

1510-1515 NORTH SERVICE ROAD

BURLINGTON
MEGA CENTRE

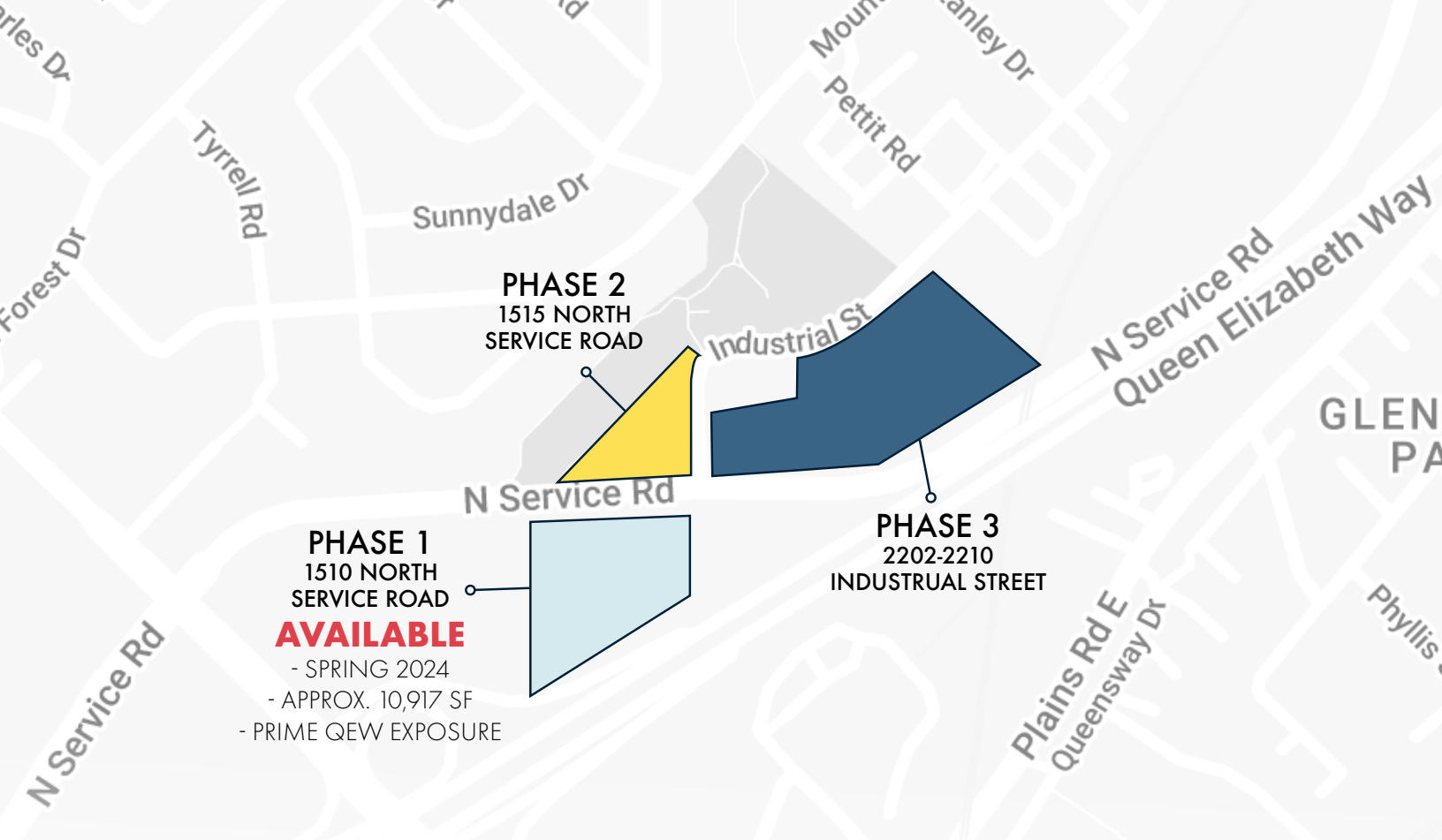


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IR | **CUBECOM**
TEAM | FULL SERVICE REALTY

Cubecom Commercial Realty Inc. Brokerage. The contents of this package are based on the information furnished by principals and sources which we deem reliable, but for which we can assume no responsibility, which may change at any time. *Sales Representative



PHASE 1
 1510 NORTH SERVICE ROAD
AVAILABLE
 - SPRING 2024
 - APPROX. 10,917 SF
 - PRIME QEW EXPOSURE

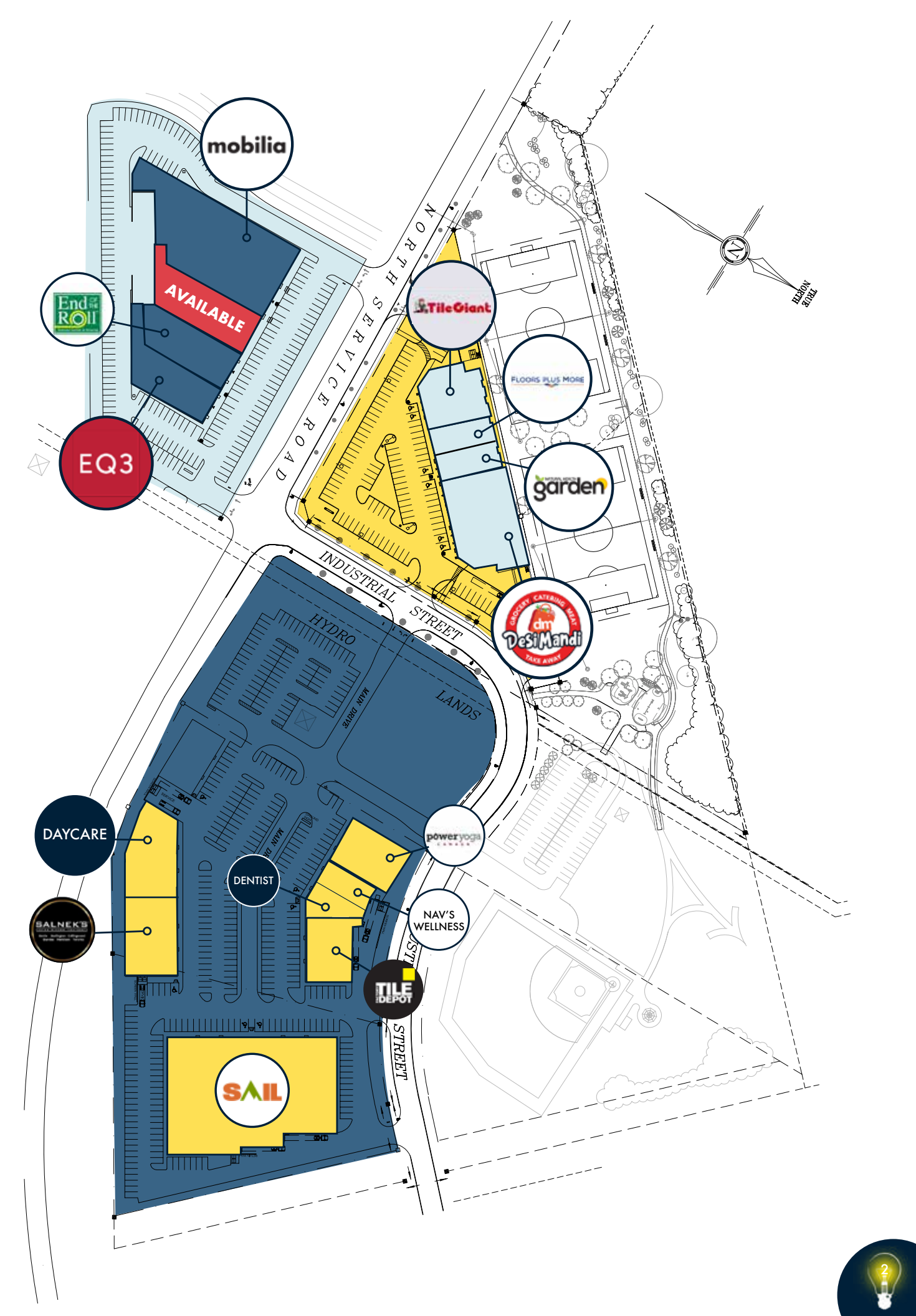
PHASE 3
 2202-2210 INDUSTRIAL STREET

PROPERTY DETAILS

- Fantastic opportunity with excellent exposure to the 403/QEW in the heart of Burlington
- Conveniently located to serve the Burlington area, as well as Oakville, Hamilton, Stoney Creek, and Ancaster.
- Draw from a total population of 882,000 people within a 20 minutes drive time
- Service a market with household income levels in excess of \$135,000 far exceeding the national average.
- Adjacent to SAIL, Costco, Mobilia, EQ3, and the Burlington Power Centre which is home to Cineplex Theatres, Indigo Books, and Sobeys, as well as many other box retail including Best Buy and Visions Electronics.

UNIT DETAILS

PHASE 1: 10,917 SF AVAILABLE **PHASE 2: FULLY LEASED** **PHASE 3: FULLY LEASED**
Net Rent : Contact Listing Broker
TMI: \$9.00 (Estimated 2023)



PHASE 1 - FOR LEASE



PHASE 2 - LEASED



PHASE 2 - LEASED



PHASE 3 - LEASED



NEIGHBOURHOOD DEMOGRAPHICS

MEDIAN AGE*
WITHIN 3 KM - 44.7 | WITHIN 10 KM - 42.1

POPULATION*
WITHIN 3 KM - 61,856 | WITHIN 10 KM - 256,093

POPULATION GROWTH 2020-2025*
WITHIN 10 KM - 5.91%

AVERAGE HOUSEHOLD INCOME*
WITHIN 3 KM - \$111,656 | WITHIN 10 KM - \$135,866

HOUSEHOLDS*
WITHIN 3 KM - 26,420 | WITHIN 10 KM - 97,120
*SITEWISE 2020

 WALK SCORE | 46
  TRANSIT SCORE | 57

Mobility scores from WalkScore.com, 2022





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