



# FOR SALE

## SMITHVILLE CENTRE, SMITHVILLE

DOLLARAMA



twistedgrapes  
wine and  
supplies



## PROPERTY SPECIFICATIONS

<b>Address</b>	144 Griffin Street North, Smithville (West Lincoln), ON
<b>Intersection</b>	Highway 14 (Griffin Street North) and Highway 20 (West Street)
<b>Year Built</b>	1985
<b>GLA</b>	22,853 SF
<b>Occupancy</b>	100%
<b>Tenants</b>	Dollarama, Guardian Drug Mart (Rexall), Smithville Dental, Twisted Grapes Wine & Supplies, Nino Pizza
<b>Site Area</b>	1.40 acres
<b>Parking</b>	73 parking stalls (3.19 per 1,000 SF)
<b>WALT</b>	6.48 years remaining

### Investment Highlights

- Smithville Centre offers superior frontage on Highway 14/20, West Lincoln's busiest arterial thoroughfare which connects with the QEW and Highway 406.
- The site is located in the heart of Smithville's bustling downtown and is easily accessible with multiple ingress/egress points from Highway 14 (Griffin Street North) and Brock Street.
- Smithville Centre is fully occupied to a diverse tenant mix, with national tenants representing 75.9% of the GLA.
- The centre is anchored by a strong performing Dollarama with over 9 years remaining on its current lease term.

## THE OFFERING

JLL's National Retail Investment Group is pleased to offer for sale a 100% freehold interest in Smithville Centre (the "Property"), a 22,853 SF strip retail plaza and freestanding pad, located in Smithville, Ontario. The Property is fully occupied by a diverse tenant mix, anchored by Dollarama and Guardian Drug Mart (Rexall). National tenants represent 75.9% of the leased GLA and serve as a strong draw to the centre's secondary tenants. Smithville Centre offers the investor stable future cash flows with a weighted average lease term remaining of 6.48 Years.

The Property is located in the heart of Smithville's downtown, with excellent frontage on Griffin Street North (Highway 14/20), the community's main arterial thoroughfare, connecting to the QEW and Highway 406. Smithville is conveniently located between Hamilton and Niagara Falls and is experiencing population growth with many residential developments recently completed and more planned for the near future. On a wider scale, the Growth Plan for the Greater Golden Horseshoe states that the Niagara Region population is forecast to grow to 610,000 and will see an increase of 265,000 jobs by 2041.

## SITE PLAN





THE VILLAGE SQUARE



LCBO

SMITHVILLE CENTRE



BROCK STREET

CONVENIENT STREET

HIGHWAY 14/20 (GRIFFIN STREET NORTH)

HIGHWAY 20 (ST CATHARINES STREET)

HIGHWAY 20 (WEST STREET)





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**For more information, please contact:**

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**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

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