



FOR SALE

710 SECOND LINE EAST, SAULT STE. MARIE

PROPERTY SPECIFICATIONS

Address	710 Second Line East, Sault Ste. Marie, Ontario
Intersection	Second Line East and Great Northern Road
Year Built	2012 (Michaels), 2014 (PetSmart), 2017 (New Strip)
GLA	39,037 SF (plus an opportunity for 12,000 SF of additional development)
Site Area	5.36 acres
Parking	235 parking stalls (13.8/1,000 SF)
WALT	4.52 years remaining

Investment Highlights

- The Property is shadow anchored by Walmart Supercentre and The Home Depot, situated in Sault Ste. Marie's most sought after commercial area, surrounded by an abundance of national and regional retailers.
- The site offers an exceptional opportunity to increase cash flow by intensifying the property by adding approximately 12,000 SF adjacent to the PetSmart.
- The centre is currently 91.5% leased with 100% of occupied space represented by national brands. The tenancy profile is strong with a diverse mix of service-oriented and needs-based retailers drawing consumers to the plaza for a variety of retail good and services.

THE OFFERING

JLL's National Retail Investment Group is pleased to offer for sale a 100% freehold interest in 710 Second Line East, a 39,037 SF plaza shadow anchored by Walmart Supercentre and The Home Depot in Sault Ste. Marie's most dominant retail node. The plaza is 91.5% occupied by a strong roster of national tenants including Michaels, PetSmart, Pita Pit, Booster Juice, EasyFinancial, The Ten Spot and Weight Watchers. This Property offers the investor a newly redeveloped site with secure cash flow and a weighted average lease term of 4.52 years.

710 Second Line East is situated in the heart of Sault Ste. Marie's premier retail node, less than 1 km away from Sault College and Sault Area Hospital, both of which are strong regional draws for a wide trade area. The Property is situated on Second Line East (Trans-Canada Highway), one of the city's most travelled transportation routes with over 32,000 vehicles traversing the site daily. This area of the city is in close proximity to many major transportation routes, making it easily accessible by car and public transportation from within the city and surrounding region.

This Property presents the opportunity to add additional density of approximately 12,000 SF adjacent to PetSmart. This would allow the investor to add value and increase cash flow, benefiting from the high consumer volumes this node generates.





FAIRFIELD
INN & SUITES
Marriott

Mark's BEST BUY

Reitmans
Payless
Moores

LCBO

Michaels

PETSMART

Walmart
Supercentre

THE HOME
DEPOT

Get Fresh Grocery Store (60,000 SF)
& Pharmacy (19,000 SF) anchored
Shopping Centre coming in 2019

33,000 vehicles driving along
Great Northern Road

BEER
STORE

Future
Development
Opportunity

32,000 vehicles driving along
Second Line East

Leon's

Booster Juice THE TEN SPOT
weight watchers easyfinancial
Pita Pit

Old Garden River Road



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