

FOR SALE



CREILAND
CONSULTANTS

St. George Street

Fleetwood Road



COMMERCIAL DEVELOPMENT OPPORTUNITY

96 Fleetwood Road,
Lindsay, ON



WEBSITE



STREETVIEW



PROPERTY OVERVIEW

This industrial corner lot is ideally located at the intersection of Fleetwood Road and St. George Street and just a 4 minute drive from the Flato Residential Development. Zoned General Employment (GE), it provides exceptional flexibility with more than 30 approved commercial and industrial uses. Its proximity to major highways ensures convenient access, while hydro and municipal services are readily available at the road. Additionally, the property features solar panels that produce an annual income of \$12,000 to \$15,000, offering both development potential and a source of passive revenue.

\$1,100,000
PRICE

INDUSTRIAL/COMMERCIAL LAND
PROPERTY TYPE

\$1,560.42
ANNUAL TAX (2024)

FLEETWOOD RD. & ST. GEORGE ST.
PROPERTY INTERSECTION

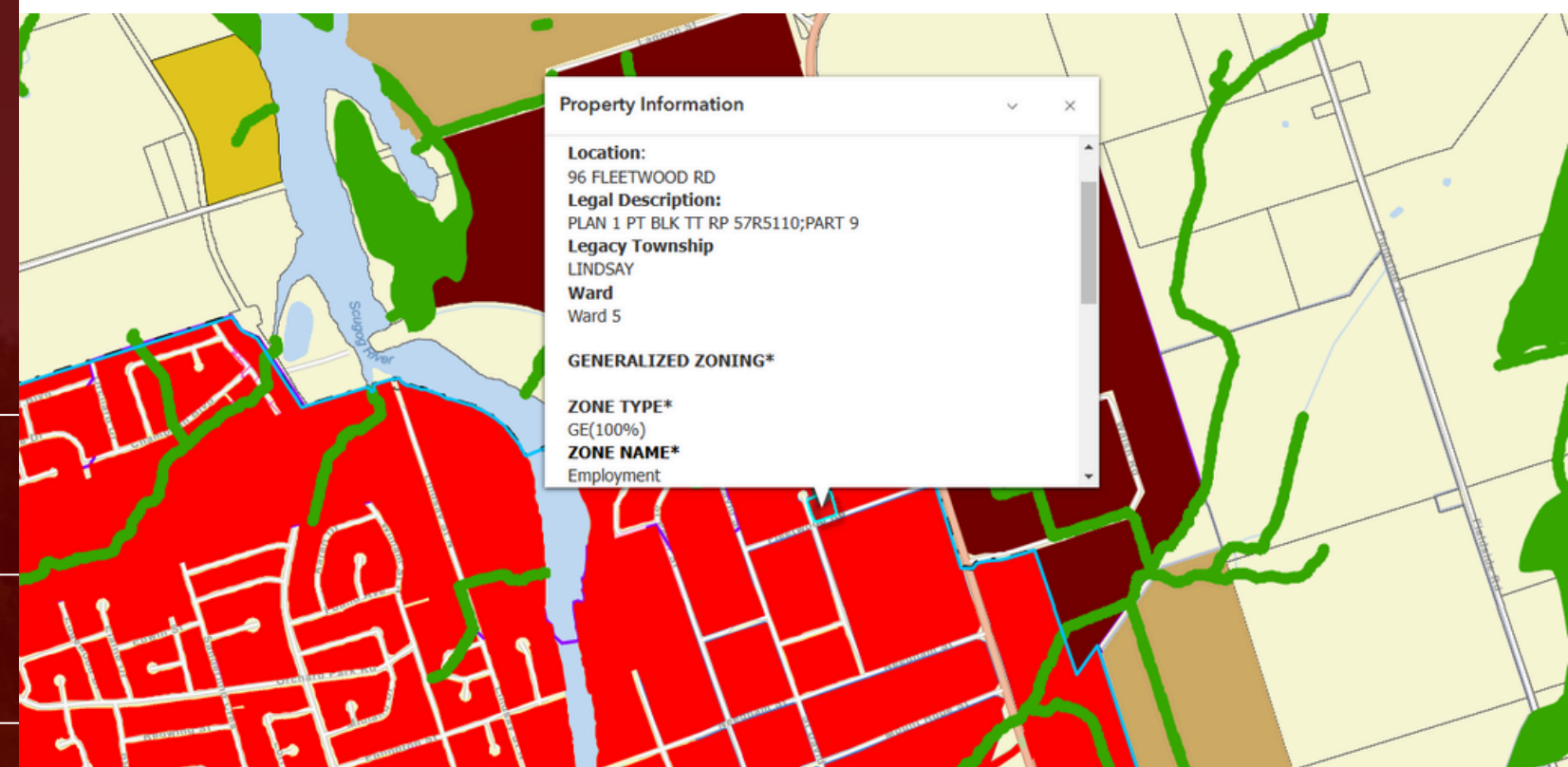
0.98 ac
TOTAL AREA

GENERAL EMPLOYMENT (GE)
ZONING

632090067
PIN NO.

198 ft. x 204 ft.
LOT DEPTH AND LOT FRONT (APPROXIMATE)

ZONING



The property at 96 Fleetwood Road in the former Town of Lindsay is zoned **General Employment (GE) Zone** under the Town of Lindsay Zoning By-law 2000-75.

PERMITTED USES

INDUSTRIAL:

- ANIMAL HOSPITAL
- BAKERY
- BUILDING SUPPLY ESTABLISHMENT OR CONTRACTOR'S YARD
- FARM EQUIPMENT OR IMPLEMENT DEALER
- FUEL STORAGE YARD
- INDUSTRIAL USES INCLUDING MANUFACTURING, PROCESSING AND WAREHOUSING
- SAWMILL OR WOOD PRODUCTS PLANT
- BUS STORAGE AREA
- FEED OR FLOUR MILL
- CONCRETE BATCHING OR MIXING PLANT
- SALVAGE YARD
- TRUCK TERMINAL, FORWARDING DEPOT OR FREIGHT HANDLING ESTABLISHMENT
- MOTOR VEHICLE WASHING ESTABLISHMENT
- GRAIN ELEVATOR
- DAIRY OR BOTTLING ESTABLISHMENT
- MONUMENT WORKS
- OPEN STORAGE AREA INCIDENTAL TO A PERMITTED USE

COMMERCIAL:

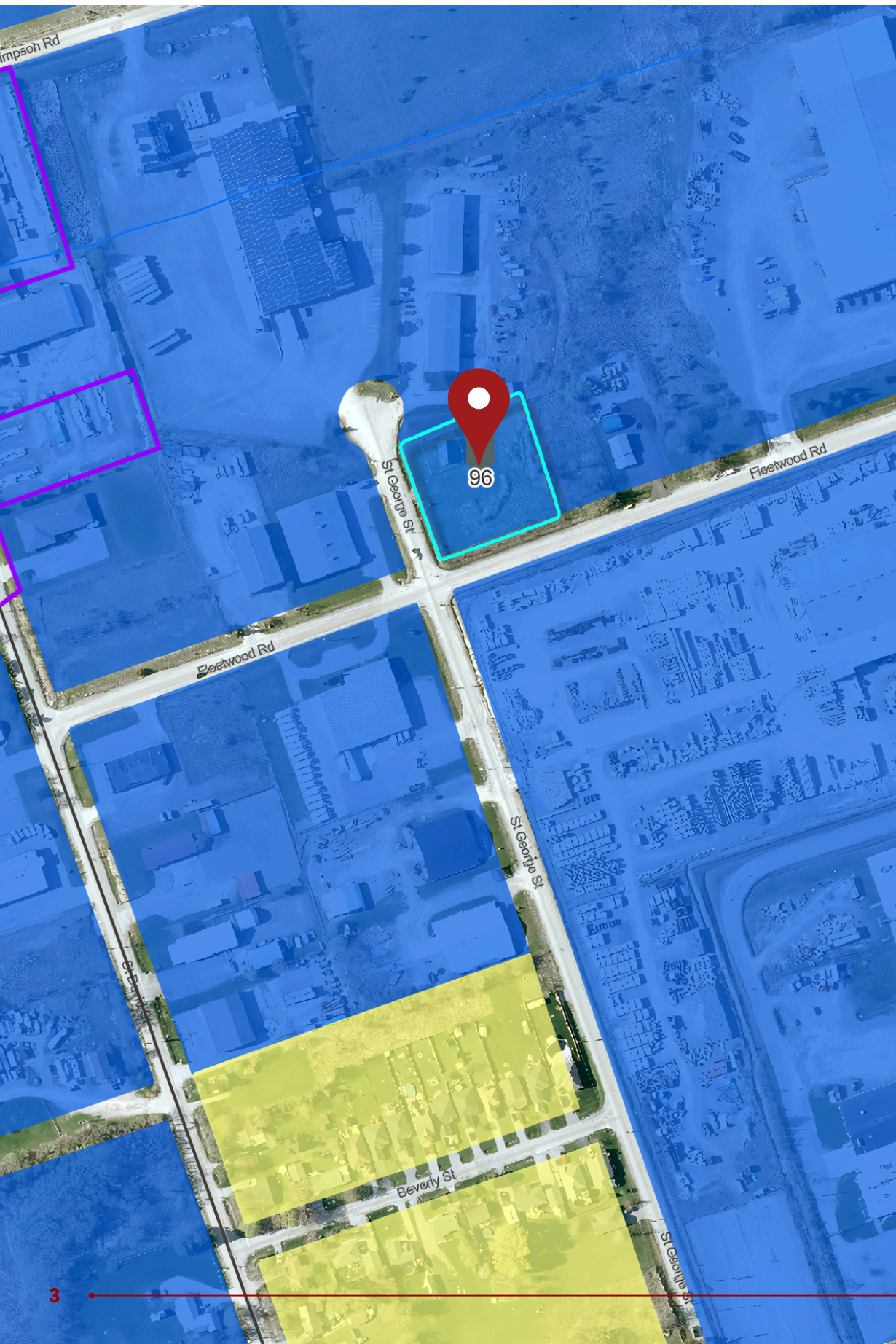
- AUCTION ESTABLISHMENT
- AUTO PARTS SUPPLY ESTABLISHMENT
- BREW YOUR OWN ESTABLISHMENT
- BUS OR TAXI DEPOT
- COMMERCIAL TRAINING CENTRE (FREE STANDING)
- CONVENIENCE RETAIL ESTABLISHMENT
- DATA PROCESSING CENTRE
- EATING ESTABLISHMENT
- OFFICE
- PERSONAL SERVICE SHOP
- PRINTING OR PUBLISHING ESTABLISHMENT
- RENTAL ESTABLISHMENT (FREE STANDING)
- REPAIR SHOP
- SERVICE SHOP
- TELEVISION OR RADIO BROADCASTING STATION OR STUDIO
- VIDEO RENTAL AND SALES ESTABLISHMENT



Solar-Generated Annual Cash Flow



OFFICIAL PLAN

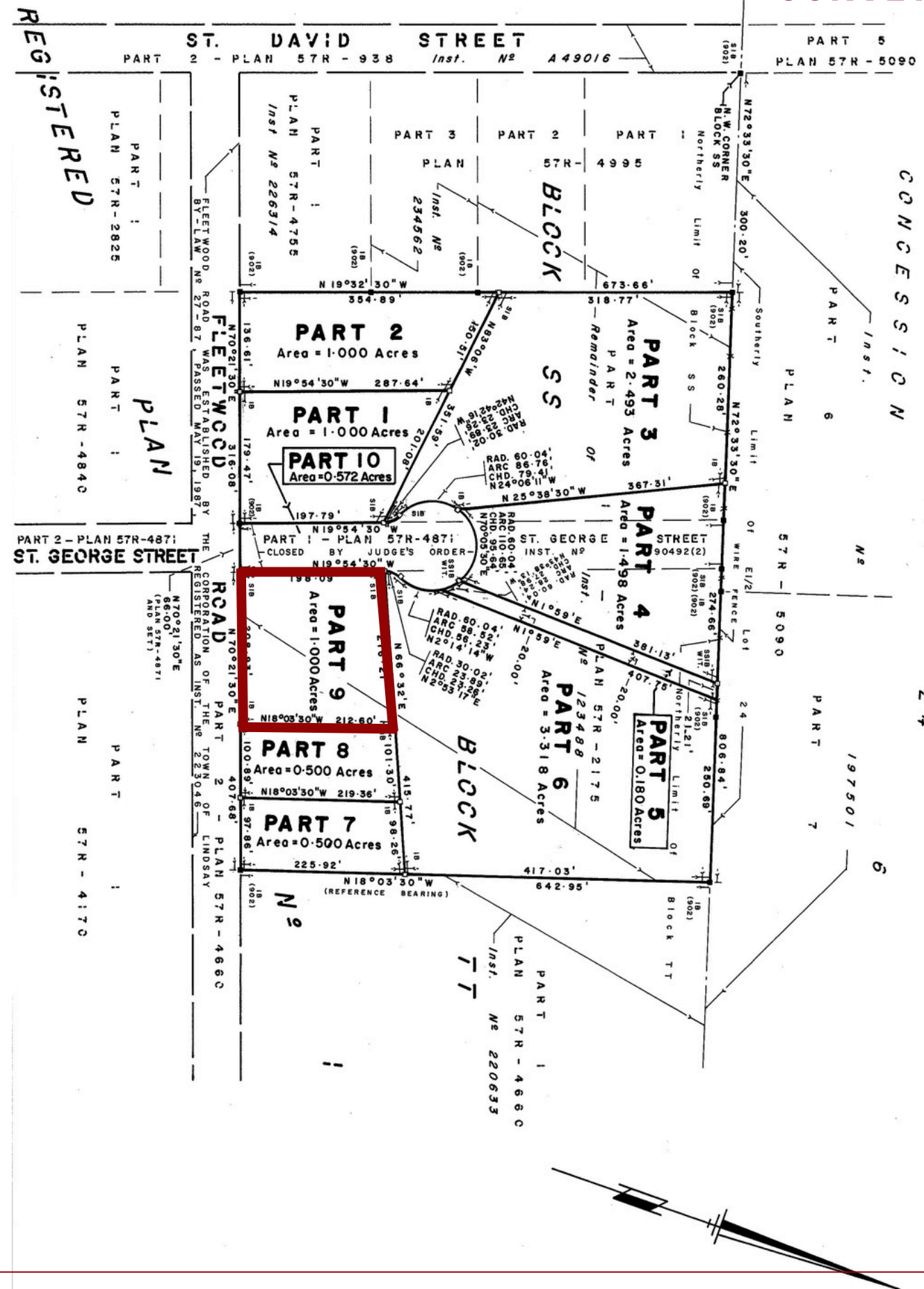


The subject property is also designated as **Employment** in the Lindsay Secondary Plan.

Lindsay Secondary Plan Land Use

- Airport
- Commercial
- Employment
- Heritage District (Potential)
- Highway Commercial
- Historic Central Business District
- Institution and Community Facilities
- Local Commercial
- MZO
- Mixed-Use Gateway
- Mixed-Use Residential
- Parks and Open Space
- Policy Area #3 (Special Study)
- Residential

SURVEY





SURROUNDING AMENITIES



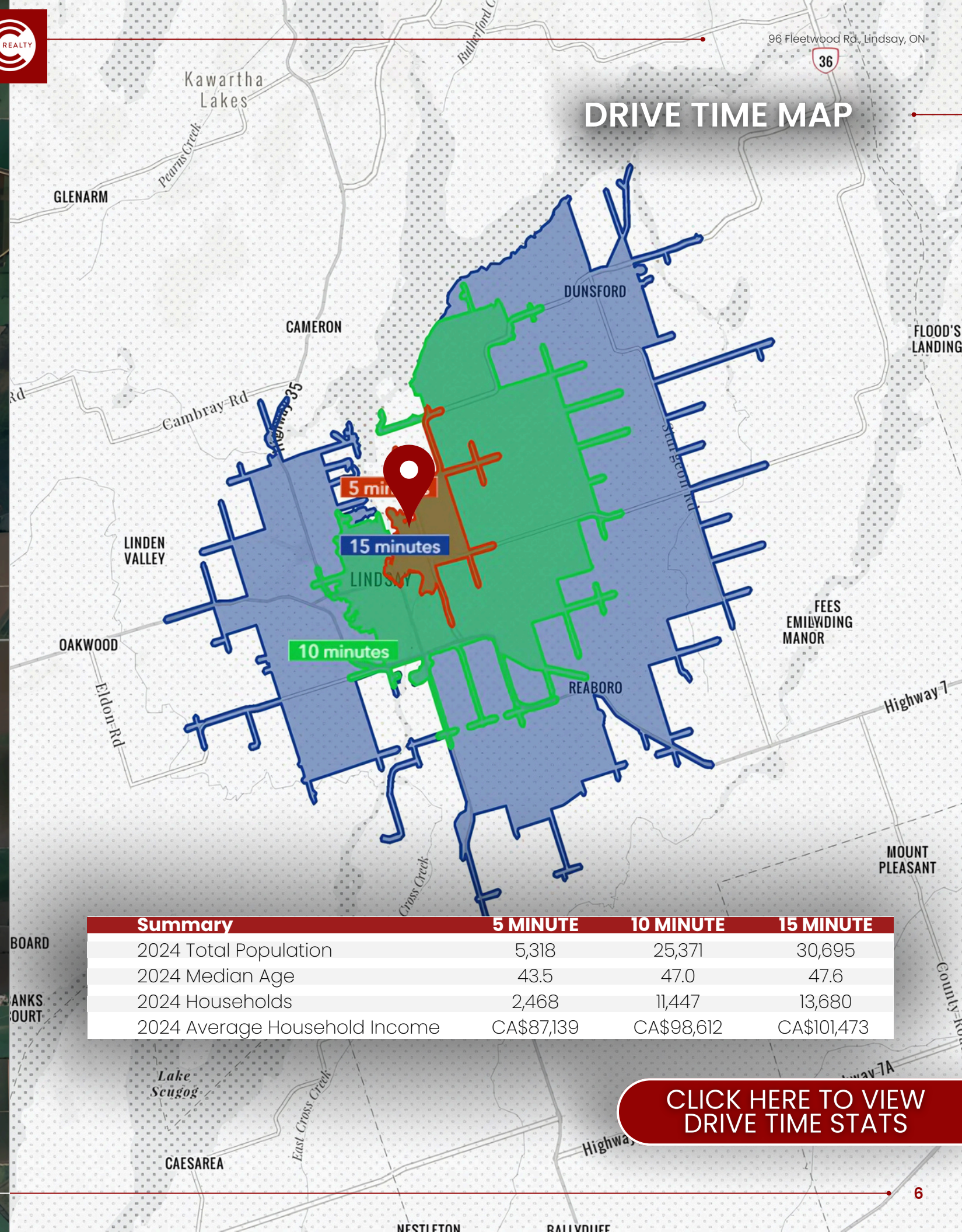
A masterfully-designed community, invigorating Lindsay with a heightened sense of promise and purpose; timeless and remarkable in its journey of transformation. This is where you make your home.



- CENTRAL EAST CORRECTIONAL CENTRE
- HARDOX WEARPARTS
- CARMA submetering and billing solutions
- BROOKLIN CONCRETE PRODUCTS
- OUTRAM FUELS & Propane
- LINDSAY'S CARPET • PAINT • FLOORING
- LINDSAY CARWASH
- PILLSWORTH SERVICE
- TIM HORTONS
- CARSTAR Collision & Glass Service
- holsag

Location	DISTANCE	DRIVE TIME
Grace and Grand	3.0	4 MINS
Downtown Lindsay	3.4km	5 MINS
Highway #407/Highway #115	40km	34 MINS
Peterborough, ON	43km	41 MINS
Highway #401/Highway #115	59km	48 MINS

DRIVE TIME MAP



Summary	5 MINUTE	10 MINUTE	15 MINUTE
2024 Total Population	5,318	25,371	30,695
2024 Median Age	43.5	47.0	47.6
2024 Households	2,468	11,447	13,680
2024 Average Household Income	CA\$87,139	CA\$98,612	CA\$101,473

[CLICK HERE TO VIEW DRIVE TIME STATS](#)



DEMOGRAPHICS

The population at 96 Fleetwood Rd., Lindsay, ON within a 5 km radius is 28,506. The median age for this population is 47.4. The number of households in this area is estimated at 11,869 within a 5 km area. The average household income is estimated to be CA\$ 99,081 within a 5 km radius.

Summary	1 Kilometer	2 Kilometers	5 Kilometers
2019 Total Population	299	18,228	26,288
2024 Total Population	323	19,633	28,506
2029 Total Population	339	20,839	30,291
2019-2029 Annual Rate	0.97%	1.20%	1.22%
2019 Households	111	8,035	11,103
2019 Average Household Size	2.4	2.2	2.2
2024 Households	118	8,545	11,869
2024 Average Household Size	2.5	2.3	2.3
2029 Households	123	9,025	12,534
2029 Average Household Size	2.5	2.3	2.3
2024-2029 Annual Rate	0.83%	1.10%	1.10%
2019 Families	82	5,309	7,499
2019 Average Family Size	2.6	2.7	2.7
2024 Families	87	5,634	8,006
2024 Average Family Size	2.7	2.7	2.7
2029 Families	86	5,917	8,448
2029 Average Family Size	2.9	2.7	2.7
2024-2029 Annual Rate	-0.23%	0.99%	1.08%
2019 Dwellings	111	8,035	11,103
Owned Dwellings	79	5,249	7,669
Rented Dwellings	32	2,786	3,434
Band Housing	0	0	0
2024 Dwellings	118	8,545	11,869
Owned Dwellings	84	5,540	8,142
Rented Dwellings	34	3,005	3,727
Band Housing	0	0	0
2029 Dwellings	123	9,025	12,534
Owned Dwellings	86	5,774	8,512
Rented Dwellings	37	3,251	4,022
Band Housing	0	0	0
Average Household Income			
2019	CA\$ 70,438	CA\$ 79,364	CA\$ 81,966
2024	CA\$ 86,798	CA\$ 95,918	CA\$ 99,081
2029	CA\$ 102,868	CA\$ 113,044	CA\$ 117,079
Per Capita Income			
2019	CA\$ 26,149	CA\$ 34,984	CA\$ 34,619
2024	CA\$ 31,709	CA\$ 41,747	CA\$ 41,254
2029	CA\$ 37,324	CA\$ 48,957	CA\$ 48,445
Median Age			
2019	46.8	48.3	49.1
2024	44.2	47.0	47.4
2029	43.9	46.2	46.4

DISTANCE MAP



[CLICK HERE TO VIEW DETAILED DEMOGRAPHICS](#)



KEY FACTS

96 Fleetwood Rd, Lindsay, Ontario, K9V 6H4
Ring of 5 kilometers

Population

28,506

With growth of 1,785, the population is expected to reach 30,291 by 2025.

University Degree or Higher

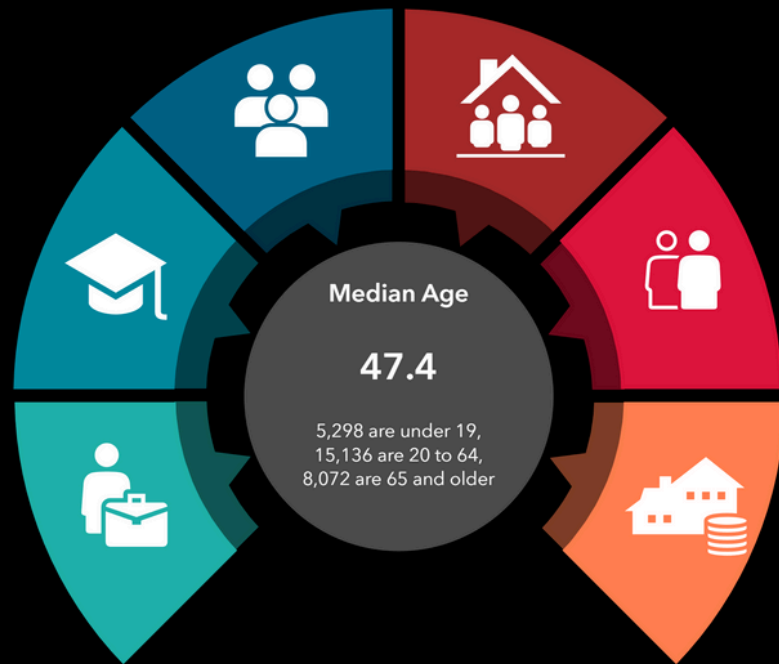
3,425

4,193 have no High School Diploma, 7,936 are High School Graduates, and 5,923 have College.

Labour Force

12,707

There are 1,619 self-employed individuals, and 2,011 working from home.



Key Facts

Households

11,869

An estimated 2,398 of households live below the poverty line, while 1,053 households have an income over \$200,000

Visible Minority

1,239

There are 203 first generation immigrant population, and immigrating to Canada since 2022.

Median Household Income

CA\$79,107

With an average of 2.3 people per household, the average household income is CA\$99,081.09

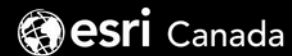
LINDSAY COMMUNITY PROFILE

Doing Business In Lindsay



The town of Lindsay offers a delightful variety of experiences including **theatre, festivals, historic sites, museums, artisan studios** as well as streets lined with locally-owned shops, galleries, and restaurants. The downtown core is known for having one of the widest downtown streets in Ontario, designed to be wide enough to accommodate the turning radius of a four-horse hitch.

Downtown Lindsay gets its opportunity to shine during several events and festivals throughout the year. You'll find sidewalk sales, seasonal festivals, and **farmers' markets** in the summer months, creating a wonderful atmosphere for strolling and browsing. The perfect combination of modern and historical, eclectic and traditional, and above all, a place that cherishes its local community, Lindsay is the business heart of Kawartha Lakes.



Source: This infographic contains data provided by Environics (2024, 2029).

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OFFERING GUIDELINES

The Advisors have been exclusively retained by the Vendor to seek proposals to acquire the Property. All inquiries regarding the Property should be directed to the listing agents from Creiland Consultants Realty, Inc. on behalf of the Vendor. Offers will be presented for consideration on as received basis.

MULTIPLE LISTING SERVICE NUMBER

X11938154



FOR SALE

96 FLEETWOOD RD., LINDSAY



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