

FOR LEASE

RETAIL AND OFFICE SPACES



2
HEMLO DRIVE,
MARATHON, ON

[GOOGLE STREETVIEW](#)

[PROPERTY WEBSITE](#)

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PROPERTY OVERVIEW

This well-established neighbourhood shopping centre is strategically situated in the heart of one of the largest communities along Lake Superior's western shoreline, making it a convenient and highly visible retail destination. Anchored by Independent Grocery (Loblaws) and The Bargain Shop (Red Apple Stores), the centre benefits from strong daily foot traffic and consistent customer draw. A complementary mix of national brands and locally owned businesses enhances its appeal, offering essential goods and services that meet the everyday needs of residents.

	Unit 9	Office	143 SF
	Unit 11A	Retail	1,000 SF
	Unit 16	Retail	900 SF
	Unit 20	Retail	3,141 SF
	Unit 22	Retail	1,907 SF

SIZE AVAILABILITY

 \$15.00 PSF Net
ASKING RENT

 \$8.50 PSF
T.M.I (EST. 2026)

 General Commercial (C2)
ZONING

 Retail and Office
PROPERTY TYPE



PROPERTY TYPE
COMMERCIAL - RETAIL



PROPERTY INTERSECTION
HEMLO DRIVE AND PENINSULA ROAD

AMENITIES MAP



PROPERTY PHOTOS EXTERIOR



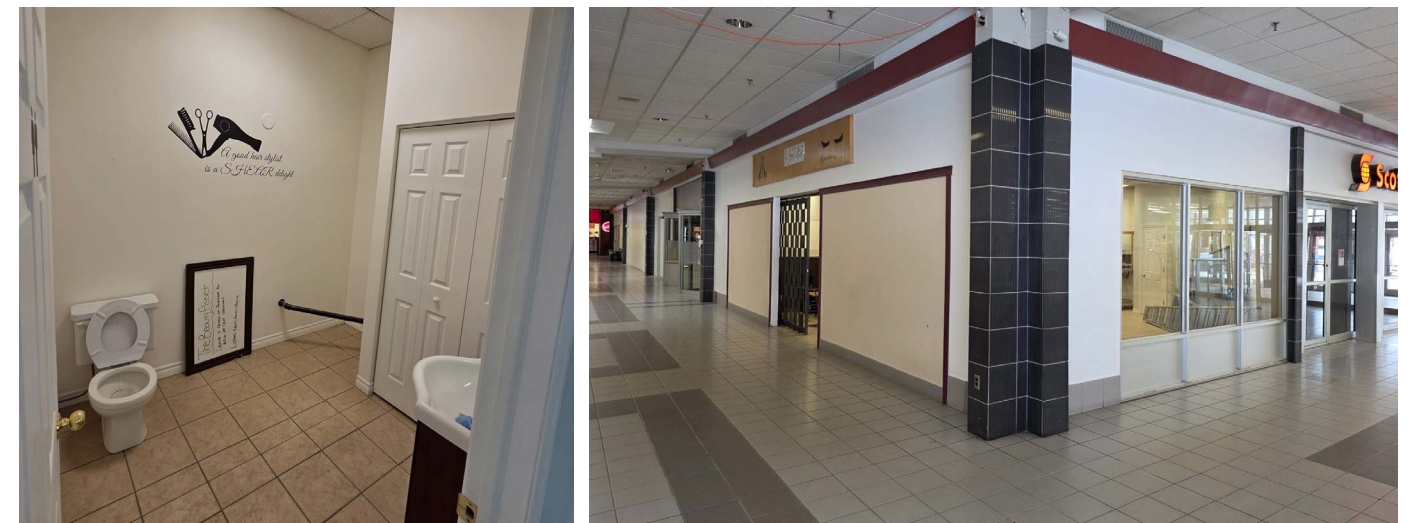
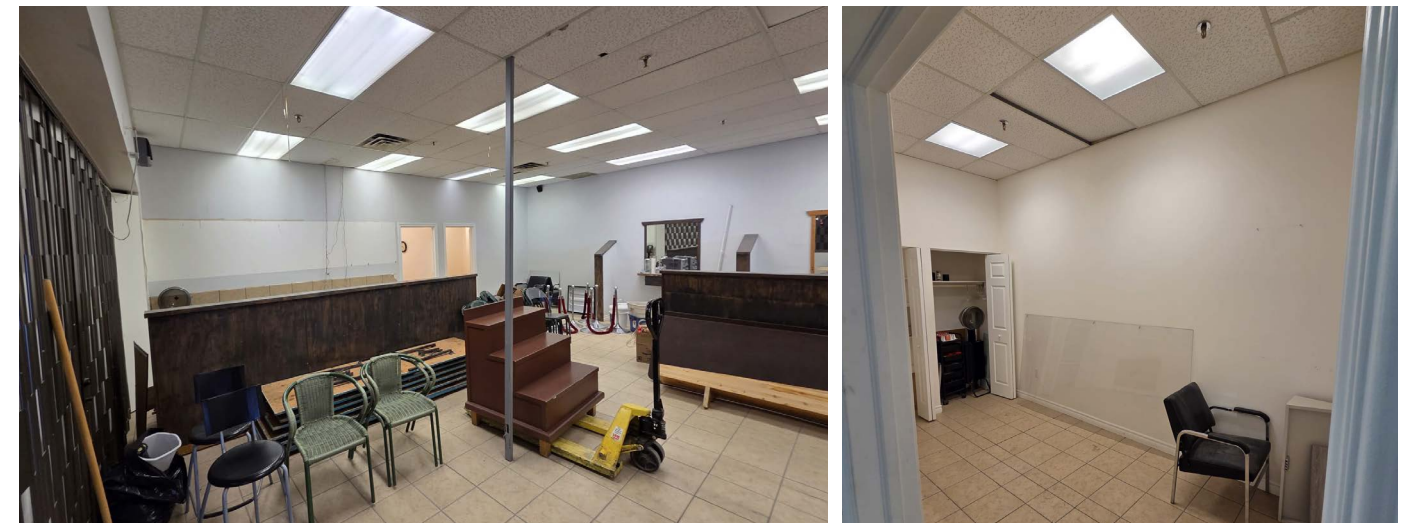
PROPERTY PHOTOS EXTERIOR



PROPERTY PHOTOS COMMON AREAS



PROPERTY PHOTOS UNIT 9



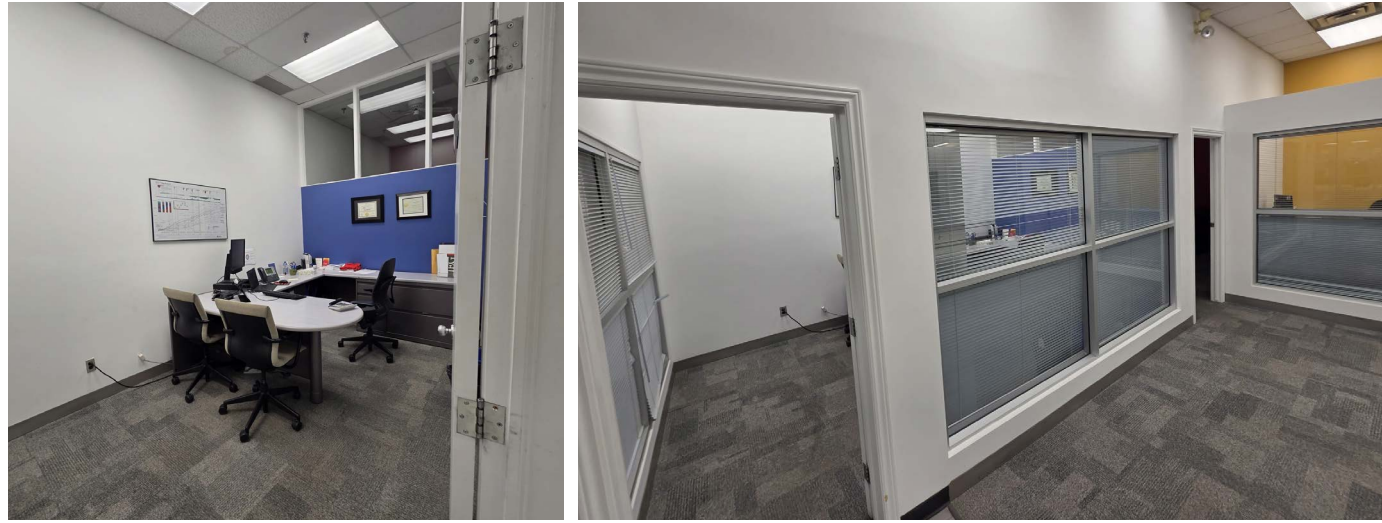
PROPERTY PHOTOS UNIT 11A



PROPERTY PHOTOS UNIT 16



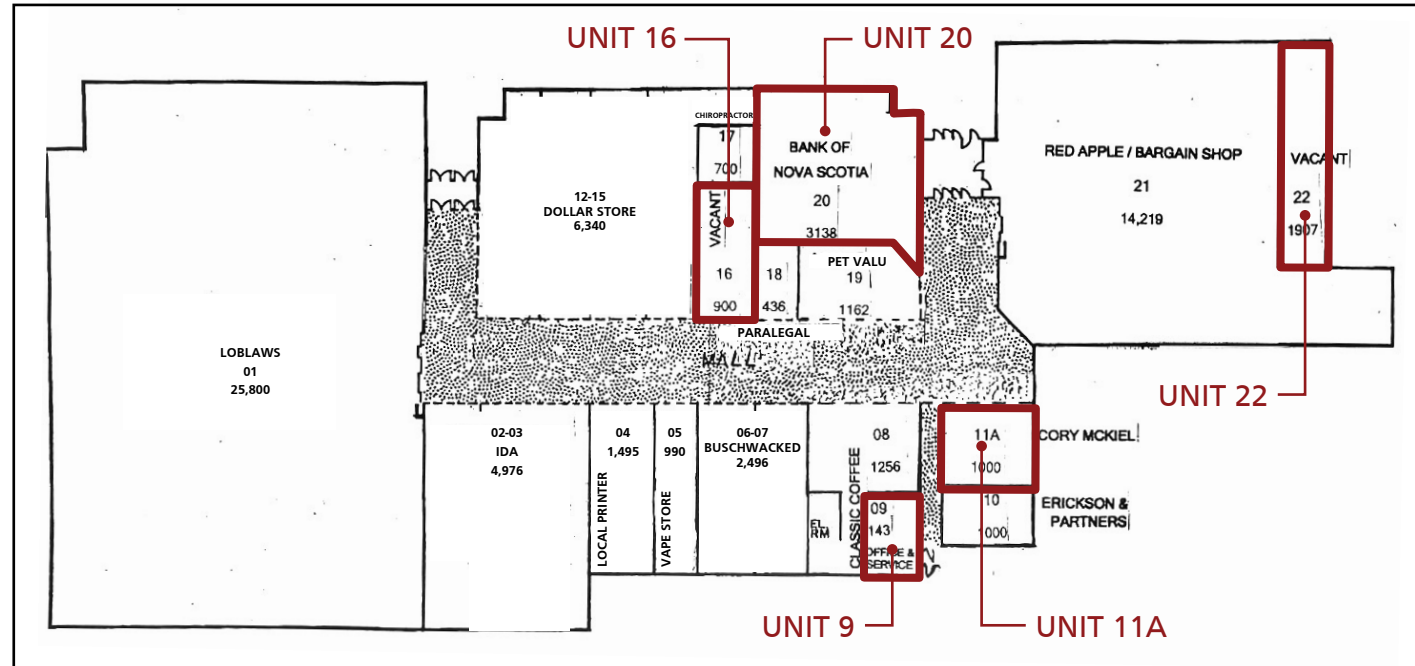
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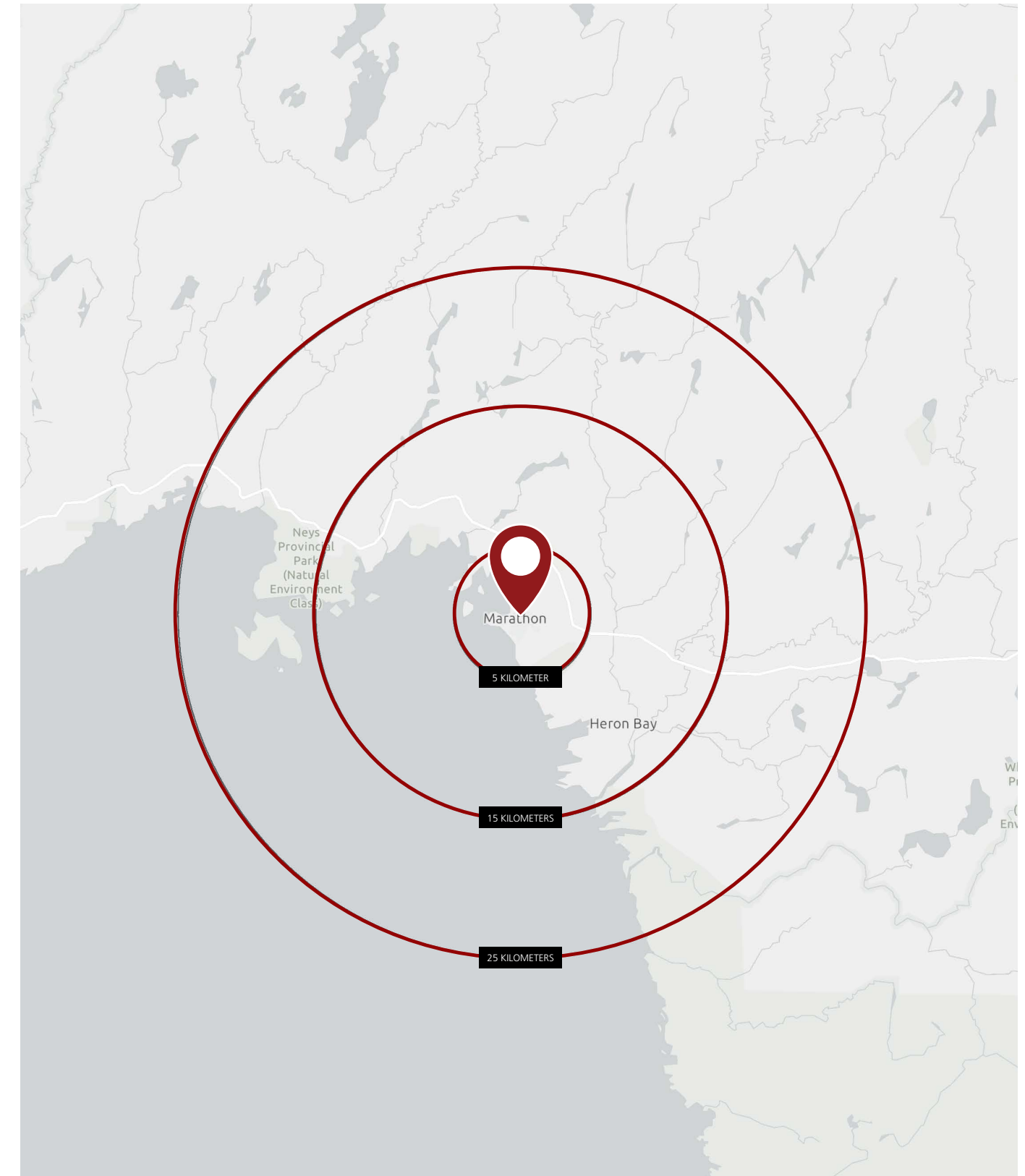
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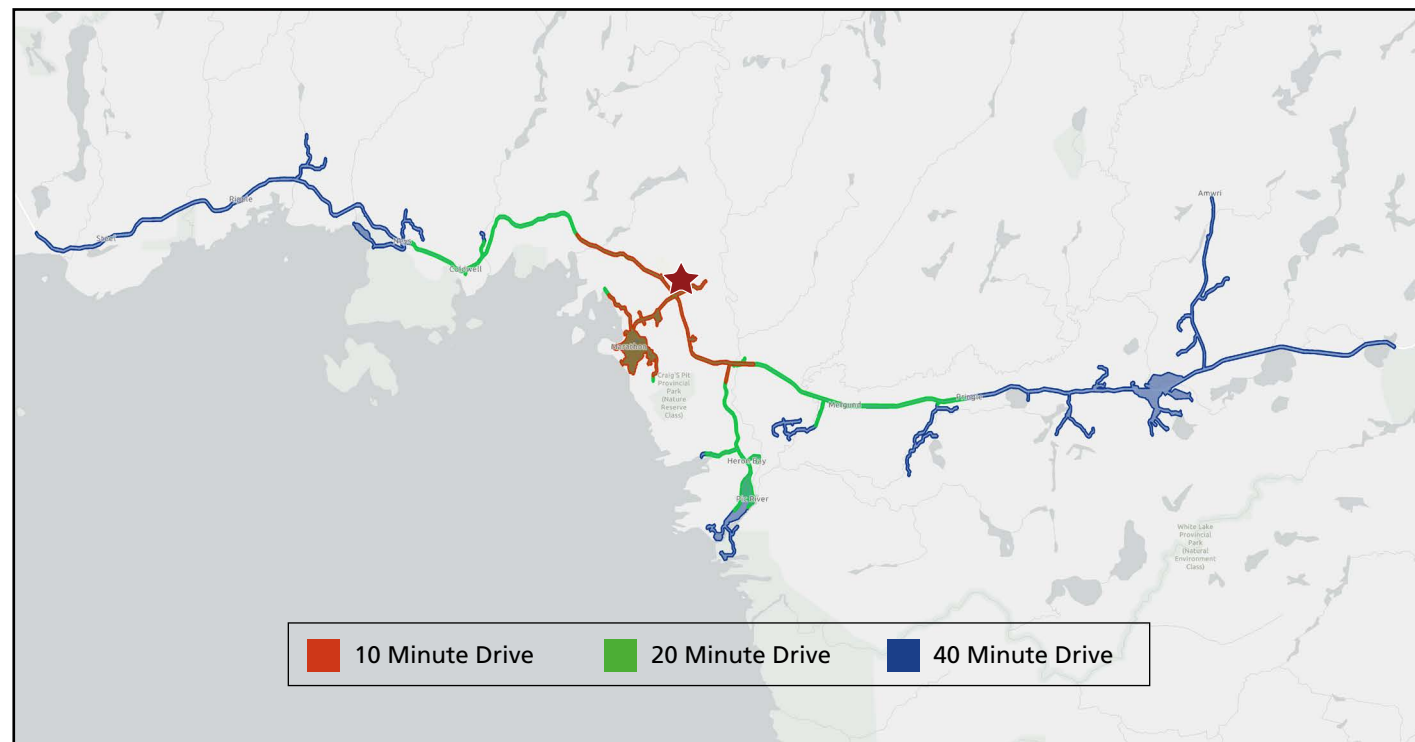
SITE PLAN



DISTANCE MAP



DRIVE TIME MAP

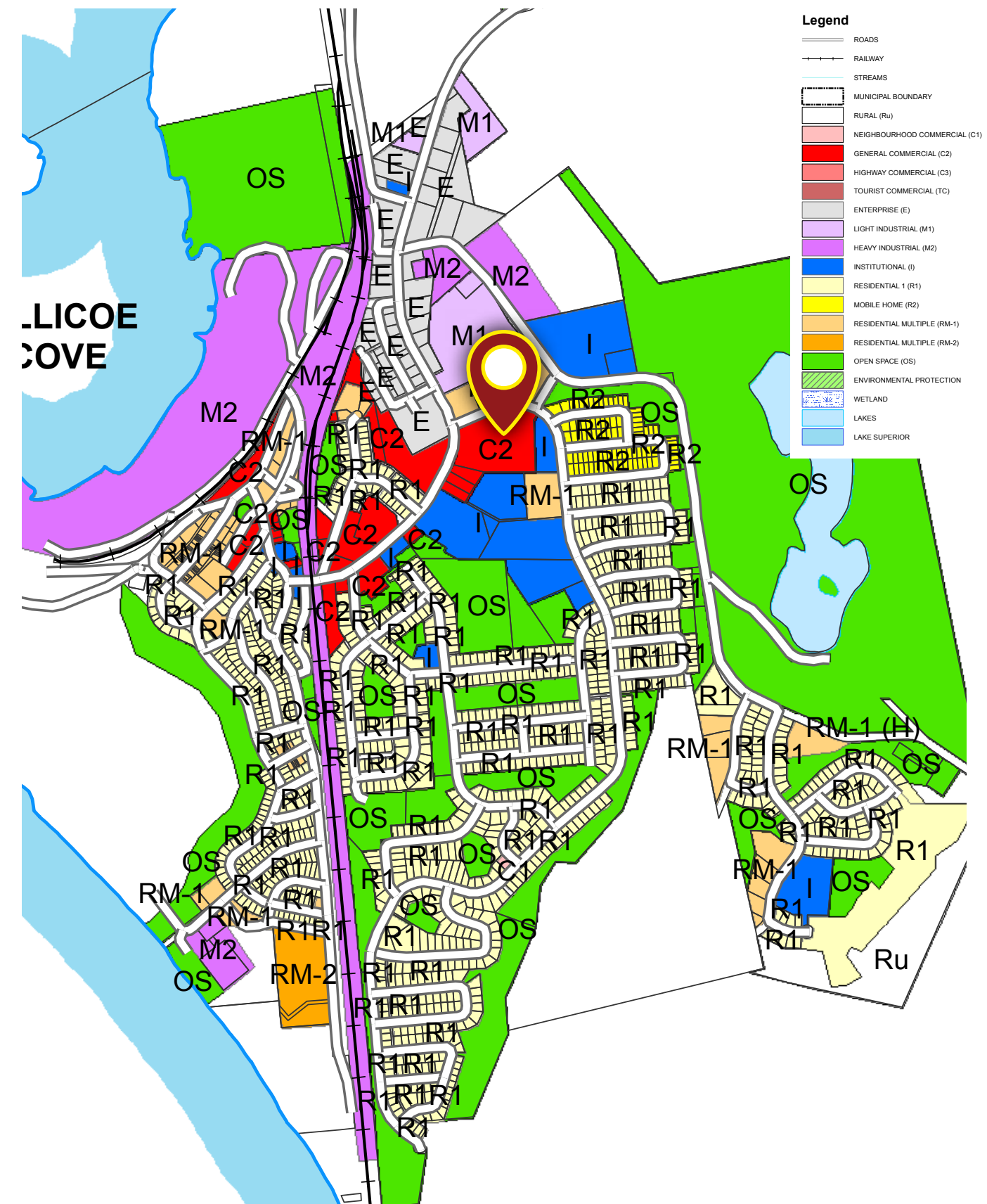


ZONING - GENERAL COMMERCIAL (C2)

Permitted Uses

No land shall be used in the General Commercial Zone (C2) except for the following purposes:

- a) assembly hall
- b) bake shop
- c) building supply outlet
- d) bus terminal
- e) business office
- f) car wash
- g) clinic
- h) commercial school
- i) commercial or private club
- j) community centre
- k) community support service organization
- l) entertainment facility
- m) financial institution
- n) gardening centre
- o) hotel or motel
- p) motor vehicle or recreation vehicle sales, leasing and storage establishment, excluding vehicle repair
- q) museum
- r) parking lot
- s) personal service establishment
- t) post office
- u) restaurant, tavern
- v) retail store
- w) service establishment
- x) shopping centre
- y) taxi establishment
- z) theatre
- aa) tourist outfitters establishment
- bb) train station
- cc) undertaking establishment
- dd) accessory uses, buildings and structures in accordance with Section 4.2, including an accessory apartment dwelling unit



LOCATION OVERVIEW

Hemlo Drive is an industrial corridor located in the Municipality of Marathon, Ontario, within the Thunder Bay District along the north shore of Lake Superior. The area is primarily associated with resource-based and industrial operations, serving as a key access route to the Hemlo mining district, one of Canada's established gold-producing regions. As such, Hemlo Drive supports mining-related services, transportation, equipment storage, and other industrial activities integral to the local economy.

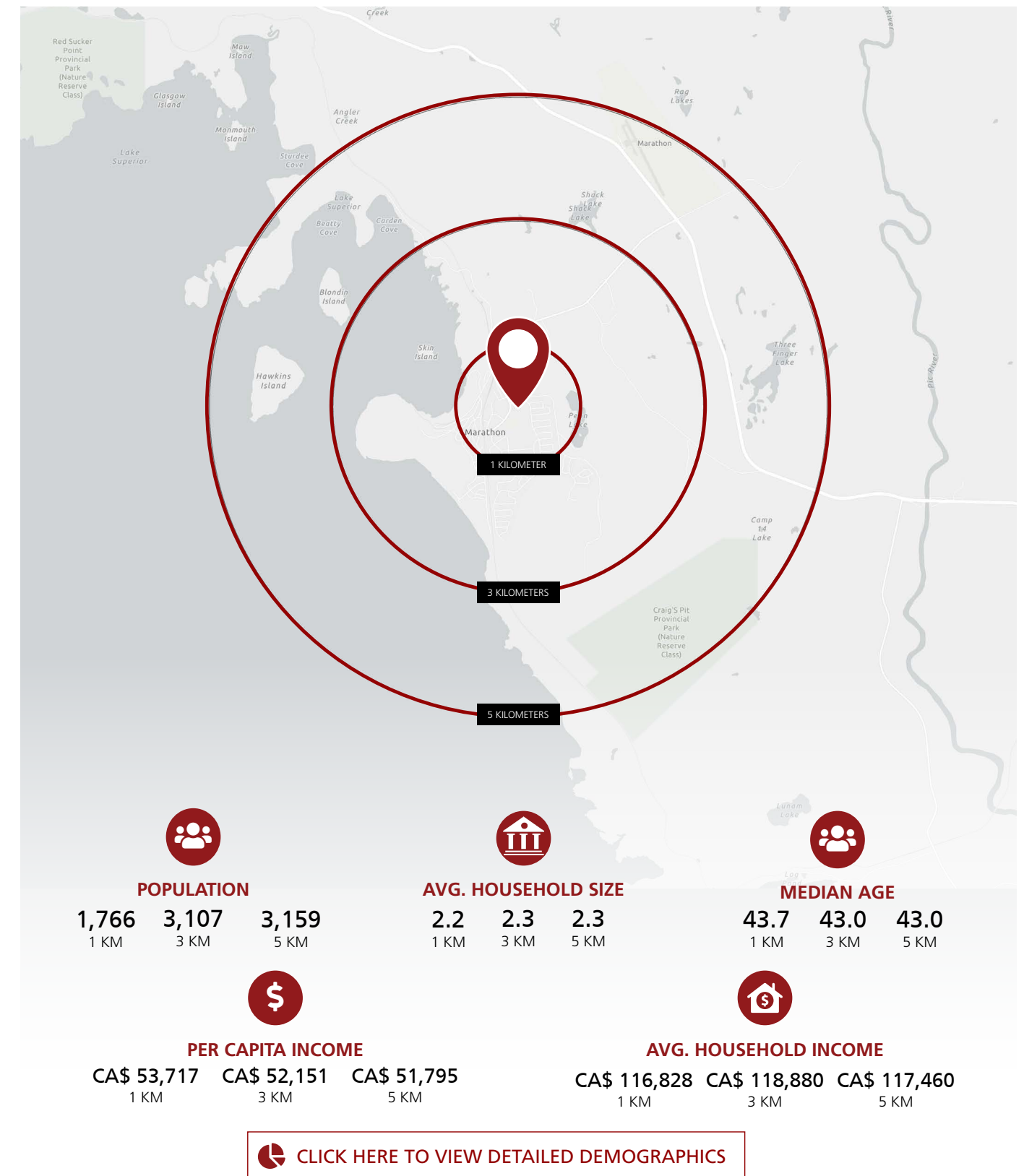
Marathon is strategically positioned along the Trans-Canada Highway (Highway 17), providing essential east-west connectivity across Northern Ontario. This major transportation corridor facilitates the movement of goods, materials, and workforce traffic throughout the region. The community also benefits from proximity to the Canadian Pacific Railway and access to regional ports along Lake Superior, enhancing its logistical advantages for industrial and commercial operations.

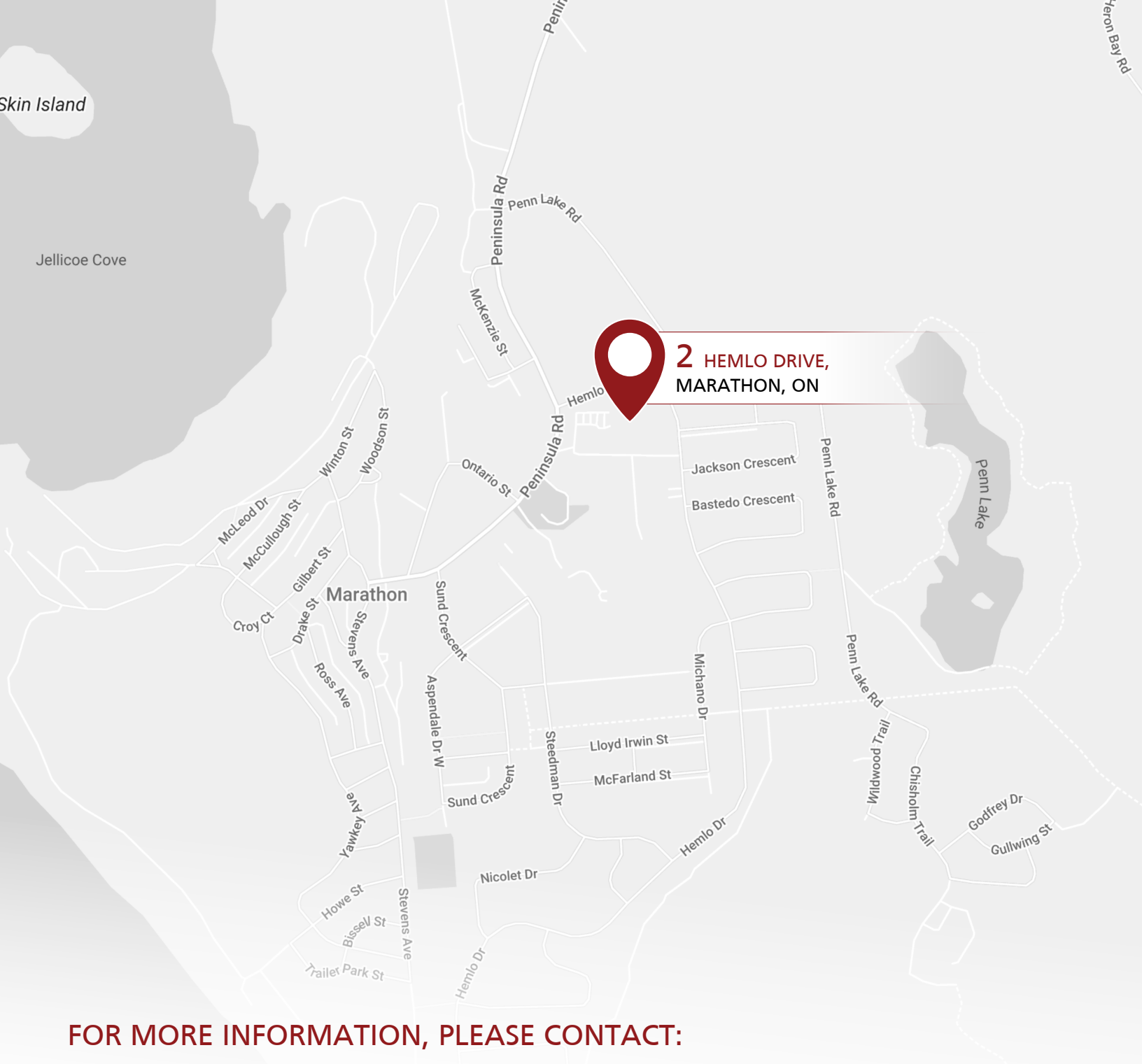
The Town of Marathon functions as a regional service centre for surrounding resource industries, including mining and forestry. The presence of established industrial infrastructure, a skilled workforce, and supportive municipal services contributes to a stable operating environment for businesses located along Hemlo Drive.

Overall, Hemlo Drive offers industrial zoning compatibility, access to major transportation routes, and proximity to significant natural resource operations, making it a strategic location for mining support services, logistics operations, and other industrial enterprises within Northwestern Ontario.



DEMOGRAPHICS





**2 HEMLO DRIVE,
MARATHON, ON**

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