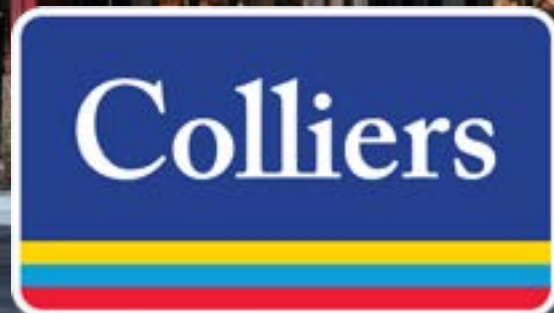




CRESTVIEW CROSSINGS

10293 Glendon Drive, Kilworth, ON

85% Leased
anchored



Commercial Development For Lease

Concept image - final materials, colours, and finishes may vary

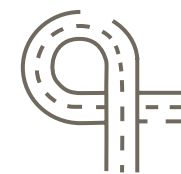
Property Overview

Welcome to Crestview Crossings Plaza in Kilworth. Part of the new & vibrant Kilworth Heights West community. Anchored by NO FRILLS and SHOPPERS DRUG MART this commercial hub offers excellent branding and visibility. The plaza is located on a major arterial road and offers easy access to the surrounding community. The plaza is 85% Leased, with limited availability.

Key Highlights



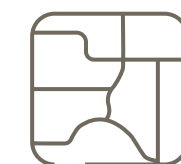
High exposure and frontage on Glendon Drive



Minutes to London and easy access to Hwy 402/401



Shopping development in new neighborhood community



Zoned to allow for wide variety of uses

Civic Address

10293 Glendon Drive, Kilworth, ON

Location

The Property is located a few minutes west of the city of London follow Oxford St. West continuing onto Glendon Dr.

Zoning

C1-A

Parking

Surface Parking in common

Rentable Area

Unit 1: 2,485 SF
Unit 2: 2,315 SF (demisable)
Unit 3: 1,576 SF
Unit 4: 2,033 SF (demisable)
Unit 5: 2,000 SF (LEASED)

Net Rent

Inline Units: \$38.00 psf, plus HST.
Endcap Unit: \$41.00 psf, plus HST.

Additional Rent

\$12.00 psf (estimate for 2025), plus HST.

Site Location

Crestview Crossings is located to the west of London, on the south side of Glendon Drive and on a traffic signalized intersection. The surrounding brand-new multi-phase community of Kilworth Heights West is designed for both growing families and empty nesters. Nestled in nature and located between Kilworth and Homoka. A city experience with country charm.



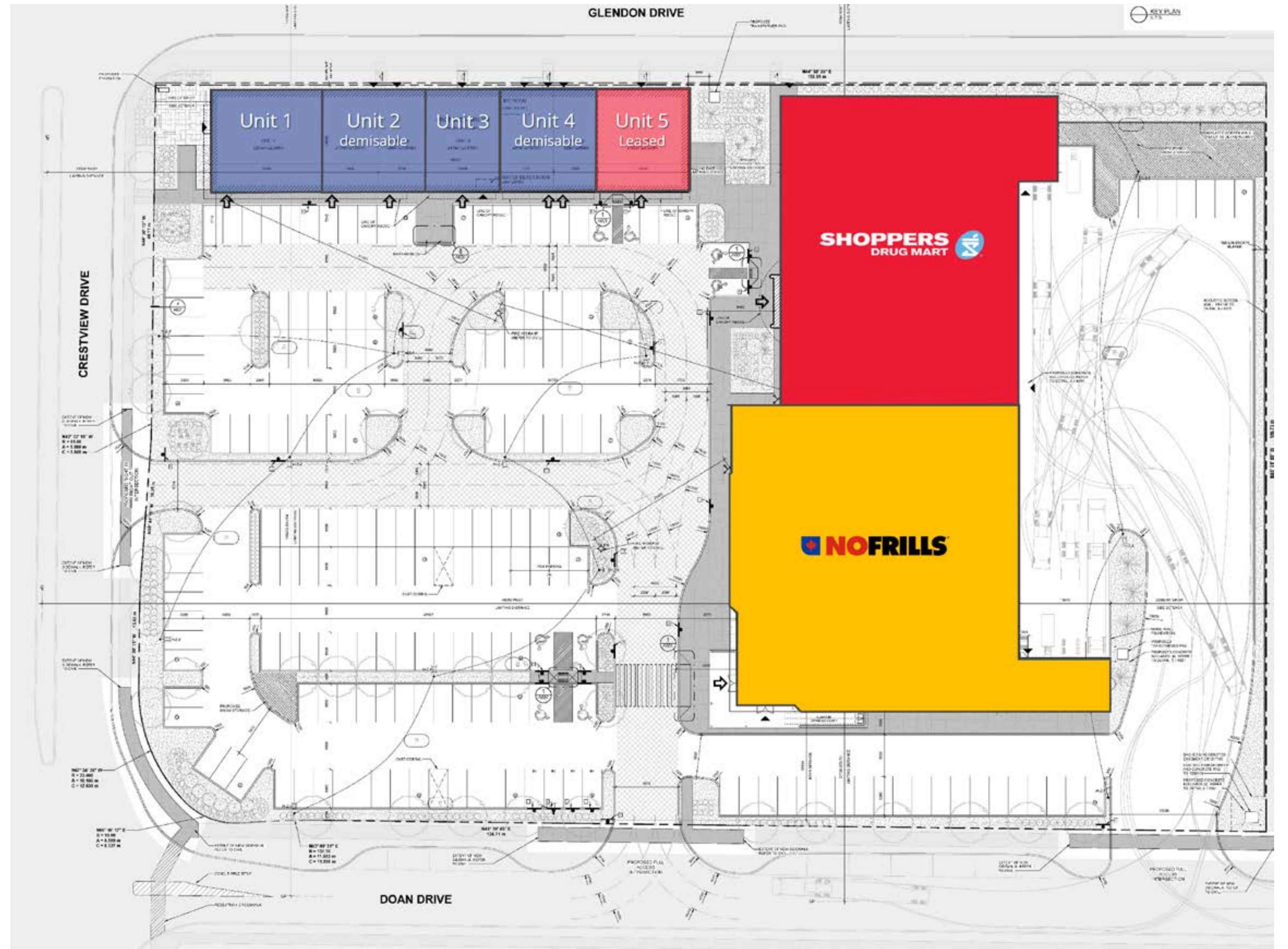
Site Zoning

PERMITTED USES INCLUDE

- a) accessory use
- b) animal clinic
- c) clinic
- d) club, private
- e) day nursery
- f) financial institution
- g) laboratory
- h) office, general or professional
- i) personal service establishment
- j) place of entertainment
- k) restaurant
- l) restaurant, take-out
- m) service shop
- n) store, convenience
- o) store, retail
- p) studio

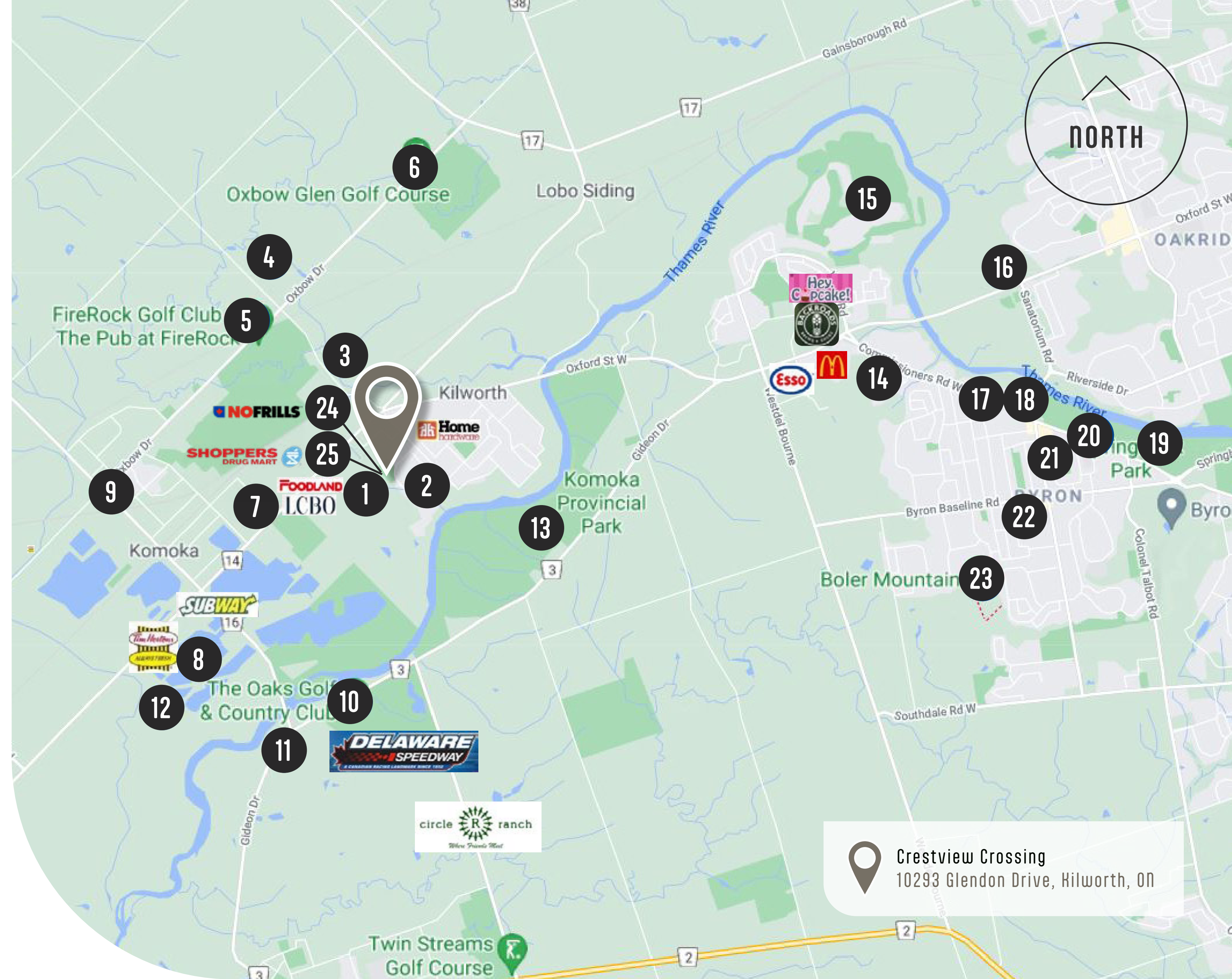


Site Plan



Amenities

- 1) Hilworth Heights West
- 2) Kilworth-Komoka Animal Hospital
- 3) Masterfeeds, Hoskin Feed + Country Store
- 4) Komoka Railway Museum
- 5) FireRock Golf Club & The Pub at FireRock
- 6) Oxbow Glen Golf Course
- 7) Komoka Wellness Centre
- 8) The Little Beaver Restaurant
- 9) Canada Post, Komoka Pizza + Sub
- 10) The Oaks Golf + Country Club
- 11) Delaware Speedway
- 12) Camp Kee-Mo-Kee
- 13) Komoka Provincial Park
- 14) Warbler Woods
- 15) Riverbend Golf Community
- 16) The Hunt Club
- 17) Sandy's Flowers, Byron Freehouse,
- 18) 4Cats Arts Studio
- 19) Storybook Gardens
- 20) Springbank Park
- 21) Metro, Rexall, Byron Pizza, LCBO, MedPoint
- 22) Bernies Bar + Grill, Circle K
- 23) Boler Mountain
- 24) No Frills
- 25) Shoppers Drug Mart



Demographics

15 km Radius



281,590
Total Population



274,536
Total Daytime Population



38.5
Population Median Age

Current Households



110,025
Total Households



\$120,726
HH Average Income

Labour Force



59.1%
Labour Participation Rate



92.2%
Labour Employment Rate

Drive Times

Highway 402 5.5 km | 5 mins

Highway 401 27.6 km | 19 mins

Mount Brydges 8.7 km | 8 mins

Strathroy 23.3 km | 18 mins

London 5 km | 5 mins



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CRESTVIEW CROSSINGS

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