



SUMMERSIDE SHOPPING CENTRE

UNIQUE REPOSITIONING OPPORTUNITY IN EMERGING
SOUTHEAST LONDON, ONTARIO



PROPERTY SPECIFICATIONS

Address	1305 - 1319 Commissioners Road East, London, ON
Intersection	Commissioners Road East & Highbury Avenue North
Year Built	2007, 2008 and 2010
GLA	134,511 SF
Leased GLA	86.6%
Tenants	BMO, First Choice Haircutters, Pet Valu, Mr. Sub
Site Area	15.4 acres
Parking	702 stalls (5.22/1,000 SF)
WALT	8.0 years remaining

Investment Highlights

- The Centre is highly visible off of Highbury Avenue, a major north-south arterial road/expressway connecting London to Highway 401.
- This area of London is primed for future residential and commercial development, capitalizing on the influx of young families moving to this area.
- While unoccupied, ongoing income from Rona will allow time for the investor to reposition and develop the site.
- Area is designated in London's new Official Plan as a Shopping Area Place Type, allowing a variety of uses including retail, service, business, recreational, educational, government, office and residential.

THE OFFERING

JLL's National Retail Investment Group is pleased to offer for sale a unique repositioning opportunity in the emerging area of Southeast London. Summerside Shopping Centre is located on a large 15.4 acre lot at the intersection of Commissioners Road East and Highbury Avenue, where it has exposure to approximately 60,000 vehicles daily.

The 134,511 SF centre is currently 86.6% leased with 97.0% of leased GLA represented by national tenants including Rona, Bank of Montreal, Pet Valu and Mr. Sub. Summerside Shopping Centre benefits from easy accessibility by public transportation and vehicle, being in close proximity to the city's major thoroughfares and Highway 401.

This area of London is seeing significant residential development, as developers are taking advantage of lower land costs and easy access to existing services found in South and East London. Loblaws Properties Limited, a subsidiary of Loblaw Companies Limited, owns the site next door to Summerside Shopping Centre. This development is expected to consist of a grocery anchored centre built to meet the significant anticipated growth coming to this region.

SITE PLAN



NEW HOUSING
DEVELOPMENT

NEW HOUSING
DEVELOPMENT

LOBLAWS PROPERTIES
FUTURE DEVELOPMENT

NEW HOUSING
DEVELOPMENT

NEW HOUSING
DEVELOPMENT

NEW HOUSING
DEVELOPMENT

First Choice Hair Cutters

petvalu
your pet - your store

NEW PUBLIC
SCHOOL

RONA

(Dark - Repositioning Opportunity)

BMO

MR.SUB

40,000 vehicles driving along
Highbury Avenue

19,000 vehicles driving along
Commissioners Road East

DOLLARAMA

food
Basics

For more information, please contact:

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