



449 Talbot St., St. Thomas, ON N5P 1C1

Flexible Retail Space For Lease

Flexible Retail Opportunity on the Main Street in St. Thomas Offering Up To Approximately 8,000 SF

Colliers Southwestern Ontario, Brokerage

649 Colborne St., Ste. 200
London, ON N6A 3Z2
+1 519 438 4300

Accelerating success.

Asking Price:

\$12.50 - \$13.00

PSF Net

4,000 SF Lease: \$13.00

PSF Net

8,000 SF Lease: \$12.50

PSF Net

[View Online Listing](#)

DYLAN HUGHES MBA

Sales Representative

+1 519 438 4300 X214

+1 226 926 2206

dylan.hughes@colliers.com

Property Overview

Location Prime location on the main street in St. Thomas with strong accessibility and exposure along a high-traffic corridor.

Zoning C2

Site Area Up to appx. 8,000 SF

Rentable Area *Demisable space to accommodate smaller users, including configurations of approximately 4,000 SF or 2,000 SF. The layout can be tailored to suit a variety of retail or service-based uses.

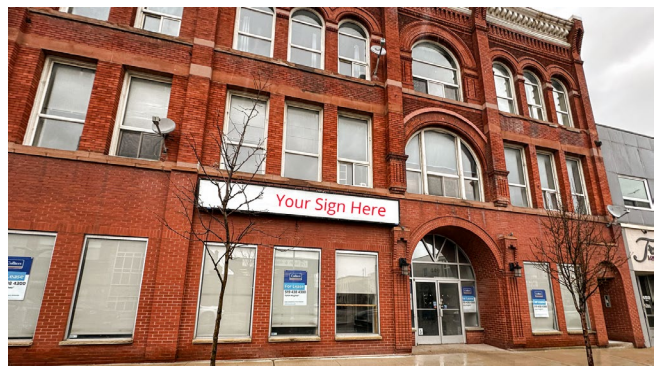
Net Rent 4,000 SF at \$13.00 PSF Net
8,000 SF at \$12.50 PSF Net

Lot Front 66 ft

Occupancy Vacant

Taxes \$5 / TMI / 2025 est.

Category Retail



Other Property Features



Basement



Utilities



Municipal Water



Air Conditioning



2 x Washrooms



Heat Type:
Gas Forced
Air Closed

Property Location & Surrounding Area



Nearby Amenities:

- Bella Jacks Mexican Restaurant
- St. Thomas Medical Pharmacy
- Scotiabank
- Lumberjack Pizza
- Marcy Orthodontics
- Hepburn Park
- CIBC Branch with ATM
- Shoppers Drug Mart
- Le Café Siam: Thai Cuisine
- Why Not Cookies Cafe

St. Thomas: A Strategic Location for Commercial Growth

Located in Southwestern Ontario, St. Thomas is a rapidly growing city that offers exceptional opportunities for commercial and industrial investment. Positioned just minutes from Highway 401 and within close proximity to major urban centers like London, Toronto, and the U.S. border, St. Thomas provides strategic access to regional, national, and international markets.

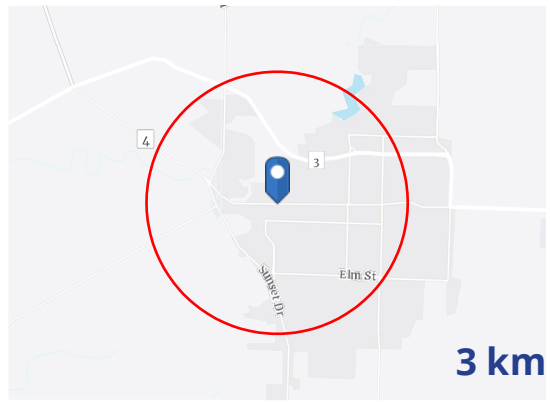
The city boasts a diversified and resilient economy, driven by advanced manufacturing, transportation, agri-business, and emerging technologies. With major employers such as Masco Canada and the Volkswagen EV battery plant establishing a strong local presence, the region is poised for accelerated growth and long-term stability.

St. Thomas offers a skilled workforce, competitive business costs, and robust municipal support for development. Industrial-zoned lands, modern infrastructure, and streamlined planning processes make it easy for businesses to establish or expand operations. Access to rail, regional airports, and the Port of Hamilton further enhances logistical efficiency for distribution and supply chain management.

In addition to its economic strengths, St. Thomas provides a high quality of life, affordable housing, and a business-friendly climate. Ongoing investment in infrastructure, transit, and community development continues to enhance the city's appeal as both a workplace and a place to call home.

For investors and business owners looking for a strategically located, cost-effective base in Southern Ontario, St. Thomas stands out as a prime destination for commercial and industrial real estate opportunities.





3 km radius

Market Demographics

33,341	14,433	2.3	43.7	CA\$85,026	62.6%	17,069	15,707	1,362
Population	Households	Avg Household Size	Median Age	Median Household Income	Tenure: Owned	Workforce Population	Employed	Unemployed

Average Annual Household spending

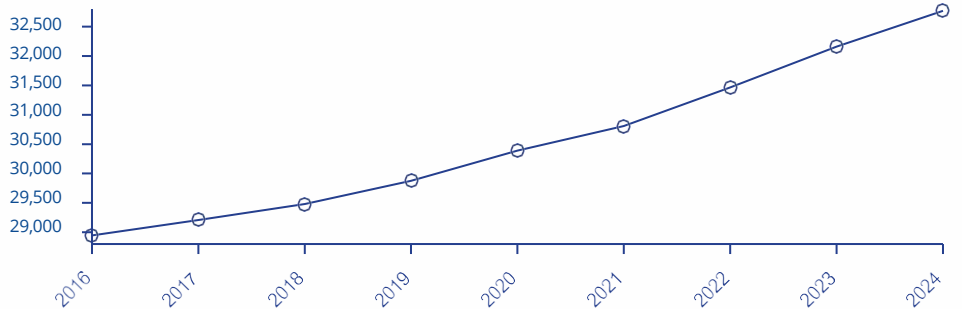


CA\$118,153
Household Expenditures



CA\$20,768
Principal Accommodation (Shelter)

Historical population trends



Population by Generation



3,514

Silent Generation: born 1945 and before



8,534

Baby boomers: born between 1946 and 1964



6,122

Generation x: born between 1965 and 1980



6,418

Millennials: born from 1981 to 1998



7,187

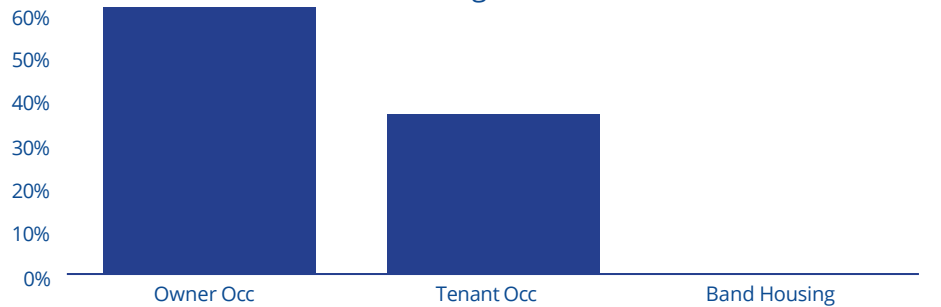
Generation z: born from 1999 to 2016



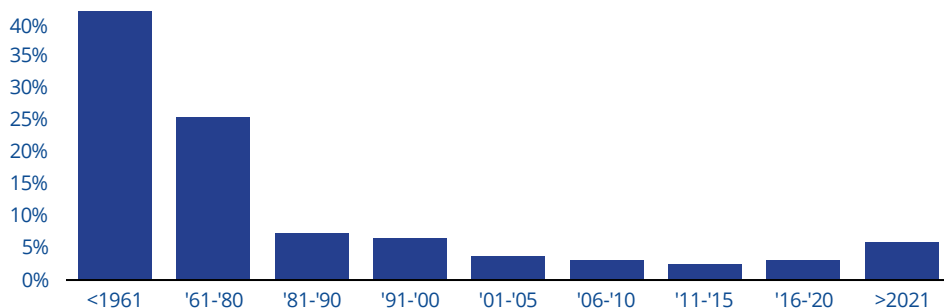
1,566

Alpha: born 2017 to present

Housing: tenure



Housing: Year of construction



Property Photos



- Demisable space to accommodate smaller users, including configurations of approximately 4,000 SF or 2,000 SF. The layout can be tailored to suit a variety of retail or service-based uses.

Up to 
8,000 SF
available

Zoning: C2

C2: Downtown Talbot Central Commercial Zone

Permitted Uses

In this zone, no land, building or structure shall be used except for the following purposes:

- (a) retail store
- (b) business office
- (c) personal service shop
- (d) restaurant
- (e) hotel
- (f) repair and custom workshop
- (g) dry cleaning pick-up station
- (h) institution
- (i) theatre
- (j) recreation centre
- (k) newspaper publishing business
- (l) private club
- (m) bakery
- (n) clinic (By-law 94-2005)
- (o) entertainment centre (By-law 96-2023)
- (p) uses accessory to the foregoing (By-law 94-2005)
- (q) residential purposes, subject to the provisions of subsection 13.3 (By-law 94-2005)





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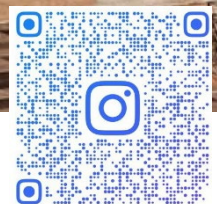
Dylan Hughes ^{MBA}

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dylan.hughes@colliers.com



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