



# FOR SALE

35400 HURON ROAD, GODERICH

Walmart  
Supercentre

SWISS CHALET  
ROTISSERIE & GRILL

DOLLARAMA \$1 plus

## PROPERTY SPECIFICATIONS

<b>Address</b>	35400 Huron Road, Goderich, ON
<b>Intersection</b>	Huron Road / Highway 8 and Mill Road
<b>Year Built</b>	1976; expanded in 1994, 1995, 1998
<b>GLA</b>	99,882 SF
<b>Tenants</b>	Walmart, Dollarama, Pet Valu, Tim Hortons, Harvey's/Swiss Chalet
<b>Site Area</b>	21.5 acres
<b>Parking</b>	1,037 stalls (10.7/1,000 SF)
<b>WALT</b>	9.89 years remaining

### Investment Highlights

- Walmart Goderich Centre is fully occupied with a strong roster of national tenants representing 94.4% of leased GLA.
- Walmart is a best-in-class 'AAA' covenant offering a very secure cash flow, while serving as a dominant anchor providing a significant draw for the Centre's other tenants.
- The Property offers premium visibility and access from Highway 8 (Huron Road), the town's busiest thoroughfare and main gateway to Goderich from surrounding markets.
- Situated in between two strong performing shadow anchors - Canadian Tire and Zehrs - which further enhances the regional draw to this active retail node.

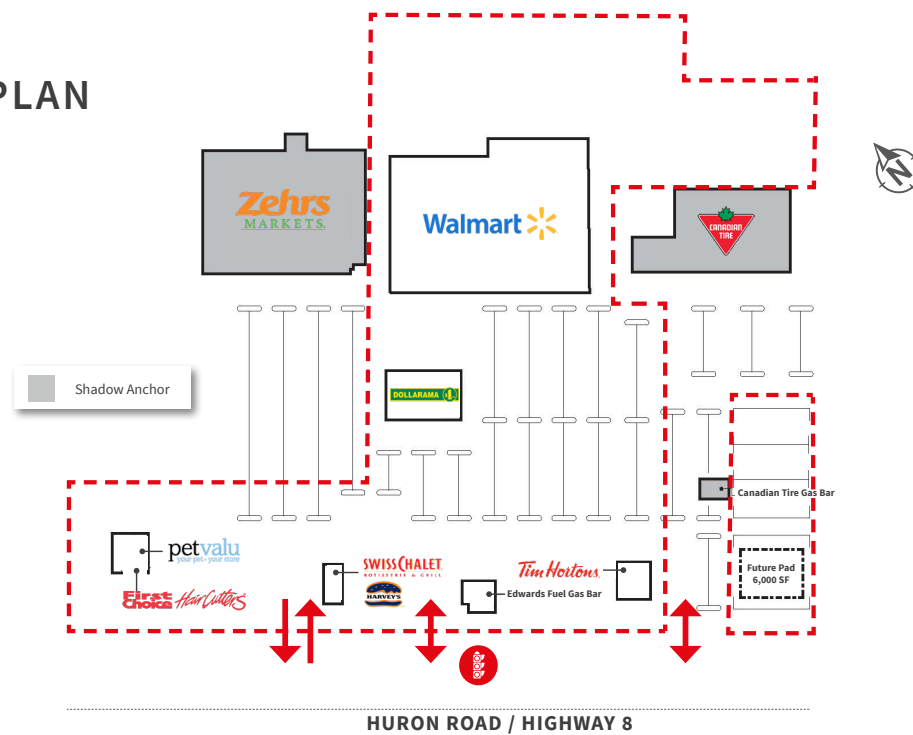
## THE OFFERING

JLL's National Retail Investment Group is pleased to offer for sale a 100% freehold interest in Goderich Walmart Centre (the "Property"). Situated on 21.5 acres, the Property is comprised of 99,882 SF (with the opportunity to add a 6,000 SF retail pad), fully-leased to a diverse mix of needs-based and service-oriented tenants with a weighted average lease term of 9.89 years. It offers a superior roster of national tenants which represent 94.4% of leased GLA, including Walmart Supercentre, Tim Hortons, First Choice Haircutters, Dollarama, Harvey's/Swiss Chalet, and Pet Valu.

The Property is located between two excellent shadow anchors, Canadian Tire and Zehrs, forming the town's most dominant retail node with a strong regional draw. The Property offers exceptional visibility from Huron Road / Highway 8, the town's main arterial thoroughfare leading into Goderich, which experiences high traffic volumes throughout the day. Goderich Walmart Centre is well-designed with ample parking (10.7 stalls / 1,000 SF) and multiple access points.

The Property serves as a regional retail centre offering a diverse range of products and services to an expansive market area. This area covers a large portion of Huron county and other secondary markets extending beyond county boundaries.

## SITE PLAN







**Zehrs**  
MARKETS  
Shadow Anchor

35400 Huron Road



**CANADIAN TIRE**  
Shadow Anchor

HURON ROAD / HIGHWAY 8

Future Pad  
6,000 SF



LCBO



---

**For more information, please contact:**

---

**Matthew Smith\***  
Executive Vice President  
National Retail Investment Group  
+1 416 304 6004  
MatthewT.Smith@am.jll.com

**Nick Macoritto\***  
Vice President  
National Retail Investment Group  
+1 416 238 5874  
Nick.Macoritto@am.jll.com

**Mark Leshchyshyn\***  
Sales Associate  
National Retail Investment Group  
+1 416 304 6022  
Mark.Leshchyshyn@am.jll.com

---

**JLL.ca/NRIG**