

For Sale:

STRAWBERRY FIELDS PLAZA

12550, 12560, 12570 Kennedy Road • Caledon, ON

Premium GTA Retail Investment Opportunity



Lennard:

The Offering

Lennard Commercial Realty, Brokerage (the “Advisors”) has been engaged by The Fuller Landau Group Inc., the court-appointed receiver (the “Vendor”), to facilitate the sale of a 100% freehold interest in a modern retail plaza located at 12550, 12560, 12570 Kennedy Road, Caledon, ON (the “Property” or “Strawberry Fields Plaza”).

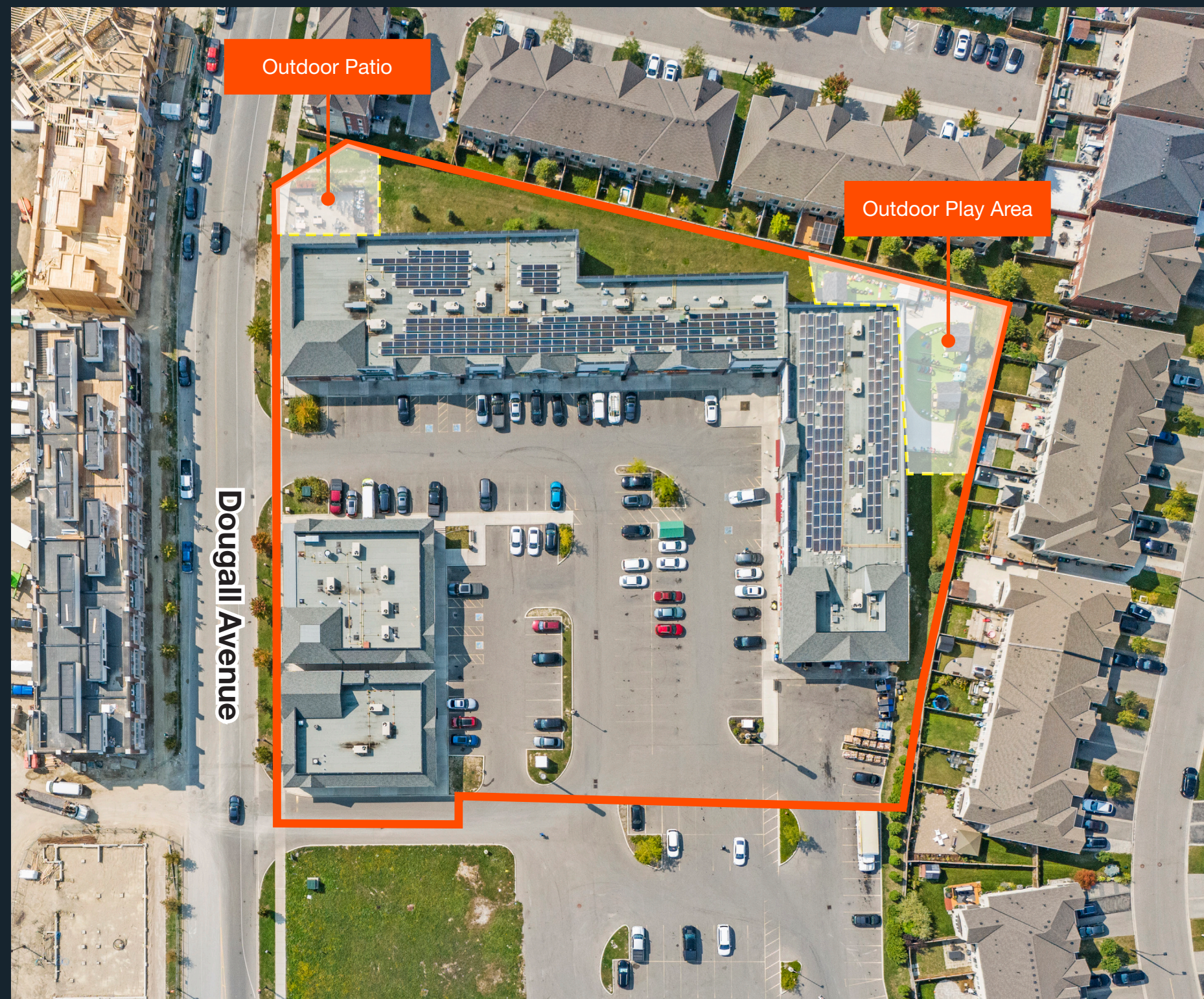
This offering presents a rare opportunity to acquire a well-established retail plaza in Caledon, a growing community within the GTA. Spanning 40,192 square feet across three buildings, the plaza is anchored by a local grocery store, ideally positioned to serve the surrounding population. Developed between 2015 and 2017, the Property sits on a 2.32-acre lot and is encircled by new residential developments, making it perfectly situated to benefit from the area’s ongoing population growth. The plaza is also near public schools and a community center, adding further appeal to its location.

Strawberry Fields Plaza is home to a diverse mix of service-oriented tenants that are necessity based, including grocery, pharmacy, daycare, rehabilitation center, dental clinic, and several restaurants. Strategically located along Kennedy Road, a major thoroughfare, the plaza offers easy access to Highway 410 and is within commuting distance of major employment hubs. As part of Peel Region and directly adjacent to Brampton, Caledon is central to the region’s overall growth strategy, further enhancing the investment potential of this asset.

Offering Process

The Property is being offered to the market on an unpriced basis and proponents are invited to submit their offers to the Advisors by **Wednesday, November 6th, 2024 at 3:00 pm.**

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Investment Highlights



Grocery anchored retail investment opportunity



Prime GTA location in growing community of Caledon



40,192 SF neighbourhood plaza situated on 2.32 acres



Modern construction, built in phases between 2015-2017



Necessity based tenant mix including grocery, pharmacy, daycare, dental and restaurants



Surrounded by substantial new residential developments



Excellent connectivity with easy access to Highway 410



Located directly adjacent to Brampton and major employment hubs



Free and clear offering

Necessity Based and Service-Oriented Tenant Mix



Mint Leaf Indian Restaurant

Venus Salon & Spa

Caledon Physio & Vision Centre

Caledon Dental Centre

PharmaChoice & Urgent Care

Little Caesars

Subway

Puddle Jumpers Prepschool

Caledon Medical Imaging

Kennedy Meat Shop

Royal Paan

Simply Play

Computer Host

Fresh Food Centre

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*Sales Representative • Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.