

EMERALD CROSSING PHASE I & II

Shelburne, Ontario

LOCATION

Hwy 10/89 & Dufferin Rd 124
Shelburne, Ontario

TOTAL GLA

85,700 sq. ft.

SITE FEATURES

Strategically located along Highway 10/89 to service the growing trade area. Identified as a primary growth area in Dufferin County.

DEMOGRAPHICS

POPULATION

11,486 (3 km)
12,296 (5 km)

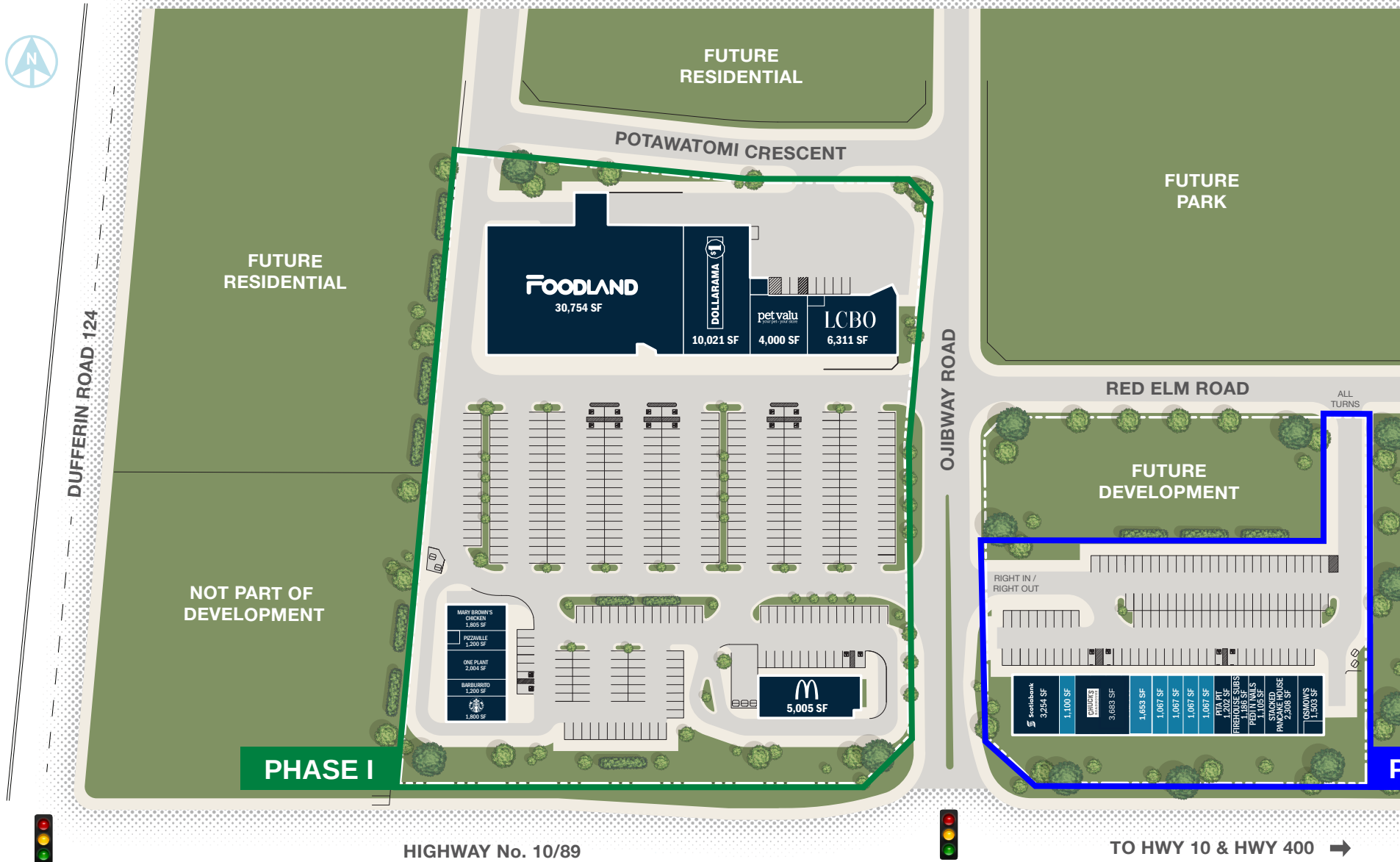
AVERAGE HOUSEHOLD INCOME

\$133,199 (3 km)
\$133,641 (5 km)

EMPLOYMENT

3,895 (3 km)
4,182 (5 km)





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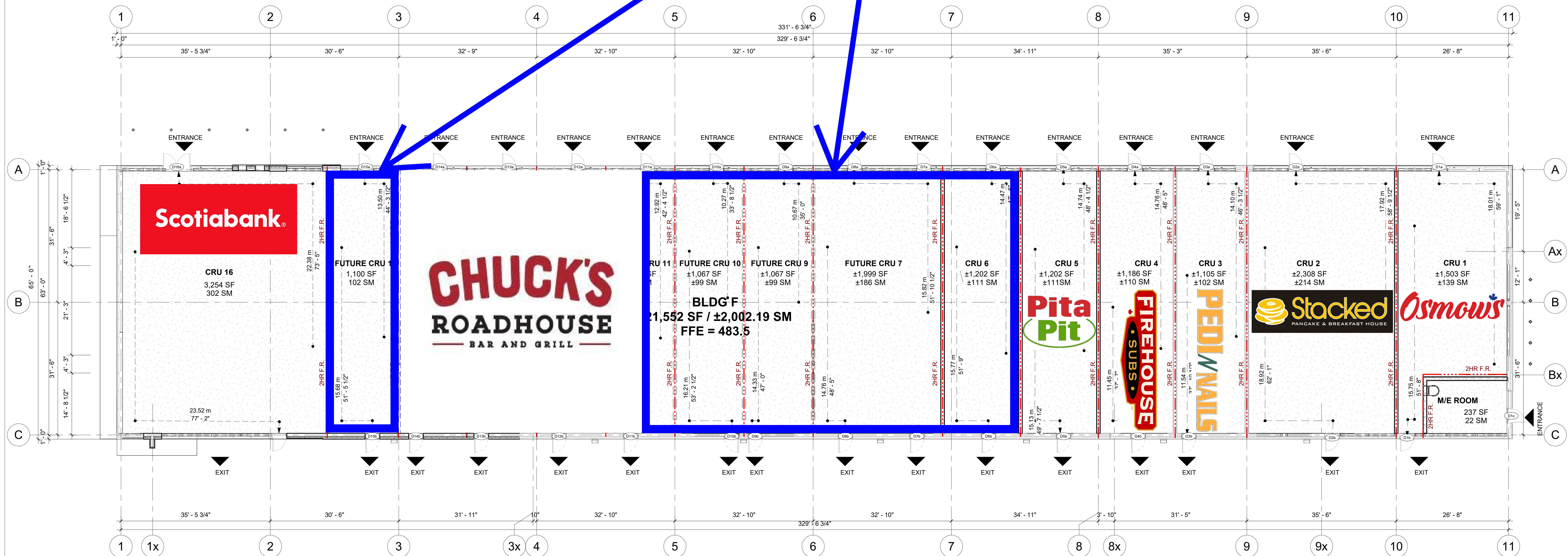
TENANTS:

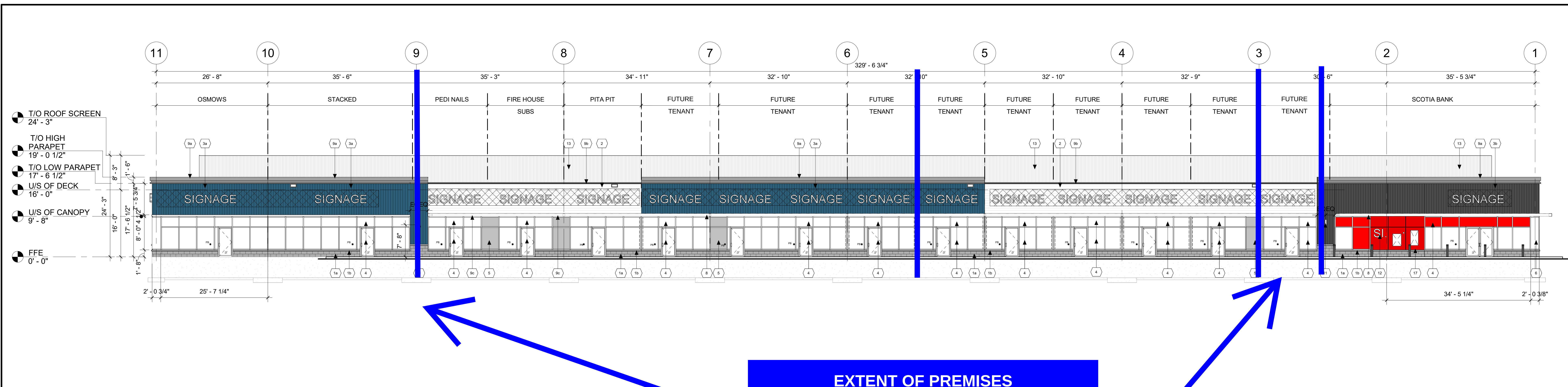
- Foodland
- BarBurrito
- Dollarama
- Firehouse Subs
- LCBO
- Mary Brown's Chicken
- McDonald's
- One Plant
- Osmow's
- Pedi N Nails
- Pet Valu
- Pita Pit
- Pizzaville
- Scotiabank
- Stacked Pancake House
- Starbucks



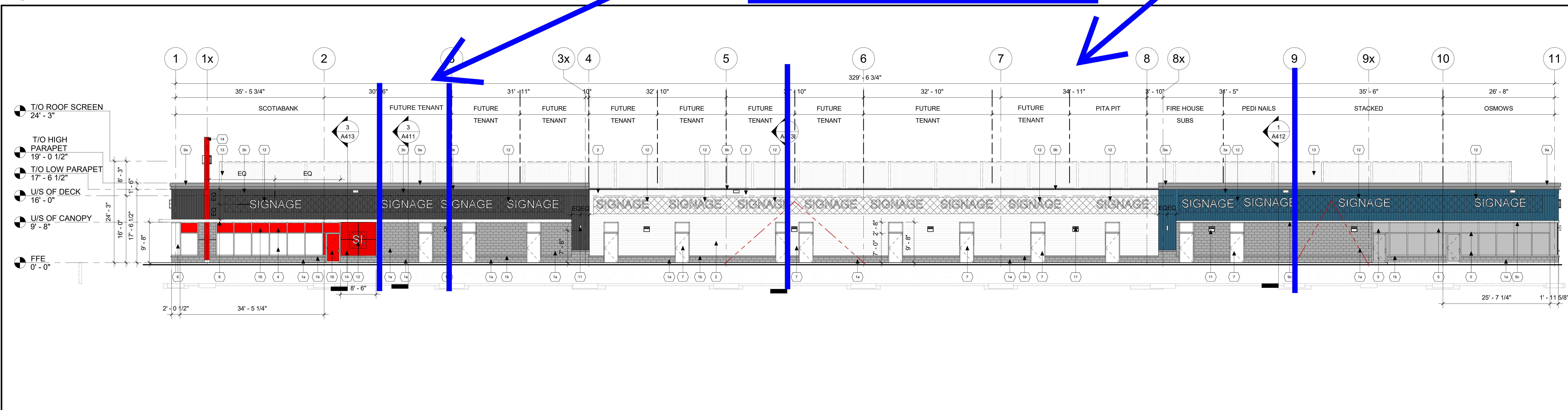
LEASING OPPORTUNITY

- **size/premises:** somewhere within the location outlined in blue; flexible unit sizing
- **minimum rent:** \$35.00 psf + 10% increase cumulatively every 5 years [10 year initial term]
- **2026 CAM estimate:** \$8.89 psf
- **2026 realty tax estimate:** \$4.92 psf





1 NORTH EXTERIOR ELEVATION
A301 3/32" = 1'-0"



2 SOUTH EXTERIOR ELEVATION
A301 3/32" = 1'-0"