



FOODLAND
PEI LIQUOR

TD Canada Trust

PORT OF
SUMMERSIDE

HARBOURFRONT
THEATRE

Tim Hortons

KENT

HOLLAND COLLEGE



H&R BLOCK

STAPLES

Water Street



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