

FOR SALE



Google Streetview



**CREILAND
CONSULTANTS**

**PRIME
CORNER LOT
RETAIL USER
INVESTOR
OPPORTUNITY**

**124636
SIMCOE ST. S.,
TILLSONBURG, ON**



CREILAND CONSULTANTS REALTY INC., BROKERAGE

250 CONSUMERS ROAD, SUITE #1007

TORONTO, ONTARIO, M2J 4V6

www.creiland.com

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*Sales Representative **Broker



PROPERTY OVERVIEW

Situated in a prime location with heavy vehicle traffic, ensuring maximum visibility and customer flow. The property is being sold in as-is conditions, offering you the freedom to customize it to suit your business requirements. Zoned as Highway Commercial - ideal for a wide range of commercial uses.

PRICE	\$299,999
PROPERTY TAX (EST. 2023)	\$2,730.05
TOTAL AREA	1,396 SF
USE	RETAIL STORE RELATED

LOT FRONTAGE



ZONING



PERMITTED USES:

- an auction establishment;
- an automobile service station;
- a dwelling unit in a non-residential building if accessory to a permitted use on the lot;
- an eating establishment;
- a farm implement dealer;
- a farm produce retail outlet;
- a home occupation, in accordance with Section 5.16;
- a hotel or motel;
- a laundromat;
- a motor vehicle washing establishment;
- a motor vehicle sales establishment;
- a nursery;
- a parking lot;
- a public garage;
- a public use, in accordance with the provisions of Section 5.23;
- a retail store;
- a service shop;
- a single detached dwelling accessory to a permitted use;
- a veterinary clinic, excluding any outside kennels or runs;
- a wholesale outlet.



PROPERTY TYPE

Commercial/Retail



PROPERTY INTERSECTION

Simcoe Street & Mall Road



ZONING

Highway Commercial (C3)

PROPERTY PHOTOS



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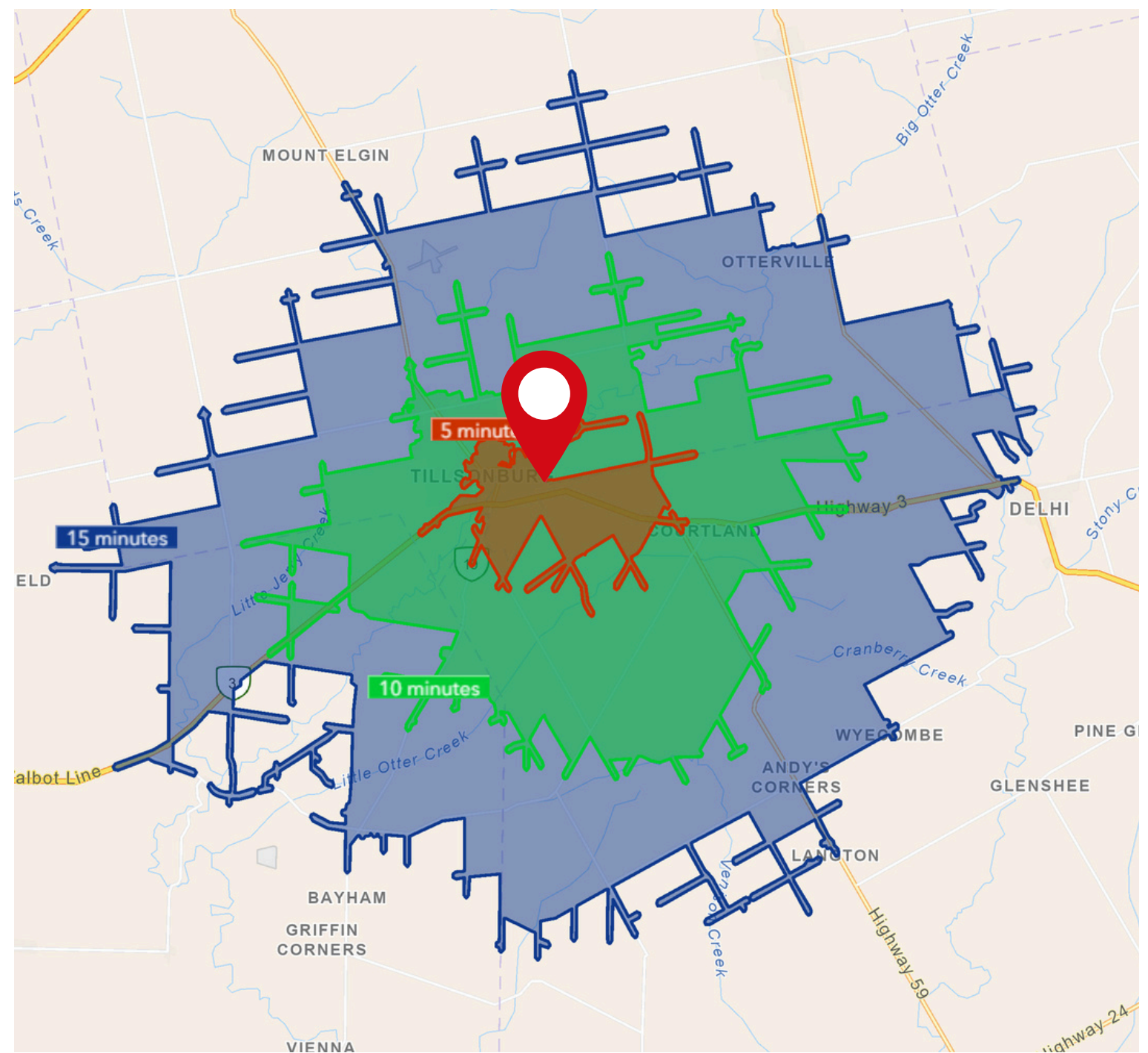
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SURROUNDING AMENITIES



DRIVE TIME MAP



Summary	5 MINUTE	10 MINUTE	15 MINUTE
2023 Total Population	7,665	24,031	34,491
2023 Median Age	46.4	45.6	42.4
2023 Households	3,337	10,148	13,514
2023 Average Household Income	CA\$92,758	CA\$99,454	CA\$103,361

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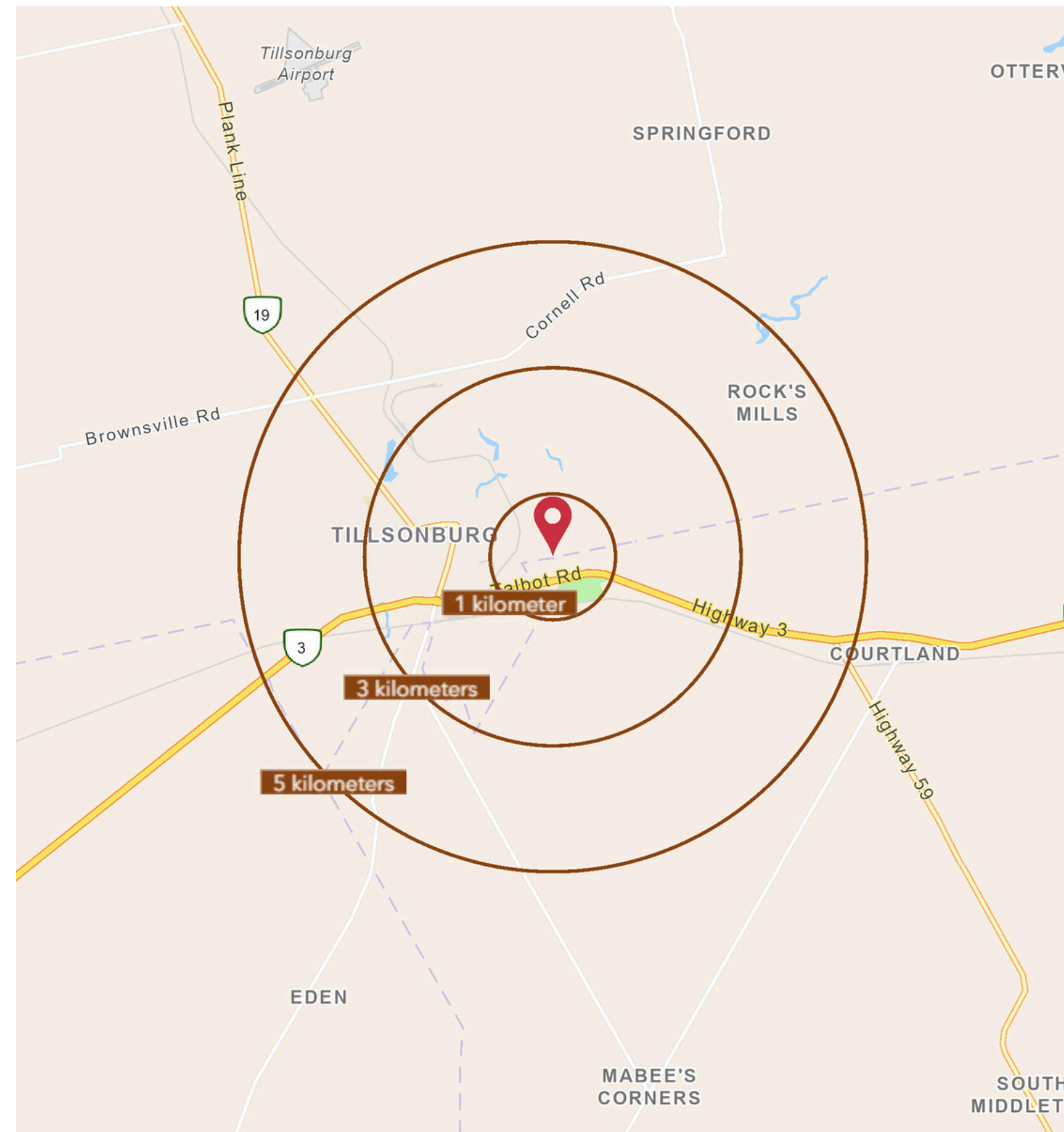


DEMOGRAPHICS

The population at 124636 Simcoe St. S., Tillsonburg, ON within a 5 km radius is 19,589. The median age for this population is 47.3. The number of households in this area is estimated at 8,659 within a 5 km area. The average household income is estimated to be CA\$ 96,988/102,551 within a 5 km radius.

Summary	1 Kilometer	3 Kilometers	5 Kilometers
2018 Total Population	988	7,988	18,063
2023 Total Population	1,147	8,612	19,589
2028 Total Population	1,366	9,282	22,088
2018-2028 Annual Rate	3.56%	1.51%	2.43%
2018 Households	385	3,629	8,157
2018 Average Household Size	2.5	2.1	2.2
2023 Households	434	3,838	8,659
2023 Average Household Size	2.6	2.2	2.2
2028 Households	517	4,082	9,641
2028 Average Household Size	2.6	2.2	2.3
2023-2028 Annual Rate	3.56%	1.24%	2.17%
2018 Families	293	2,303	5,507
2018 Average Family Size	2.8	2.7	2.7
2023 Families	328	2,444	5,886
2023 Average Family Size	2.9	2.7	2.7
2028 Families	378	2,636	6,681
2028 Average Family Size	2.9	2.8	2.7
2023-2028 Annual Rate	2.88%	1.52%	2.57%
2018 Dwellings	385	3,629	8,157
Owned Dwellings	294	2,283	5,737
Rented Dwellings	90	1,346	2,420
Band Housing	0	0	0
2023 Dwellings	434	3,838	8,659
Owned Dwellings	333	2,411	6,148
Rented Dwellings	101	1,427	2,511
Band Housing	0	0	0
2028 Dwellings	517	4,082	9,641
Owned Dwellings	384	2,514	6,829
Rented Dwellings	132	1,568	2,812
Band Housing	0	0	0
Average Household Income			
2018	CA\$ 81,042	CA\$ 74,010	CA\$ 78,735
2023	CA\$ 99,381	CA\$ 91,099	CA\$ 96,988
2028	CA\$ 112,343	CA\$ 104,813	CA\$ 113,506
Per Capita Income			
2018	CA\$ 31,580	CA\$ 33,623	CA\$ 35,556
2023	CA\$ 37,604	CA\$ 40,599	CA\$ 42,872
2028	CA\$ 42,519	CA\$ 46,094	CA\$ 49,543
Median Age			
2018	42.5	46.9	47.8
2023	45.0	46.6	47.3
2028	43.7	45.5	45.6

DISTANCE MAP

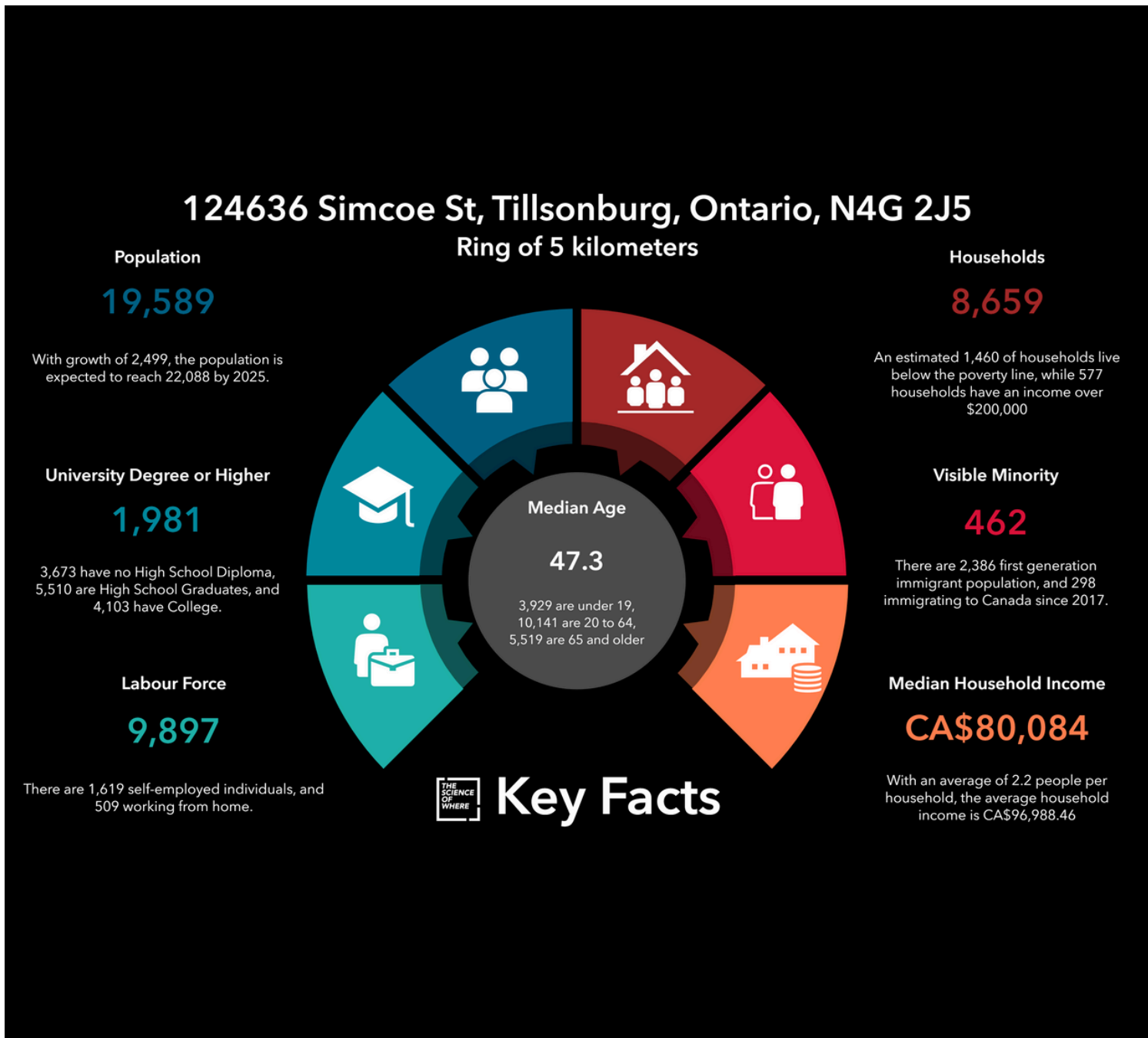


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KEY FACTS



COMMUNITY PROFILE



Tillsonburg is located in the heart of Southwestern Ontario just south of Highway 401 and directly on Provincial Highway 3. It is connected to the 401 by Highway 19 and enjoys quick and easy access to the remainder of Ontario and the United States through either of these routes.

Tillsonburg is located midway between the border crossings of Windsor/Detroit, Sarnia/Port Huron and Fort Erie/Buffalo. This provides a distinct advantage for companies locating here.

Highways 19, 59/13 and 3 provide access to Ontario's South Coast and the Long Point recreation area, which has been recognized as a United Nations' Biosphere Reserve

Tillsonburg is home to numerous, high-tech manufacturing companies and a growing food processing sector. Other emerging sectors include retail services, construction, health care and FIRE (Finance, Insurance and Real Estate).

Tillsonburg takes pride in cultivating a dynamic and supportive business environment for its diverse and resilient economic sectors. Local businesses gain competitive advantages from proximity to regional clusters, through supply chain benefits and economies of scale. Exciting opportunities exist for strategic partnerships and industry collaboration, centred around shared interest and mutual business needs.

Tillsonburg has a strong and diversified economy with strengths in a number of sectors including manufacturing, retail, accommodation and food services, health care, and agriculture.

The Town has an estimated workforce of 7,390 persons with 46% having some post-secondary education. Within Oxford County, the workforce is projected to grow from an estimated 53,000 persons to 71,000 by 2031.



MULTIPLE LISTING SERVICE NUMBER
X9254497

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For more information
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