

# 5964 Highway 9

Schomberg, Ontario

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For Lease: Retail



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200-55 University Avenue, Toronto  
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\*Sales Representative

# 5964 Highway 9

## Overview


Situated on the north east corner of Highway 9 and Highway 27, 5964 Highway 9 is well positioned in serving the town of New Tecumseth and the village of Schomberg. New Tecumseth is located in the southern portion of Simcoe County and is home to a growing population of over 34,000 residents with a population growth rate of 13.3% (2011 to 2016) according to Statistics Canada. The community is strategically located near Highway 400 and is a bedroom community to the GTA.

Schomberg is a fast-growing village in the Township of King with a current population of 2,691 and a population growth rate of 15.9% (2011 to 2016) according to Statistics Canada and is the largest geographic municipality of the nine located in York Region. Schomberg is situated south of the intersection of Highway 27 and Highway 9.

Both, New Tecumseth and Schomberg enjoy a diverse local economy with strengths in the industries of manufacturing, retail, transportation, and warehousing, as well as educational services. Labor indicators reveal a robust workforce with some major employers that include, Honda of Canada manufacturing, F&P Manufacturing, Stevenson Memorial Hospital, Nottawasaga Inn Resort and Simcoe Parts Service.

## Demographics

### 15 Minute Drivetime

 **50,982**  
Estimated Population


 **39,209**  
Estimated Daytime Population

 **\$136,419**  
Average Household Income

 **39**  
Average Age


 **17,415**  
Total Dwellings

### 20 Minute Drivetime

 **211,724**  
Estimated Population

 **165,416**  
Estimated Daytime Population

 **\$127,418**  
Average Household Income

 **39**  
Average Age

 **39**  
Total Dwellings

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3,000 SF retail building at the intersection of Highway 9 and Highway 27 in New Tecumseth.



Available Space

**3,000 SF**



Availability

**Immediate**



Net Rent

**Contact Listing Agent**



Listing Agent

**Caroline Bouillet\***

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TMI (2019 Est.)

**\$11.40 PSF**

## Property Highlights

- Full drive-thru with a drive-thru lane
- On-site surface parking with 23 parking spots surrounding the building
- Approximately 10-12 ft high ceilings
- Full venting installed
- Electrical, 2 panels, 120A/208V each with 3 phase 4 wire

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## Site Information

Located at the north east corner of the signalized intersection of Highway 9 and Highway 27 in New Tecumseth, 5964 Highway 9 presents an excellent retail leasing opportunity with full drive-thru, ample on-site surface parking with 23 parking stalls, anchored by Shell, Mr. Sub and a convenience store, approximately 10-12 ft high ceilings, easy in and out access with two (2) entrances – one on each road. The site will have excellent street exposure and visibility to the corner of Highway 9 and Highway 27. Highway 9 is a connector thorough way to New Market and East Gwillimbury.

While the village of Schomberg is currently served by McDonalds, Tim Hortons, Subway and Mr. Sub in the QSR category, the location offers an excellent opportunity for another food and beverage use to enter the market and serve the nearby residential homes, commuter traffic and the surrounding industrial manufacturing labor population all while capitalizing on the exceptionally high average household incomes which will provide an exceptional opportunity for market share dollars.

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 2019.

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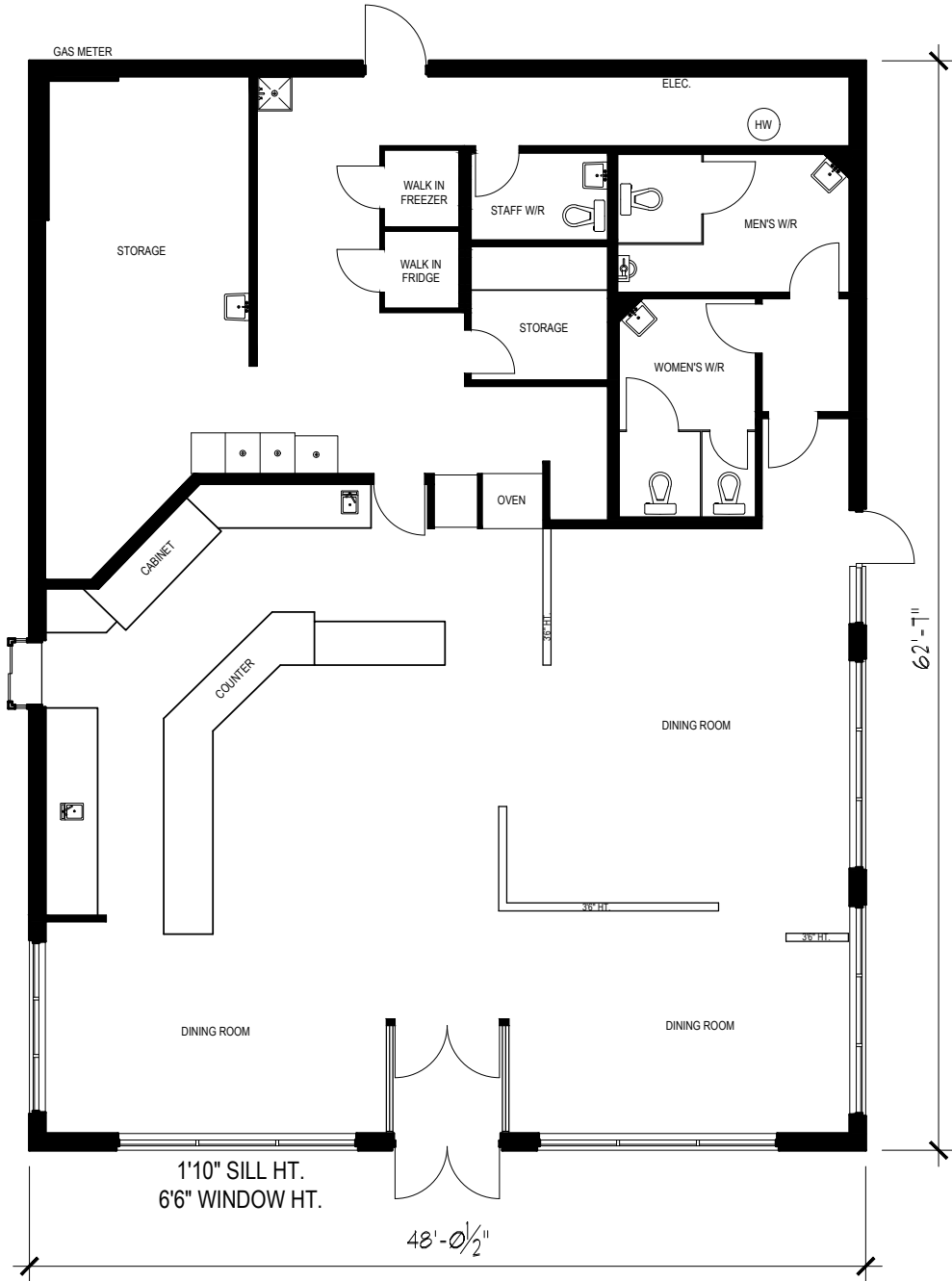
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## Floor Plan



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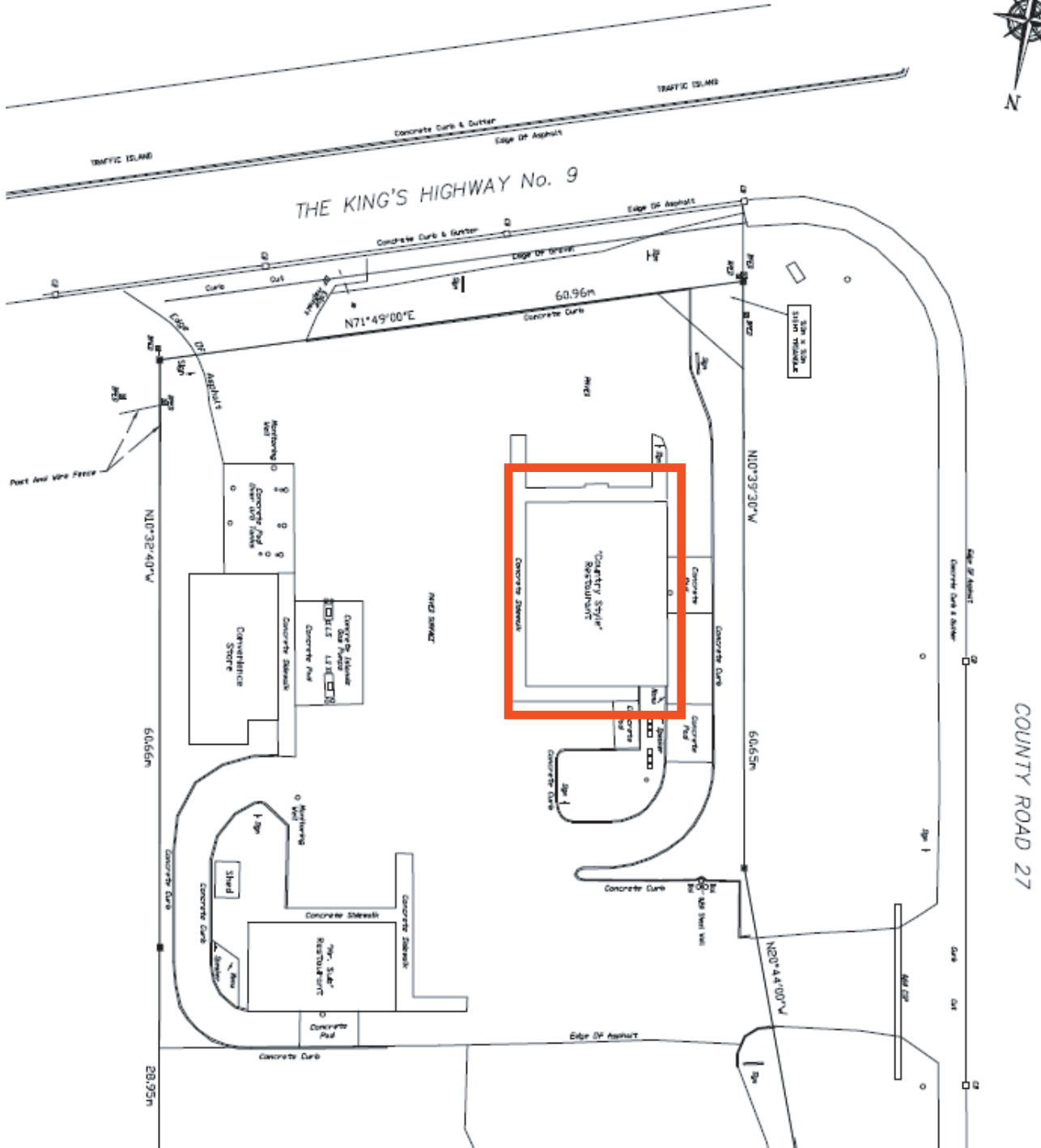
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## Site Plan



 Premises for Lease

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## Nearby Retail



● Subject Property

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