

BROCKVILLE CROSSROADS CENTRE



Retail Investment Opportunity

Lennard:

The Offering

Opportunity

Lennard Commercial Realty, Brokerage (the “Advisors”) has been retained on an exclusive basis by 2762230 Ontario Inc. (the “Vendor”) to offer for sale a 100% freehold interest in a retail property located at 325 Stewart Boulevard, Brockville, Ontario (“Brockville Crossroads Centre” or the “Property”).

Brockville Crossroads Centre represents a unique and exceptional opportunity to acquire a fully leased, service-oriented retail centre featuring an outstanding tenant mix, including renowned brands such as Starbucks, A&W, Pet Valu, Petro-Canada, and many more.

With 93% of its base rental income generated by national and regional tenants, the Property offers a stable and predictable income stream. The centre features a Weighted Average Lease Term (WALT) of 5.3 years and three individual drive-thru pads, enhancing its appeal to tenants and consumers.

Situated adjacent to Highway 401—the busiest highway in North America—the Property benefits from unparalleled visibility and access, with over 52,000 vehicles passing daily.

This prime location and tenant mix position Brockville Crossroads Centre as a best-in-class retail investment opportunity with strong long-term growth potential.

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 on the submission date. All interested parties will be notified of the submission date details at least ten (10) days in advance.



Investment Highlights



23,916 SF Single Storey Retail Service Centre Situated on 4.06 acres



3 Drive-Thrus on Site (A&W, Starbucks, Popeyes)



Stable/Predictable Cash Flow and Steady Rental Growth



100% Leased



93% of Base Rental Income Generated by National and Regional Branded Tenants



Directly Adjacent to Highway 401 On/Off Ramps



Net Leases with Minimal Management



Brockville's Largest Secondary School of Over 1,500 Students Located Directly Across the Street



Weighted Average Lease Term (WALT) of 5.30 Years



New Format Construction Built in Phases (2008, 2012-2019)



Assumable Financing at Attractive Rates



Low-Risk Rent Roll, with Most Tenants Occupying Under 10% of GLA

100%
Leased

5.30
Year WALT

3
Drive-Thrus
on Site



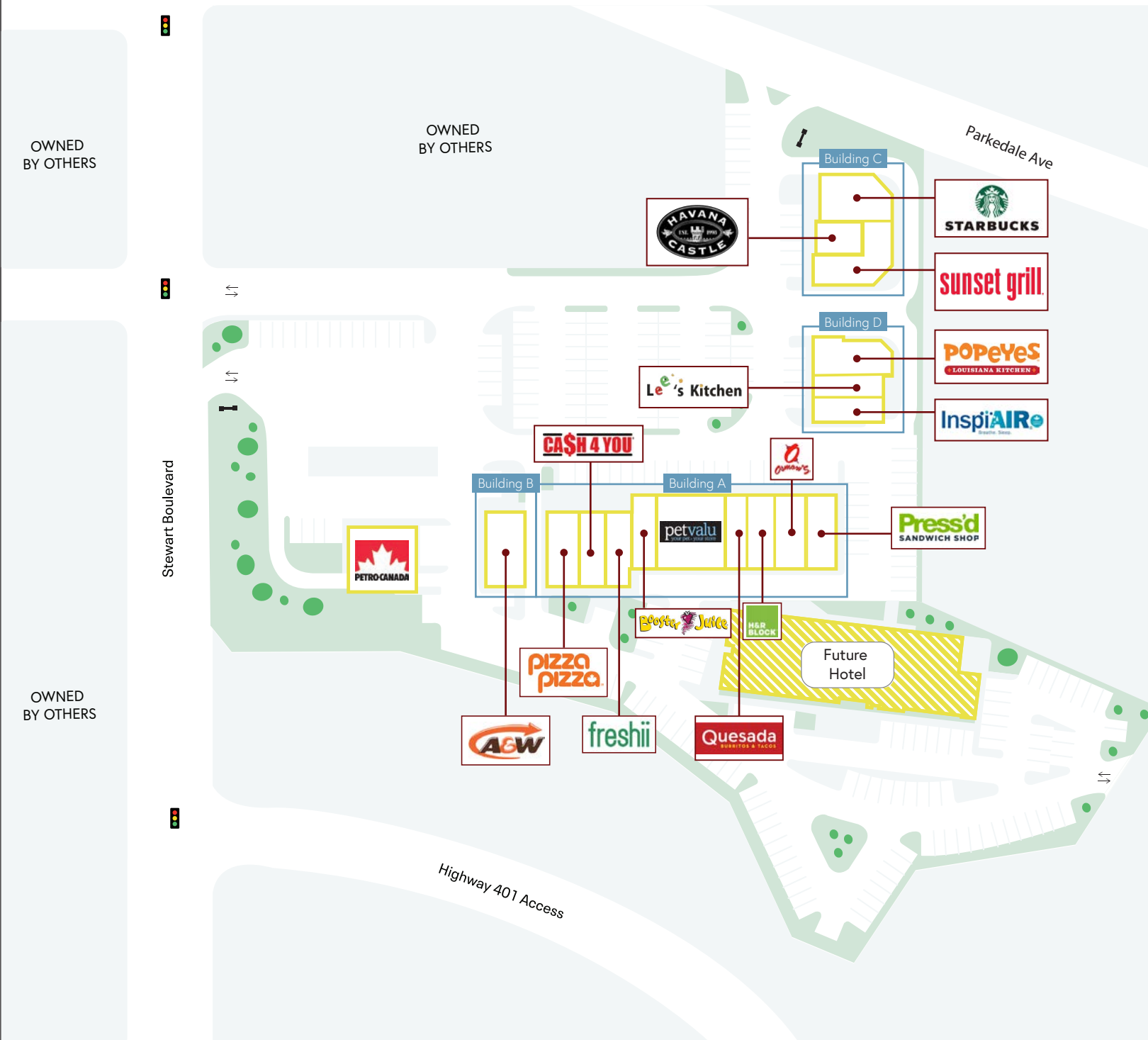
Property Overview

Property Details

Property Address	325 Stewart Boulevard, Brockville, ON
Intersection	Stewart Boulevard & Parkedale Avenue
Legal Description	PART LOTS 1, 2 & 3 PLAN 4 PARTS 1 TO 13, 16 TO 24 28R14104, SUBJECT TO 35E5710 (NOTICE OF CLAIM REGISTERED BD)
Site Area	4.06 Acres
Gross Leasable Area	23,916 SF (includes A&W Land Lease, approx. 1,905 SF building) 1.088 acres Petro-Canada (Suncor) Land Lease
Zoning	C2 (General Commercial Zone)
Year Built	Phase 1: 2008 (Petro Canada) Phase 2: 2012-2014 (Buildings A & B) Phase 3: 2019 (Buildings C & D)
Parking	148 Stalls
Heating	Heating and cooling is provided by roof mounted HVAC systems
Environmental	Phase 1 Environmental by Paterson Group (April 2018) Limited Phase 2 Environmental (May 2020)
Weighted Average Lease Term	5.30 Years
Occupancy	100% Leased
Financing	Assumable financing at attractive rates (see financial section)

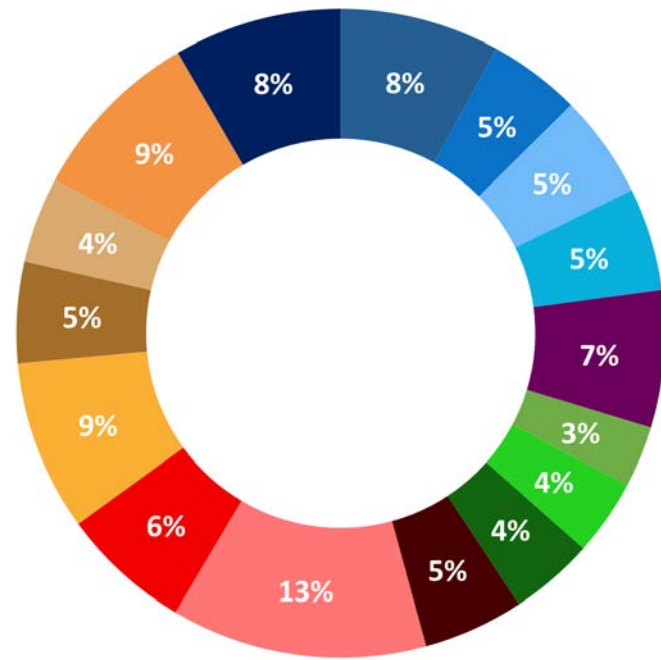


Site Plan



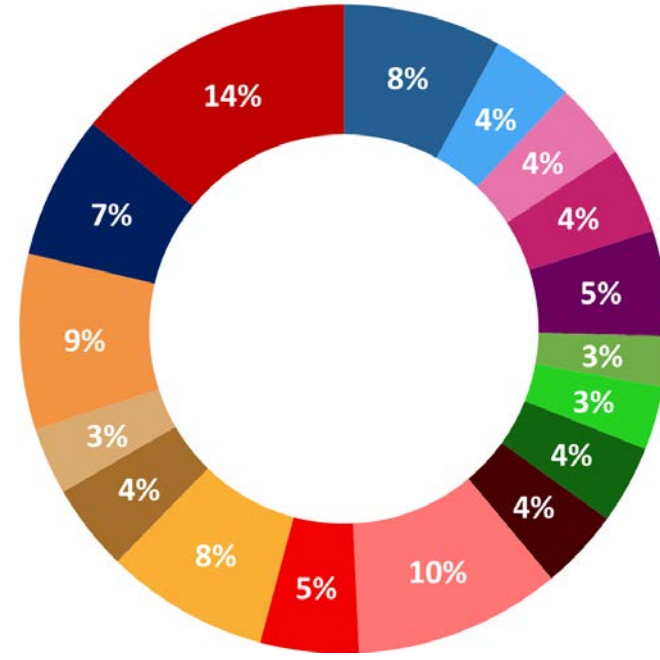
Tenant Overview

Tenancy By Gross Leasable Area



- A & W
- Cash 4 You
- H & R Block
- InspiAIR St. Lawrence Inc.
- Osmow's
- Pizza Pizza
- Press'd Sandwiches
- Starbucks
- Booster Juice
- Freshii
- Havana Castle Cigar
- Lee's Kitchen Asian Cuisine
- Pet Valu
- Popeyes Louisiana Kitchen
- Quesada
- Sunset Grill

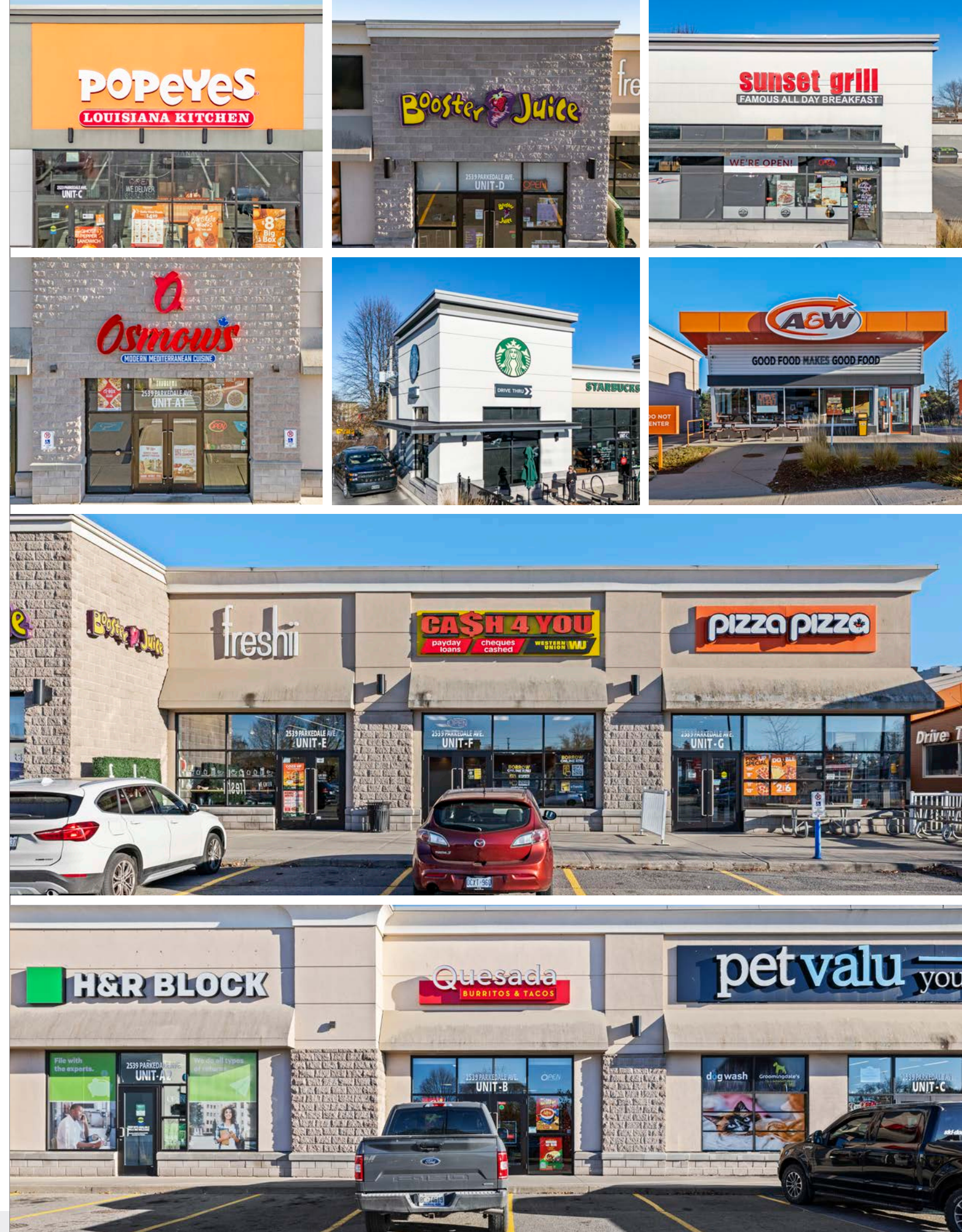
Tenancy By Base Rental Income

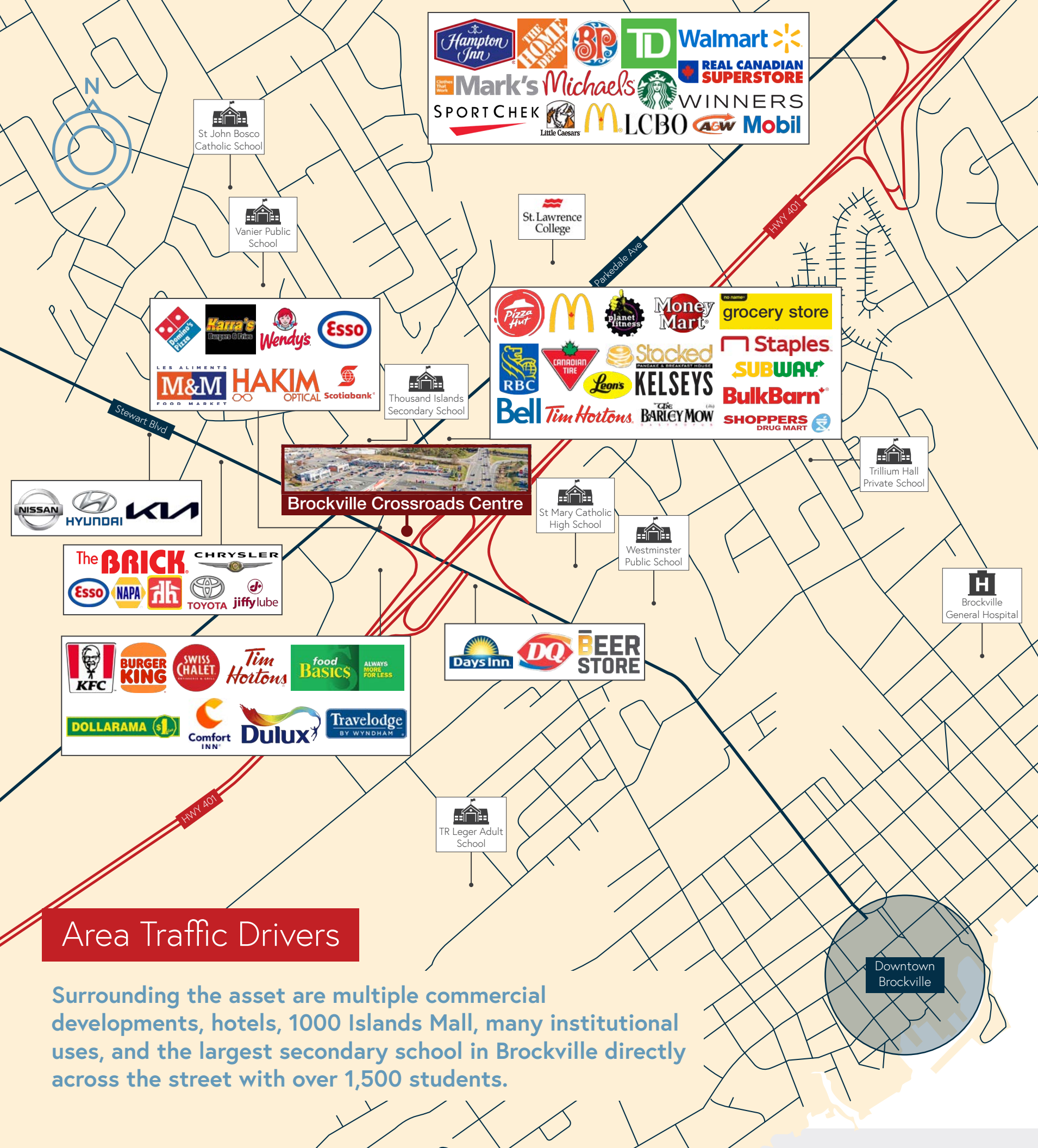


- A & W
- Cash 4 You
- H & R Block
- InspiAIR St. Lawrence Inc.
- Osmow's
- Pizza Pizza
- Press'd Sandwiches
- Starbucks
- Booster Juice
- Freshii
- Havana Castle Cigar
- Lee's Kitchen Asian Cuisine
- Pet Valu
- Popeyes Louisiana Kitchen
- Quesada
- Sunset Grill
- Petro Canada

- 100% leased with a 1.088 acre Petro-Canada land lease
- Impressive tenant roster consisting of food & beverage, gas, financial services and general retail uses
- Stable and predictable cash flow with necessity based tenants

- Approx. 93% of base rental income generated by national & regional tenants
- Average remaining lease term of 5.30 years
- Low risk rent roll composition with the majority of tenants occupying less than 10% of GLA





Hampton Inn | THE HOME DEPOT | BP | TD | Walmart | REAL CANADIAN SUPERSTORE
 Mark's | Michaels | Starbucks | WINNERS | SPORT CHEK | Little Caesars | McDonald's | LCBO | AEW | Mobil

Karra's | Wendy's | Esso | LES ALIMENTS | M&M FOOD MARKET | HAKIM OPTICAL | Scotiabank

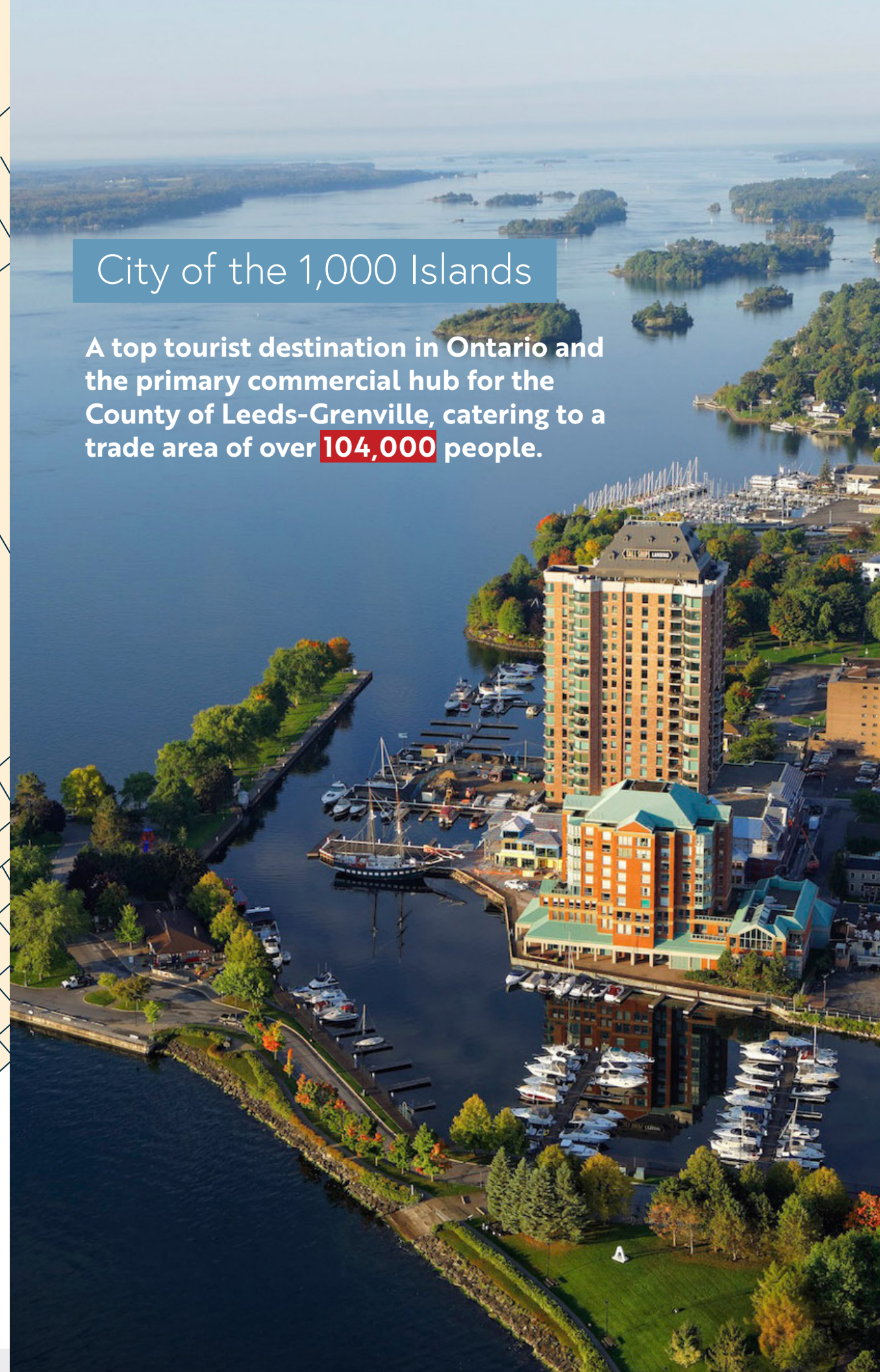
Pizza Hut | McDonald's | planet fitness | Money Mart | grocery store | Staples | SUBWAY | BulkBarn* | RBC | Canadian Tire | Stacked | Bell | Tim Hortons | BARLEY MOW | SHOPPERS DRUG MART

The BRICK | CHRYSLER | Esso | NAPA | ah | TOYOTA | jiffylube

KFC | BURGER KING | SWISS CHALET | Tim Hortons | food Basics | DOLLARAMA | Comfort INN | Dulux | Travelodge BY WYNDHAM

Area Traffic Drivers

Surrounding the asset are multiple commercial developments, hotels, 1000 Islands Mall, many institutional uses, and the largest secondary school in Brockville directly across the street with over 1,500 students.



City of the 1,000 Islands

A top tourist destination in Ontario and the primary commercial hub for the County of Leeds-Grenville, catering to a trade area of over **104,000** people.

**Brockville's Largest Secondary School
of over 1,500 Students**

Parkedale Avenue



Stewart Boulevard



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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.