



# FOR SALE

## FIRST LONDON CENTRE, LONDON



# PROPERTY SPECIFICATIONS

Address	1080 Adelaide Street North, London, Ontario
Intersection	Adelaide Street North and Huron Street
Year Built	Built 1955; Expanded 1977, 1991, 2010
GLA	90,312 SF
Tenants	FreshCo (Sobeys), The Beer Store, Home Hardware, KFC, Mr. Sub, RBC, CIBC
Site Area	7.95 acres
Parking	446 parking stalls (4.9/1,000 SF)
WALT	5.11 years remaining

## Investment Highlights

- First London Centre is anchored by a best-in-class performing FreshCo (\$650+ sales PSF) which signed a new 15 year lease in 2013.
- The Centre is in close proximity to both Western University and Fanshawe College whose students and faculty visit First London Centre for groceries, beer and other retail needs.
- This area is densely populated by residential neighbourhoods, is easily accessible by car and is well serviced by London’s public transportation system.
- The centre is leased to a diverse mix of needs-based and service-oriented tenants, creating a healthy and steady draw to the centre.

# THE OFFERING

JLL’s National Retail Investment Group is pleased to offer for sale a 100% freehold interest in First London Centre, a 90,312 SF grocery-anchored centre in an established neighbourhood in London, Ontario. Situated on a 7.95 acre lot, the centre is fully occupied with 67.9% of GLA represented by national tenants including FreshCo (Sobeys), The Beer Store, RBC, Home Hardware, CIBC, Pizza Pizza, and KFC. The Property offers the investor secure and increasing cash flows with a weighted average lease term of 5.11 Years.

First London Centre is situated in the heart of a densely populated residential neighbourhood in North London, in close proximity to Western University and Fanshawe College, with over 9,900 residents living within a 1 km radius of the site. It is located at the high traffic intersection of Adelaide Street North and Huron Street where it experiences premium visibility from over 45,000 vehicles that traverse the site daily. The Property offers multiple access points (one at a signalized intersection) and ample parking, while being easily accessible by car and public transportation.

# SITE PLAN







Huron Street

Adelaide Street North





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**For more information, please contact:**

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