



Accelerating success.

# 990

Gainsborough Road  
London, ON

# For Lease

Brand New Medical Building

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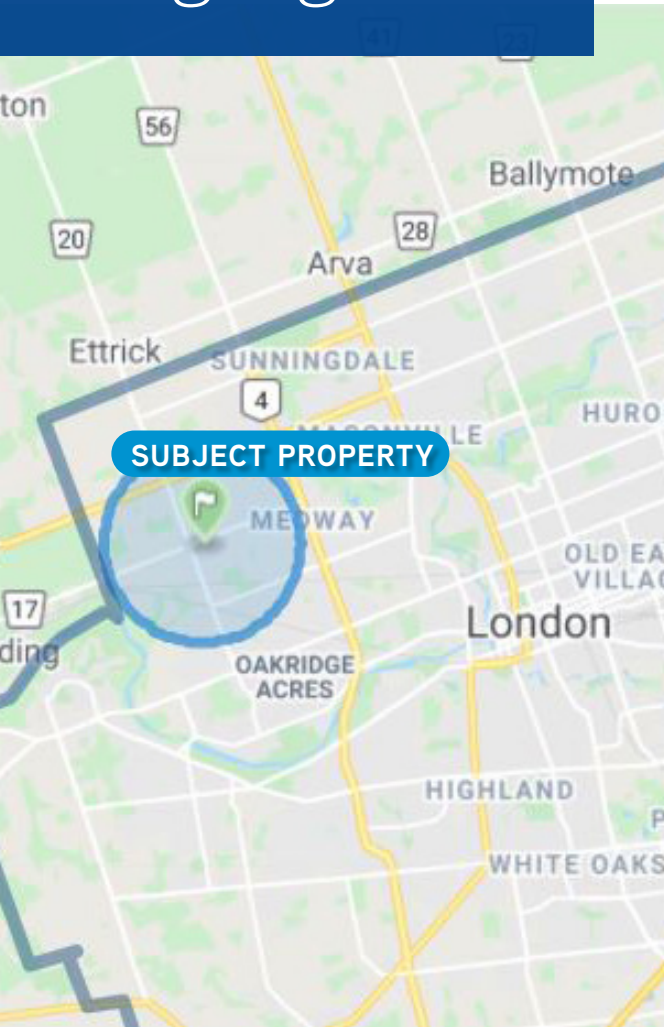
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# Highlights

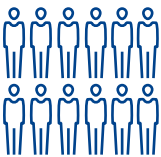


- Brand New Medical Building
- Ample surface parking on-site
- Well located in close proximity to London’s dominant northwest retail node
- Close to Hyde Park Rd. and Gainsborough Rd. in a growing residential and commercial area

|                   |   |
|-------------------|---|
| Address           | 990 Gainsborough Road, London, ON   |
| Unit #1 LEASE     | 6,800 SF<br>Corner unit / Main floor - can be divided into separate units                                   |
| Unit #2 LEASE     | 700 SF Main floor   |
| Unit #4 LEASE     | 8,000 SF Available (4,000 SF / floor)<br>Second NEW construction building coming available adjacent to TMC+ |
| Unit #3 SUB-LEASE | 100 SF<br>Second floor tunkey office  |
| Site Area         | 2.24 AC   |
| Current Zoning    | BDC1, BDC2  |
| Parking           | Ample Parking   |
| Year Built        | 2020  |

## Demographics

within Trade Area (3 km Radius)



2019 population

41,284



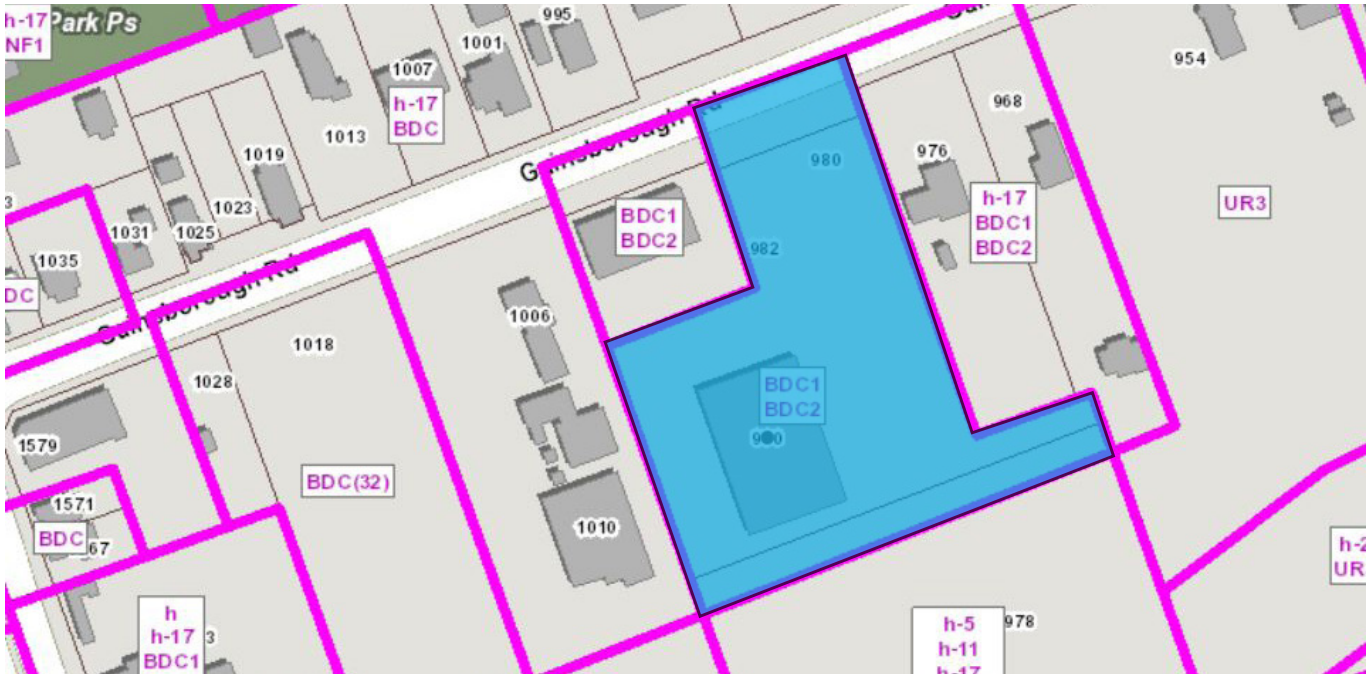
2019 Average Household Income

\$86,240

## Retail Landscape

within Trade Area (3 km Radius)

|               |                    |               |              |               |
|---------------|--------------------|---------------|--------------|---------------|
| Restaurants   | Clothing Retailers | Banks         | Coffee Shops | Grocery Store |
| 38<br>(54.3%) | 8<br>(11.4%)       | 10<br>(14.3%) | 7<br>(10.0%) | 7<br>(10.0%)  |



## SUBJECT PROPERTY | 990 GAINSBOROUGH RD., LONDON, ON BDC1, BDC2 THE FOLLOWING USES ARE PERMITTED IN THE BDC1 BDC2 ZONE:

BDC Zone variation:

- Animal hospitals
- Apartment buildings, with any or all of the other permitted uses on the first floor;(Z.-1-94236)
- Bake shops
- Clinics
- Commercial recreation establishments
- Commercial parking structures and/or lots
- Converted dwellings
- Day care centres
- Dry cleaning and laundry depots
- Duplicating shops
- Emergency care establishments
- Existing dwellings
- Financial institutions
- Grocery stores
- Laboratories
- Laundromats
- Libraries
- Medical/dental offices
- Offices
- Personal service establishments

- Private clubs
- Restaurants,((Z.-1-96439); (Z.-1-081795)
- Retail stores
- Service and repair establishments
- Studios
- Theatres and cinemas deleted by Z.-1-96458 - O.M.B. File No. R980047 - Order Issue Date: June 25, 1998)
- Video rental establishments
- Lodging house class 2.(Z.-1-93172)
- Cinemas ;(Z.-1-96458 - O.M.B. File No. R 980047 - Order Issue Date: June 25, 1998)
- Brewing on Premises Establishment.(Z.-1-021027)
- Food Store; (Z-1-051390) ff) Animal Clinic; (Z-1-051390)
- Convenience Store; (Z-1-051390)
- Post Office; (Z-1-051390) ii) Convenience service establishments; (Z-1-051390)
- Dwelling units restricted to the rear portion of the ground floor or on the second floor or above with any or all of the other permitted uses in the front portion of the ground floor; (Z-1-051390)
- Bed and breakfast establishments; (Z-1-051390)
- Antique store; (Z-1-051390)

- Police stations; (Z-1-051390)
- Artisan Workshop (Z.-1-172561)
- Craft Brewery (Z.-1-172561) 2

BDC1 The following are permitted uses in the BDC1 Zone variation:

- Any use permitted in the BDC Zone variation
- Hotels
- Restaurants (Z-1-051390); (Z.-1-081795)
- Taverns

BDC2 The following are permitted uses in the BDC2 Zone variation:

- Any use permitted in the BDC Zone variation
- Assembly halls
- Places of Worship
- Community centres
- Funeral homes
- Institutions
- Schools
- Fire halls. (Z-1-051390)





# Amenities



Transit Stop



Hospital



## Retail

Peavey Mart (TSC Stores)  
Moore Flooring & Design  
Featherfields  
Pro-Fit Installations  
Refined Flooring & Design  
in-lite outdoor lighting  
Wood 'N Water  
Toner Tech  
Canadian Tire  
Walmart Supercentre  
SmartCentres



## Services

Enterprise Rent-A-Car



## Restaurants/Café

Mandarin  
Porcino  
Sissio's Pizza  
Thai Cuisine  
Unger's Market  
KFC  
Tandoori EH!



## Recreation

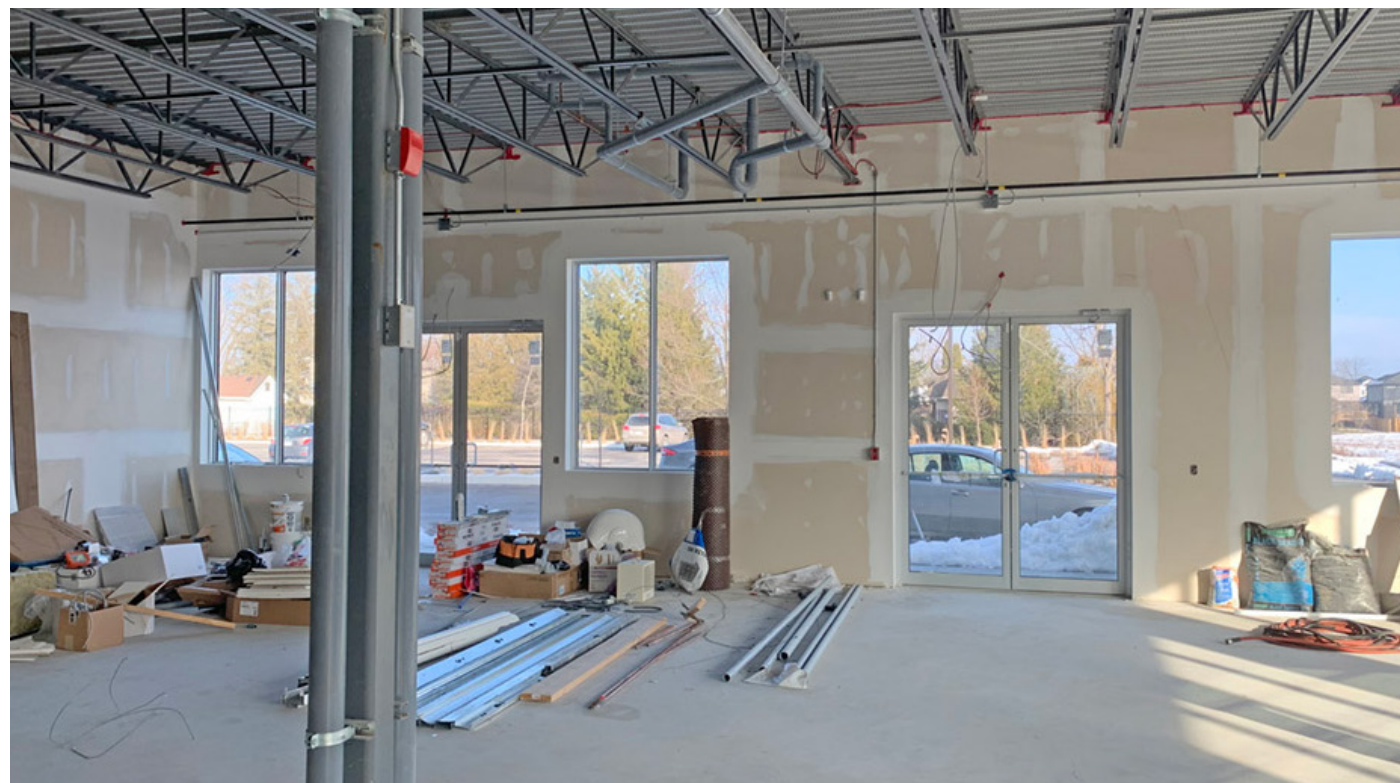
Canada Games Aquatic Centre  
Maple Grove Park  
Gainsborough Meadows Park  
Cantebury Park  
Nor'west Optimist Park  
Coronation Park North



## Schools

Emily Carr Public School





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