



**S & H REALTY
CORPORATION**

Flamborough Walmart Centre, Waterdown, Ontario

Flamborough Walmart Centre is a major regional retail service and restaurant site located on Dundas Street East in Waterdown, ON. Major tenants include **Walmart, Rona, LCBO, Scotiabank, and Staples** along with a number of other well known retailers.

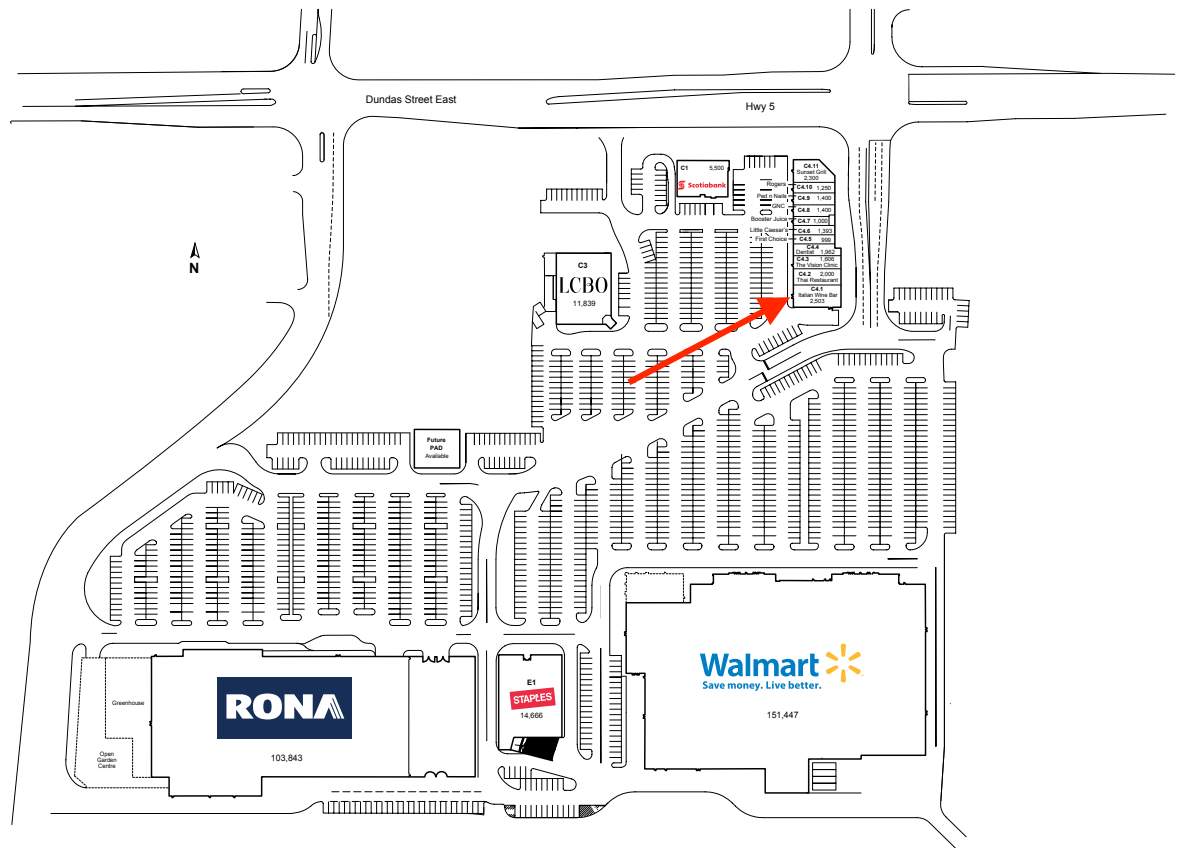
- There is 1 unit currently available for lease, Unit C401 measuring approximately 2,503 sq.ft.
- The property is a strong regional big box development, attracting both daily shoppers and destination shoppers.
- Easy access to the property Dundas Street and ample parking available
- Demographics within a 10 kilometer radius of the property indicate a residential population of over 280,000 people, with an average age of 42.2 years and an average household income of over \$93,000.
- Demographic projections to 2022 show an increase in population to 296,370 people, with an average household income of over \$105,000.
- Space is suitable for a wide variety of uses including sit down and quick-service restaurants (such as chicken, pasta, halal, shawarma, burritos, sushi), medical and quasi-medical (chiropractor, physiotherapy, massage) use, health food store, specialty fashion including men's wear, cell phone sales/repair, and tutoring/schools.
- CAM/tax estimates for 2018 is \$14.38 psf total (\$3.10 psf CAM and \$11.28 Tax)

For more information contact:
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Flamborough Walmart Centre Leasing Plan

FLAMBOROUGH WALMART CENTRE

52-90 Dundas Street East, Waterdown, Ontario



The purpose of this plan is to identify the approximate location, size and dimension of the Leased Premises in the Shopping Centre. The Landlord reserves the right at any time to relocate, rearrange, alter or expand the building and structures, other premises, the Common Areas, and any part of the Leased Premises from that shown on this plan, and areas are approximate only and are to be verified on site. Any references on this plan to specific tenants are subject to change from time to time and shall not be deemed to be any representation as to the tenants that are within the Shopping Centre. 06/17

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April 2018
E & O.E.

Flamborough Tenant List

Specialty Retail

Staples
LCBO

Health and Beauty

Vision Clinic
Supercuts
GNC
Pedi N Nails

Medical / Pharmacy

Waterdown Family Dentists

General Merchandise

Walmart

Restaurant

Pho Nam Thanh Vietnamese
Little Caesars
Booster Juice
Sunset Grill

Home

Rona

Financial Institution

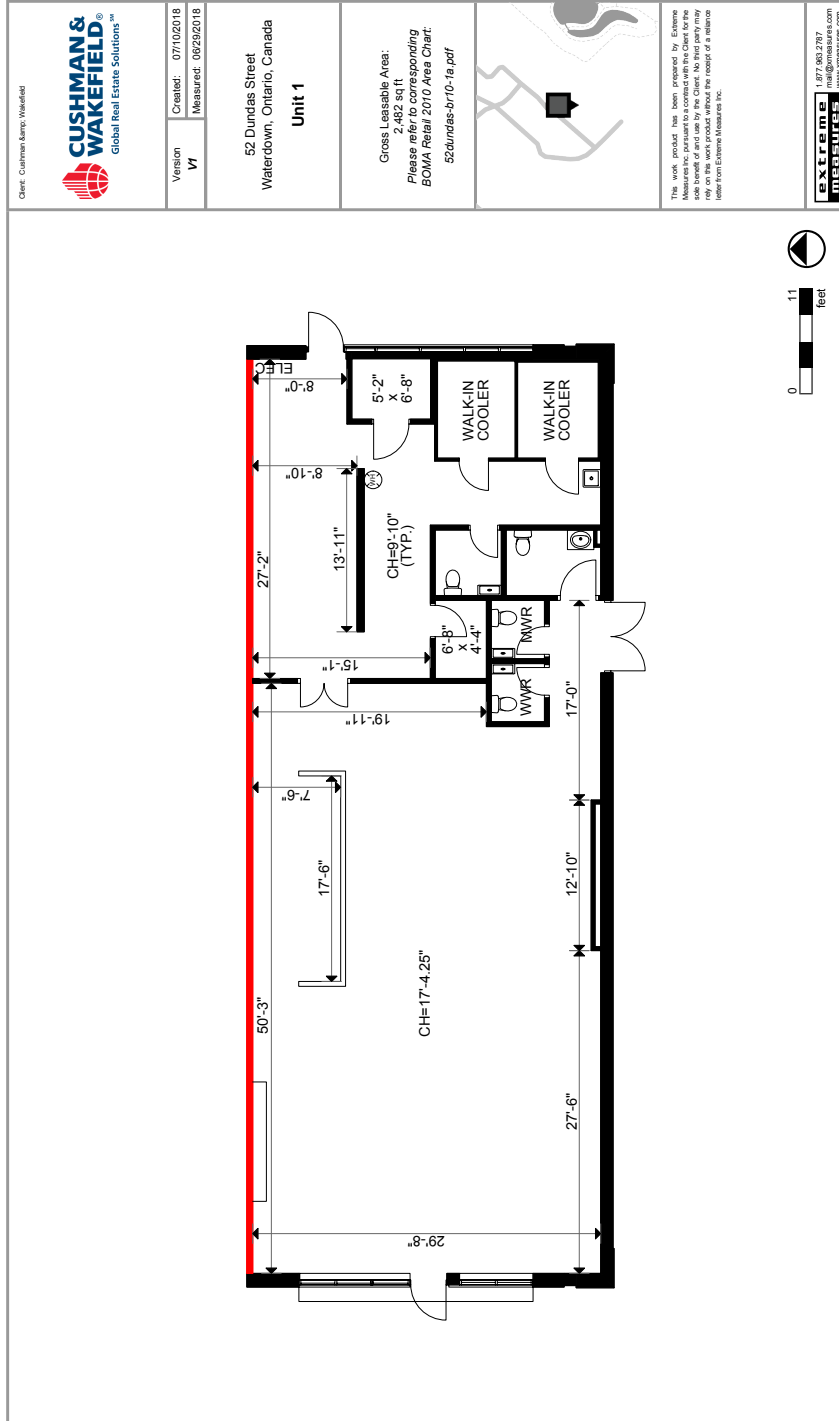
Scotiabank

Electronics, Computers and Telephones

Rogers

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Flamborough Walmart Centre Unit Plan



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