

Now 75%  
Leased!

One Final Opportunity  
At *The Crossroads*



For Lease: Retail

## 384-386 Arthur Street S., Elmira

Join a growing mix of retail, hospitality, and service businesses at Elmira's emerging commercial gateway.

Located at the gateway to Elmira, *The Crossroads* occupies one of the community's most visible and strategic commercial intersections — where Arthur Street South (Highway 85) meets Listowel Road/Union Street.

This highly visible location serves traffic entering Elmira from Waterloo as well as traffic continuing northwest toward Listowel and surrounding communities.

**Lennard:**

210-137 Glasgow Street, Kitchener  
519.340.5900

# 384-386 Arthur Street S

## A Proven Commercial Destination



*The Crossroads* has quickly established itself as one of Elmira's newest retail and commercial destinations.

With three of four units leased, the project now offers one final opportunity for a retailer, showroom user, hospitality operator, or specialty commercial tenant seeking visibility within a rapidly growing commercial corridor.

Strategically positioned at the intersection of Arthur Street South and Listowel Road, *The Crossroads* benefits from exceptional visibility, strong traffic exposure, and growing surrounding residential density.

The existing tenant mix creates consistent daily activity and a strong destination-oriented customer experience.



- Gateway location entering Elmira
- High exposure corner location
- Strong established tenant mix
- Excellent signage opportunities
- Ample customer parking
- Flexible commercial zoning

**! Last Remaining Opportunity**

# 384-386 Arthur Street S

## Final Available Opportunity



Available Space

Unit B: 7,718 SF (includes  
637 SF of mezzanine office)



Net Rent

**\$13.00 PSF**

CAM & Taxes

**\$8.50 PSF (Est. 2026)**



Zoning

**C-6**



Shipping/Receiving

**Can be accommodated**



Parking

**Ample**



## Ideal Uses



### Specialty Retail

- Antique
- Hobby
- Outdoor



### Food & Hospitality

- Market
- Banquet
- Specialty Food



### Commercial & Services Uses

- Fitness
- Medical
- Educational



### Home & Lifestyle Showrooms

- Flooring
- Decor
- Furniture

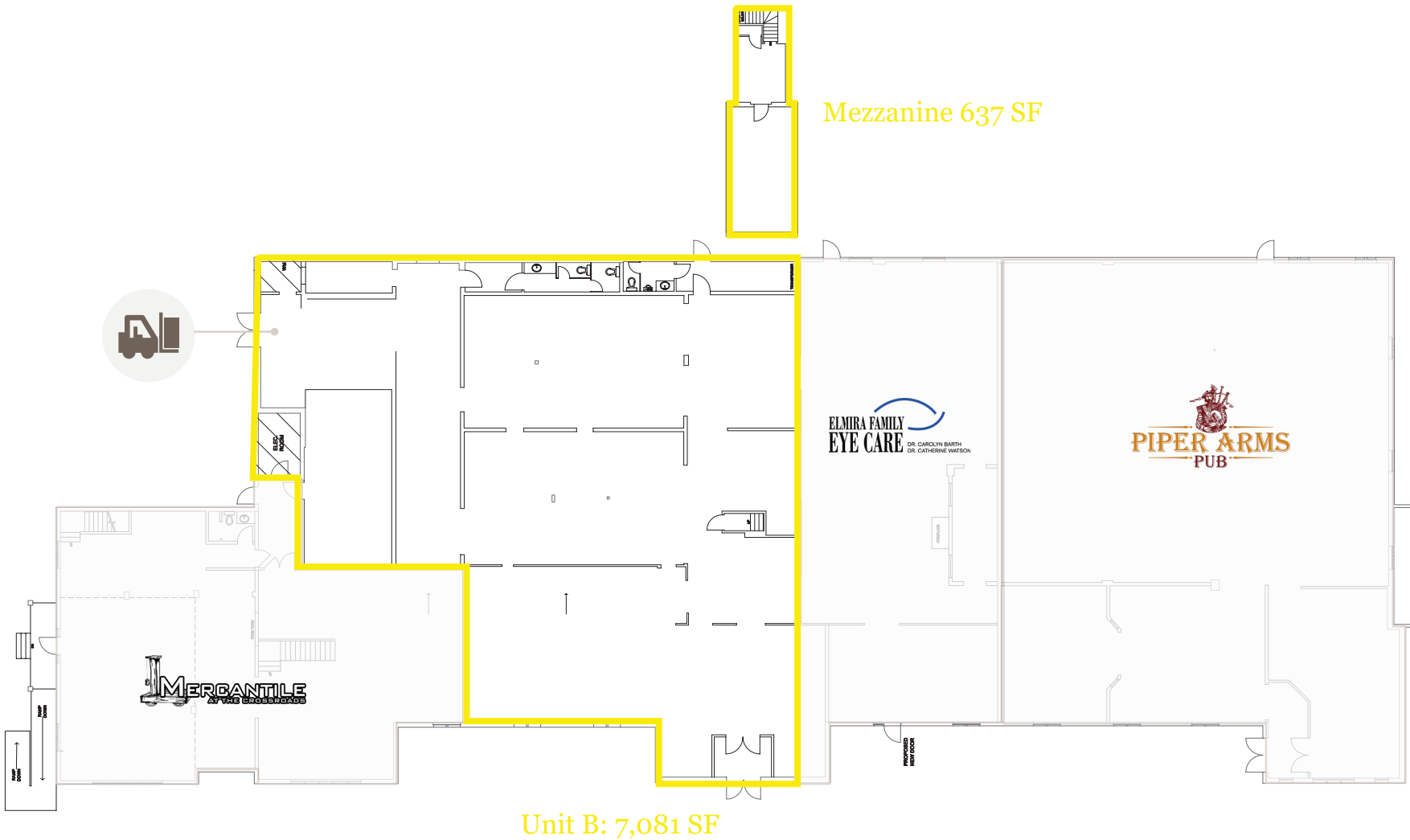
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# 384-386 Arthur Street S



## Floor Plan



# 384-386 Arthur Street S

## Positioned Within Elmira's Growth Corridor

A major new Home Hardware development directly across Arthur Street South is nearing completion and will further strengthen this intersection as one of Elmira's primary commercial nodes.

The addition of Home Hardware is expected to significantly increase traffic, commercial activity, and customer draw throughout the corridor.

## Significant Residential Growth Planned Nearby

A major new residential community is proposed immediately west of *The Crossroads*.

The proposed development includes:

- 327–590 residential units proposed
- Approximately 1,100 – 1,993 future residents and jobs projected

This future population growth will bring substantial additional customer demand within walking distance of the property.

## Why Elmira?

Elmira continues to experience strong residential and commercial growth driven by:



Expanding residential neighbourhoods



Strong local consumer loyalty



Limited supply of modern retail space



Regional connectivity via Hwy 85



Growing demand for destination-oriented retail and services



Future Residential  
Development

OK TIRE  
Service, Repair and Tires.

Mobil

PIZZA  
PIZZA  
ORIGINAL PIZZA

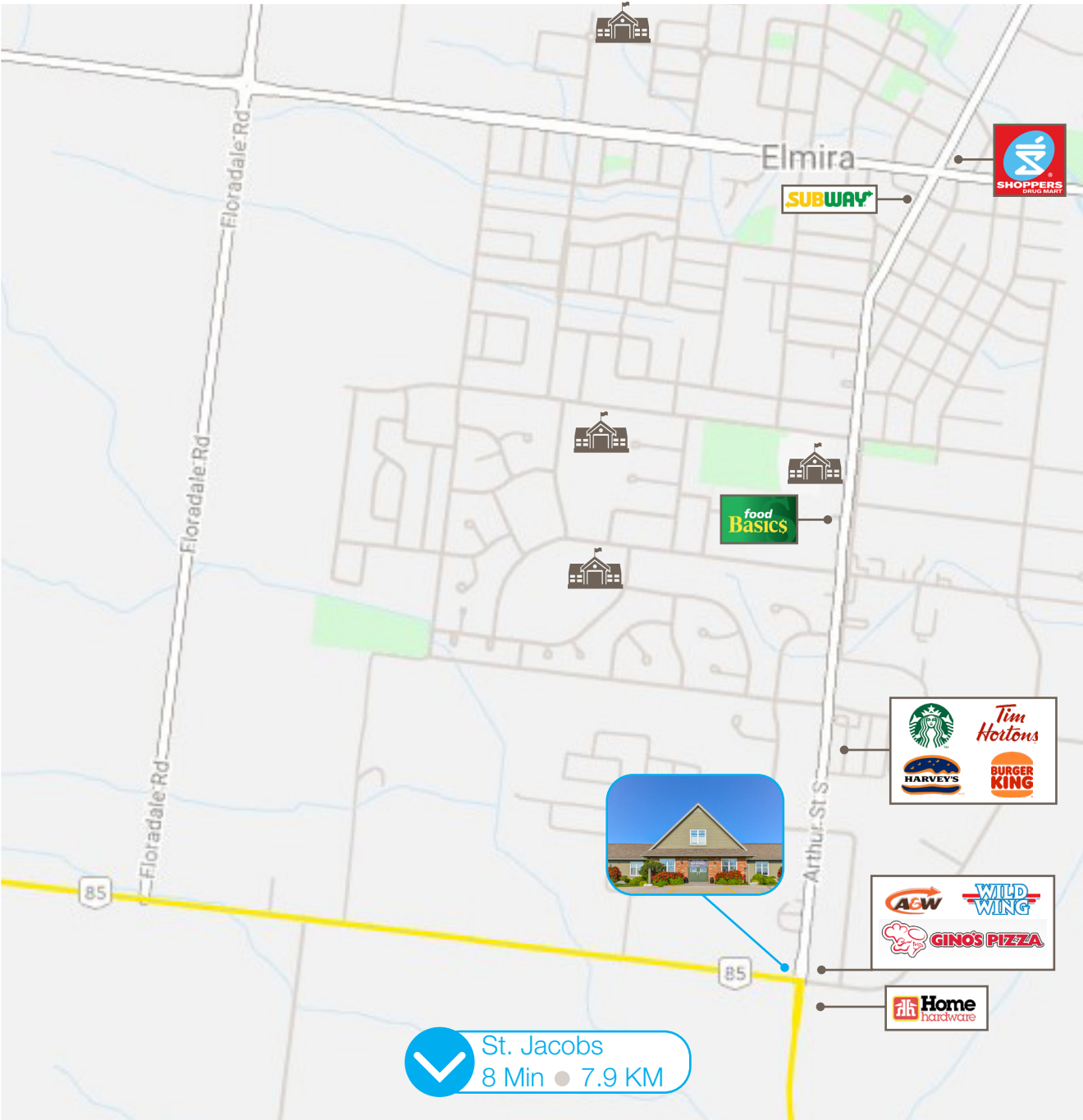
AGW

Esso

GINO'S PIZZA  
WILD WING

Home  
hardware

# 384-386 Arthur Street S



## Strategic Regional Location

*The Crossroads* occupies one of Elmira's most prominent commercial intersections at the gateway to the community.

Located where Arthur Street South (Highway 85) intersects with Listowel Road/Union Street, the property captures traffic entering Elmira from Waterloo Region while also serving traffic travelling northwest toward Listowel and surrounding communities.

This location provides excellent exposure for destination retail, showroom, hospitality, and service commercial uses.

## Location Advantages

- High visibility Hwy 85 exposure
- Prominent corner positioning
- Strong regional accessibility
- Excellent customer convenience
- Growing surrounding population base
- Convenient on-site parking

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For more information or to  
arrange a tour *please contact:*

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