

ROYAL LEPAGE NORTH HERITAGE REALTY, BROKERAGE

# OFFERING MEMORANDUM

SILVER HILLS NORTH **DISTRICT**

COMMERCIAL  
DEVELOPMENT

1212 KINGSWAY AVE.,  
SUDBURY, ON P3B 2E8

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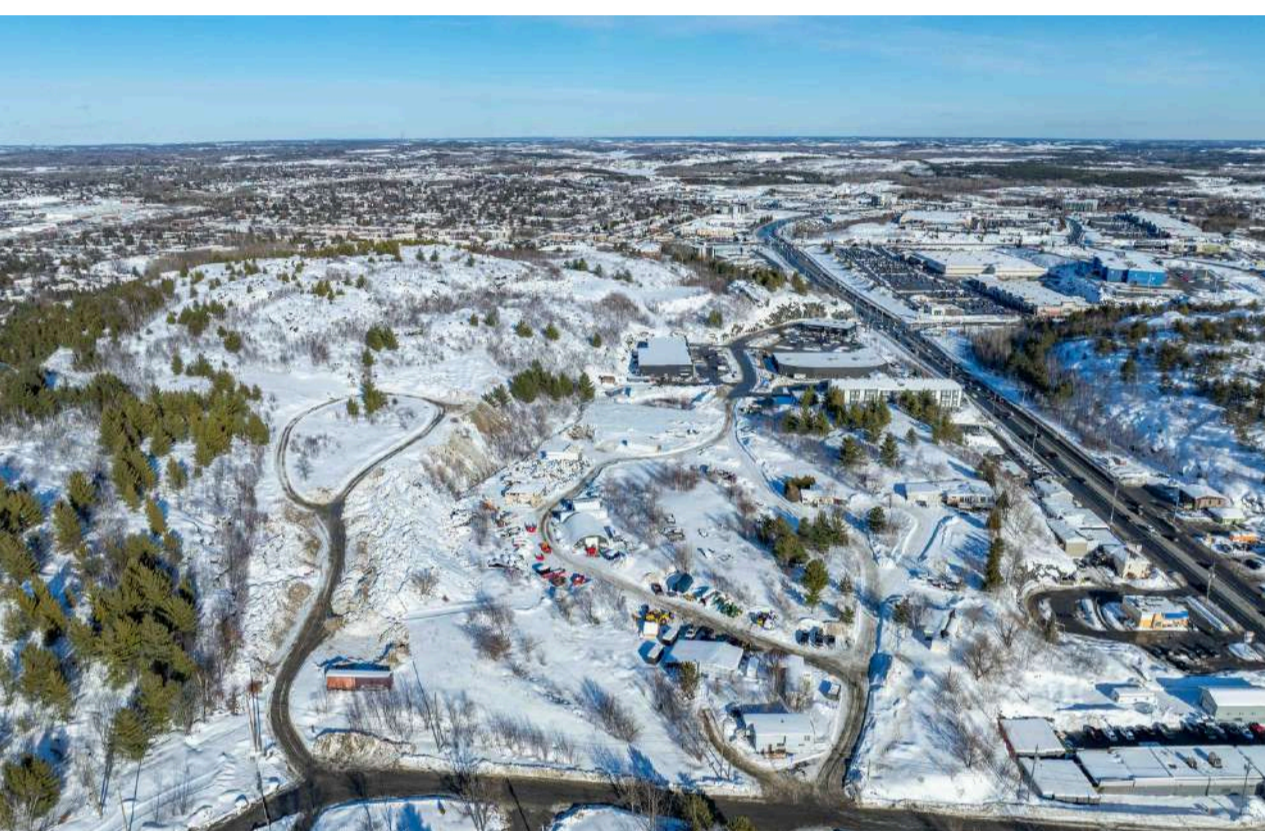
 ROYAL LEPAGE®  
**COMMERCIAL™**



01

PROPERTY  
**GALLERY**

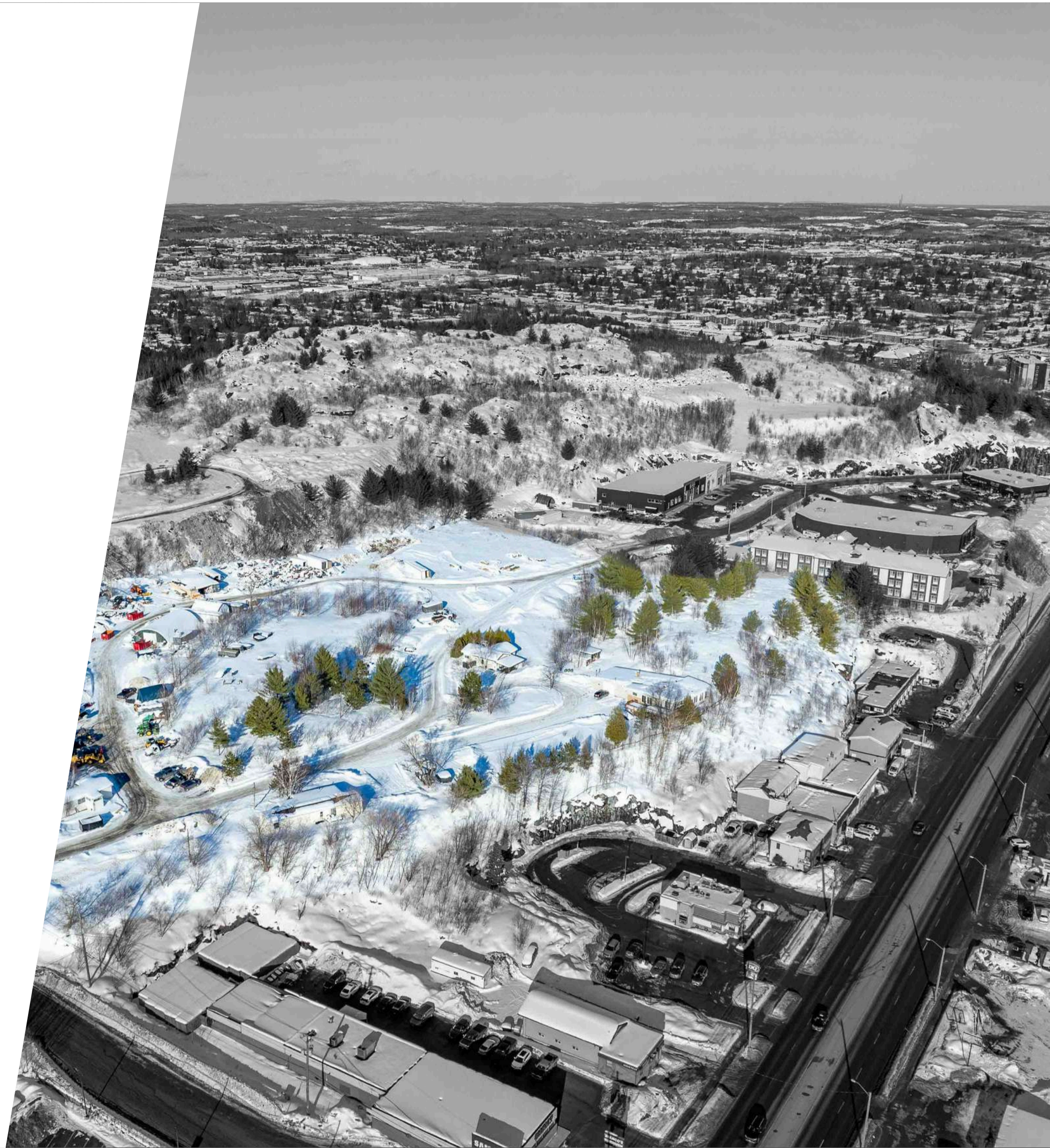
SILVER HILLS NORTH DISTRICT



SILVER HILLS NORTH DISTRICT

# 02

## EXECUTIVE SUMMARY



## EXECUTIVE SUMMARY

### SILVER NORTH HILLS DISTRICT

Introducing a new, professionally planned commercial development designed to serve one of the area's fastest-growing trade corridors. The project features multiple modern buildings with flexible leasing opportunities tailored to retail, food service, medical, and professional users.

Strategically located with strong visibility from a major roadway, the development offers convenient access, generous parking, and a cohesive site layout that supports long-term tenant success. Contemporary architecture with premium exterior finishes will create a distinctive destination for both businesses and customers.

Building configurations, unit sizes, and pad opportunities can be tailored to accommodate a range of tenant requirements, including build-to-suit opportunities. This development presents a rare opportunity to secure space in a high-demand node with limited new supply.

### PROJECT HIGHLIGHTS

- New 100,000± SF multi-building commercial development
- Flexible unit sizes available 2,000 - 25,000 SF
- High visibility location
- Ample on-site parking
- Modern architecture with premium finishes
- Strong surrounding residential growth
- Built to suit retail, restaurant, medical, and professional office



## PROJECT POSITIONING

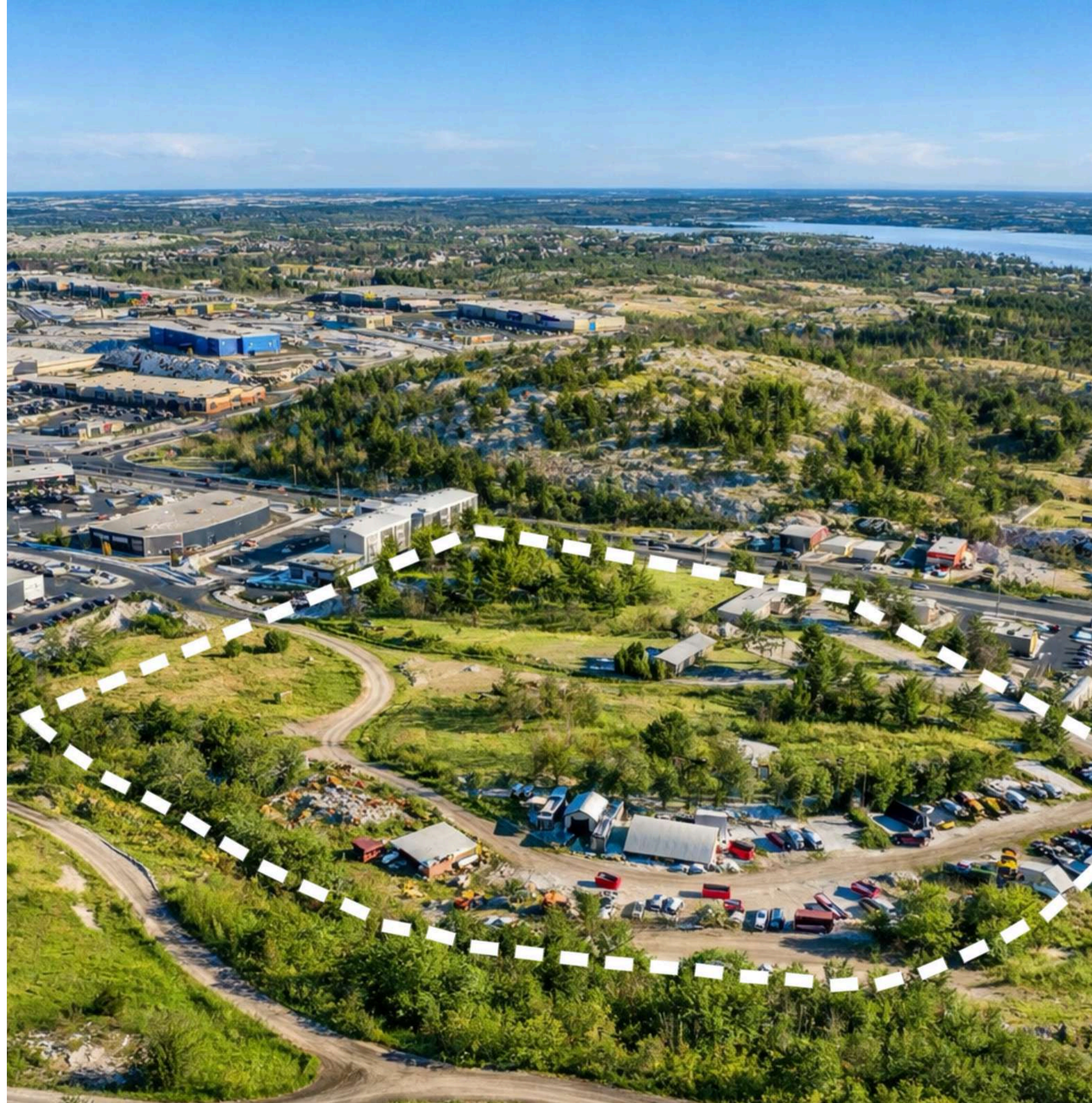
Silver Hills North District is a new multi-building commercial development positioned along Sudbury's primary retail corridor.

Located in close proximity to major national retailers and established anchor tenants, the development benefits from strong surrounding commercial activity. Signalized access supports efficient traffic flow and convenient entry from the primary corridor.

Rather than a single retail plaza, the project is designed as a multi-building district that supports a mix of retail, restaurant, medical, service commercial, and professional office users within a cohesive environment.

Elevated topography creates visibility uncommon for new commercial sites. A coordinated design and flexible development approach allow the district to evolve over time, accommodating a range of tenant sizes, building formats, and build-to-suit opportunities.

- Planned as a long-term commercial node
- Multi-building campus environment
- Supports both national and local tenants
- Flexible building formats and pad opportunities
- Designed to grow in phases
- Distinct from traditional strip commercial formats



# TRAFFIC COUNTS



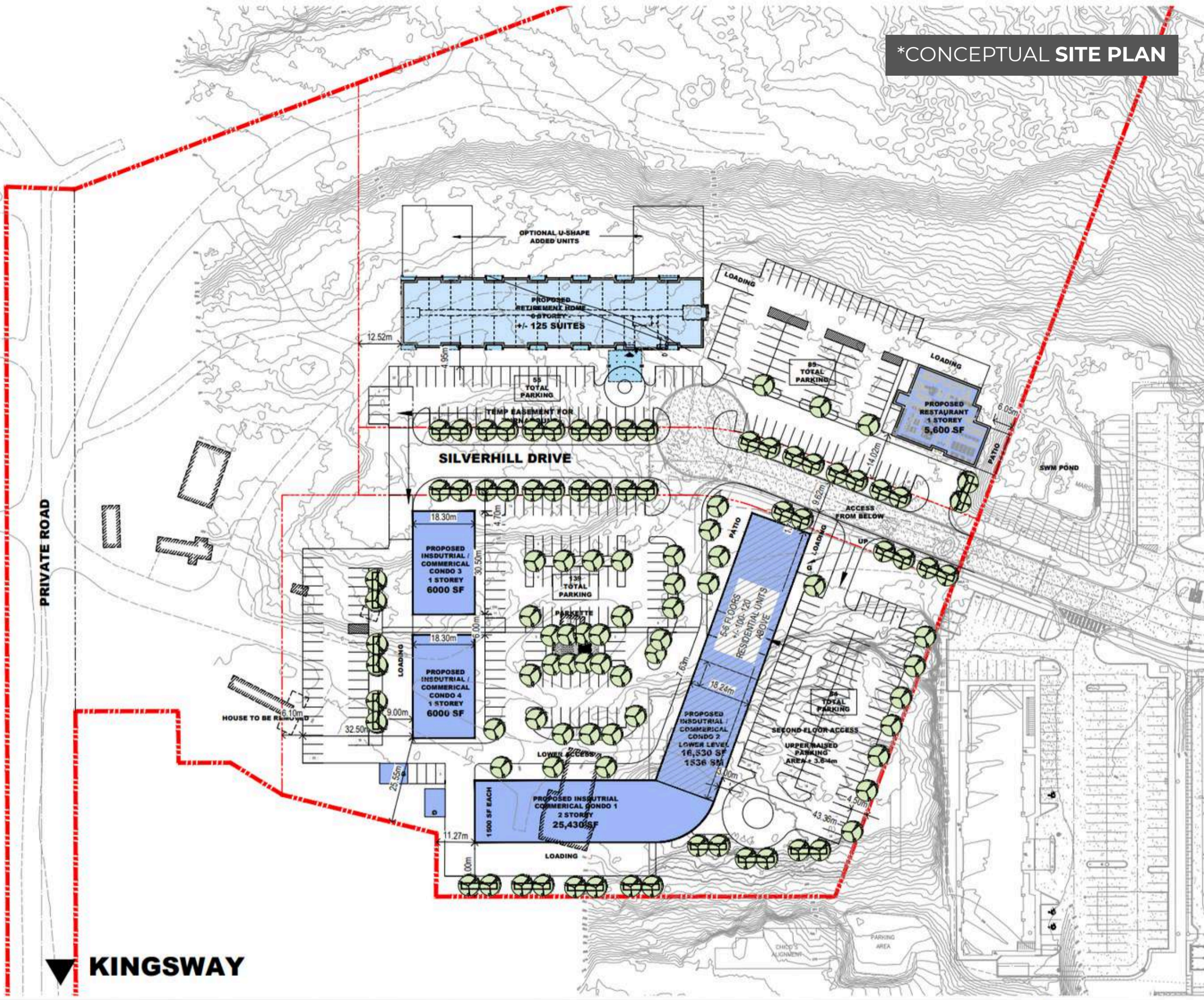
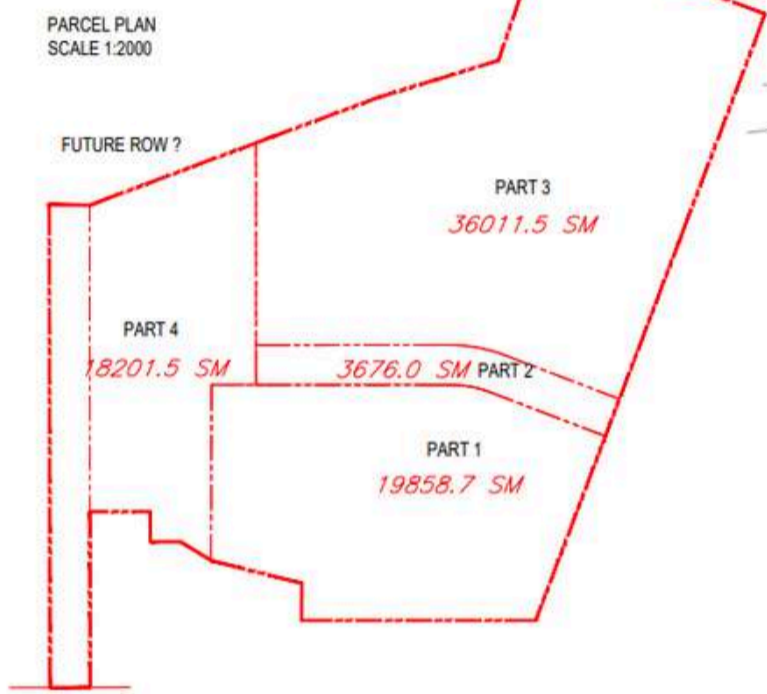
# 03

## SITE PLAN & ACCESS



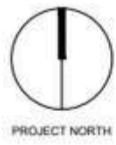
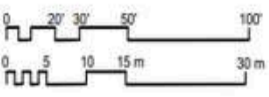


\*CONCEPTUAL SITE PLAN



PATH: S:\2025\16\_S25-016\_Sudbury - Kingsway Development\3.0 - Drawings\3.1 - Design\Site Plan\25-08-06 R2  
ISSUED FOR: CONCEPT DESIGN - PRELIMINARY  
PROJECT No.: PR25-21  
ISSUE DATE: Aug 18, 2025

**SCHEMATIC PARTIAL SITE PLAN**  
**A-100**



**KINGSWAY DEVELOPMENT**  
Kingsway & Silver Hills Drive Sudbury, Ontario, Canada



\*Building locations and configurations subject to change.



SIGNALIZED ACCESS

14,125 SQFTS  
INDUSTRIAL COMMERCIAL  
1 STORY  
6,000 SF

PERSONAL INDUSTRIAL COMMERCIAL  
1 STORY  
6,000 SF

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1 STORY  
6,000 SF

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1 STORY  
6,000 SF

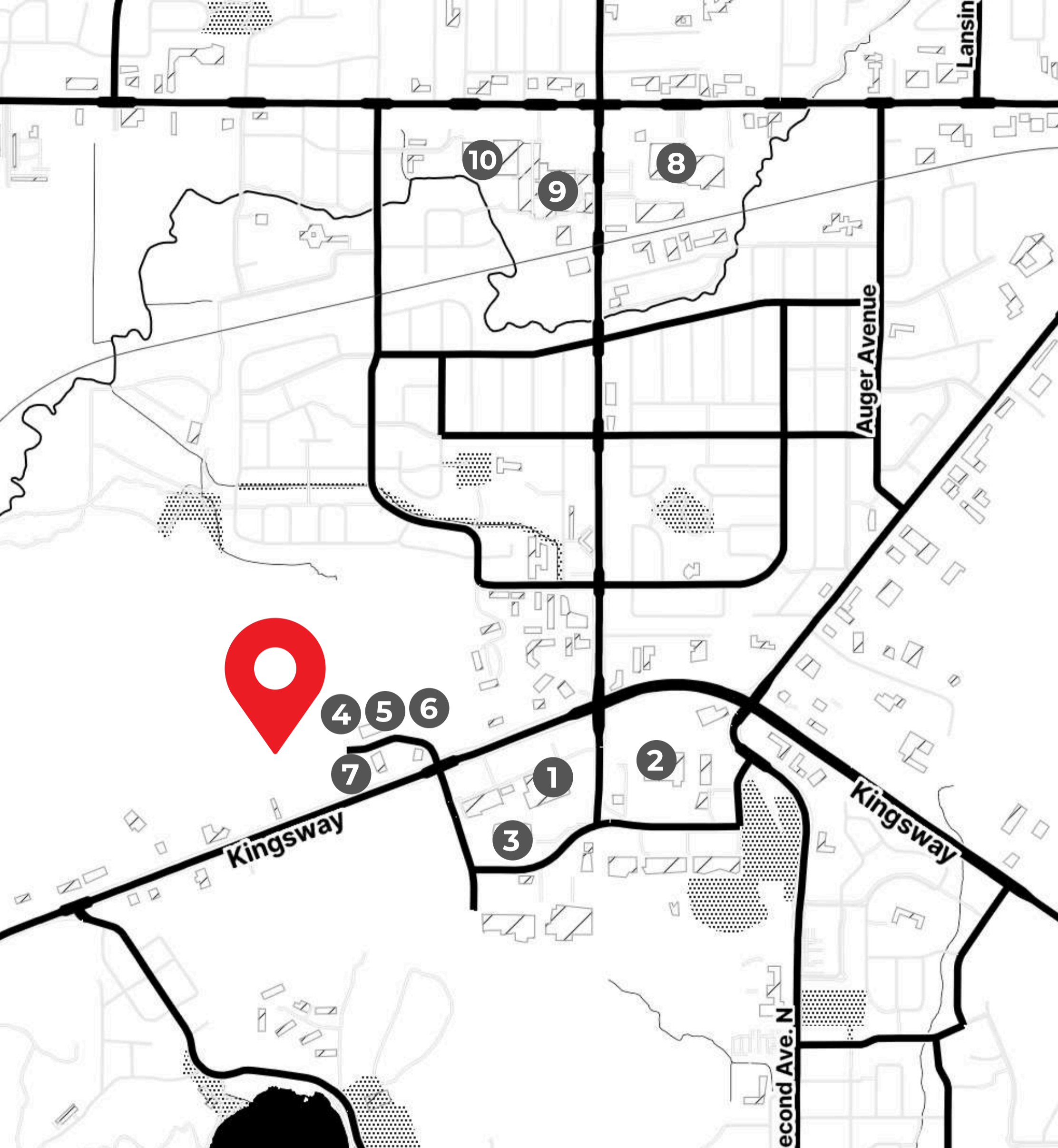


SILVER HILLS NORTH DISTRICT

04

NEARBY  
AMENITIES





## NEARBY AMENITIES

- 1 COSTCO
- 2 HOME DEPOT
- 3 SILVER CITY CINEMA
- 4 SKATERS EDGE SOURCE FOR SPORTS
- 5 Jump!
- 6 PITA PIT
- 7 MICROTEL INN & SUITES
- 8 CANADIAN TIRE
- 9 NEW SUDBURY SHOPPING CENTRE
- 10 WALMART







SILVER HILLS NORTH DISTRICT

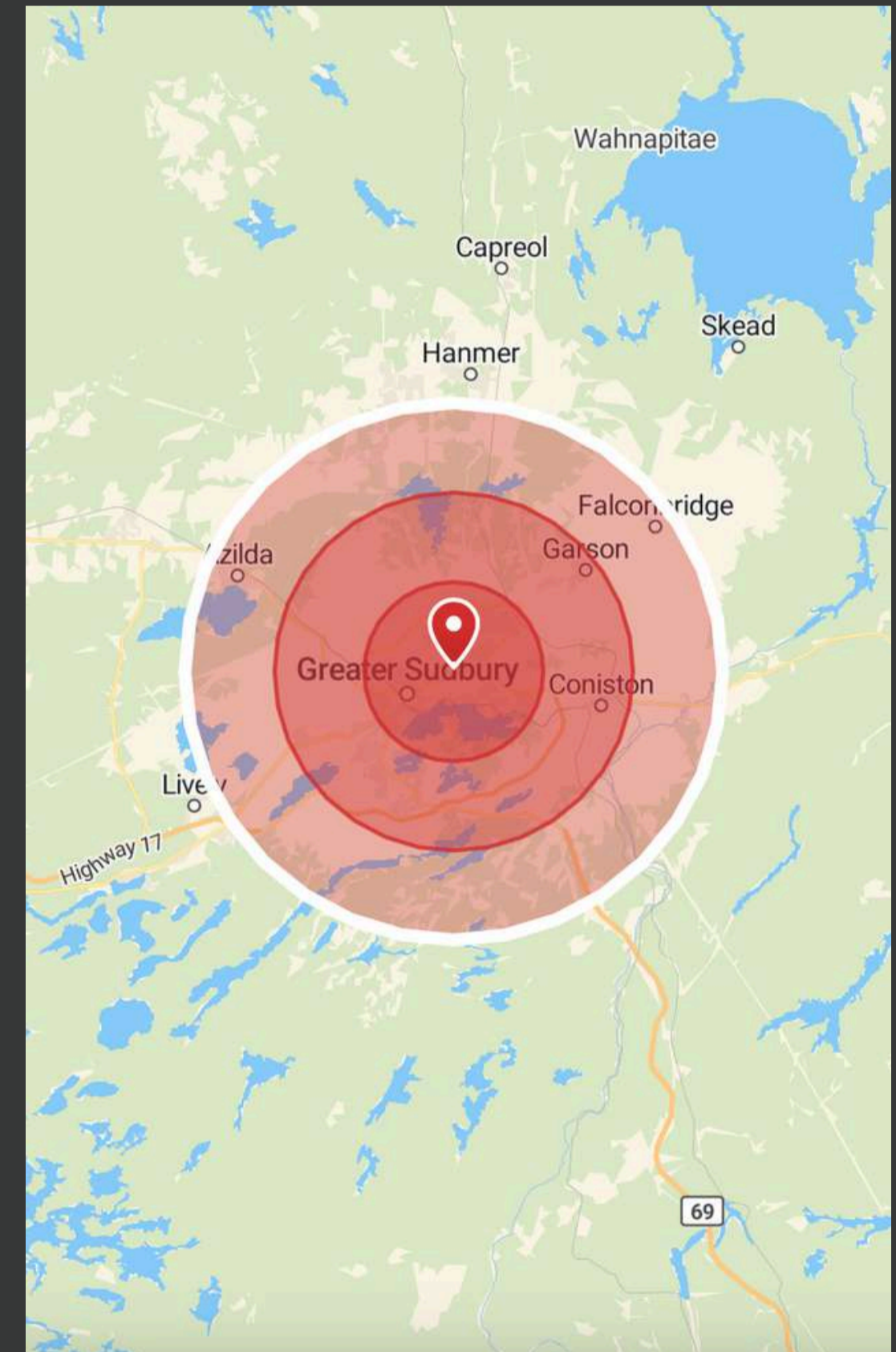
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DEMOGRAPHIC  
**OVERVIEW**



# DEMOGRAPHIC OVERVIEW

 RADIUS	 AREA POPULATION	 DAYTIME POPULATION	 # OF HOUSEHOLDS
5 KM	70,157	80,632	31,185
10 KM	111,491	124,809	48,792
15 KM	132,291	144,667	56,895



## 144,667 DAYTIME POPULATION WITHIN 15 KM

Sudbury’s population has grown from approximately 161,000 in 2016 to approaching 190,000 in 2025. The city serves as a regional hub for Northern Ontario, with nearly half a million people living within a 160 km (100 mile) radius.

05

LEASING  
**OPPORTUNITIES**



SILVER HILLS NORTH DISTRICT

# LEASING OPPORTUNITIES

FLEXIBLE OPPORTUNITIES ACROSS MULTIPLE BUILDING FORMATS

**Starting rates of \$22.00 - \$28.00/SF Net**

<b>RESTAURANT &amp; FOOD SERVICE</b>	<b>FLEX COMMERCIAL &amp; LIGHT INDUSTRIAL</b>	<b>OFFICE OPPORTUNITIES</b>	<b>RETAIL OPPORTUNITIES</b>
<b>3,000 - 6,000 SF</b>	<b>6,000 - 15,000 SF</b>	<b>3,000 - 25,000 SF</b>	<b>2,000 - 15,000 SF</b>
Starting at \$28.00/SF Net	Starting at \$22.00/SF Net	Starting at \$22.00-\$25.00/SF Net	Starting at \$22.00-\$28.00/SF Net
<ul style="list-style-type: none"><li>• ELEVATED CITY VIEWS</li><li>• ROOFTOP &amp; GROUND LEVEL PATIO</li><li>• OPTION FOR DRIVE THRU</li><li>• DESTINATION DINING SETTING</li></ul>	<ul style="list-style-type: none"><li>• SHOWROOM / OFFICE LAYOUTS</li><li>• DEDICATED LOADING AREA</li><li>• OPTION FOR MEZZANINE</li><li>• EXCELLENT EXPOSURE</li></ul>	<ul style="list-style-type: none"><li>• 2<sup>ND</sup> STOREY VIEWS</li><li>• ELEVATOR ACCESS</li><li>• PRIVATE SECOND STOREY OFFICES</li><li>• PROMINENT KINGSWAY SIGNAGE</li></ul>	<ul style="list-style-type: none"><li>• INLINE AND ENDCAP UNITS</li><li>• STOREFRONT PARKING</li><li>• HIGH DAILY TRAFFIC</li><li>• PYLON SIGNAGE POTENTIAL</li></ul>

LEASE RATES VARY DEPENDING ON UNIT SIZE, BUILDING LOCATION, AND TENANT REQUIREMENTS.

06

PHASE ONE  
SUCCESS





SILVER HILLS NORTH DISTRICT



## GET IN TOUCH

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