

4224-4330

Walker Road #1A

Windsor, ON

Prestigious Leasing Opportunity at Walker Crossings



CBRE



| SITELINE GROUP

4224-4330 Walker Road #1A

Windsor, ON

PROPERTY DETAILS

Total Unit Size **8,700 Sq. Ft. (Demisable)**

Net Asking Rent **\$20.00 Per Sq. Ft.**

2025 CAMs **\$3.34 Per Sq. Ft.**

2025 Property Taxes **\$6.68 Per Sq. Ft.**

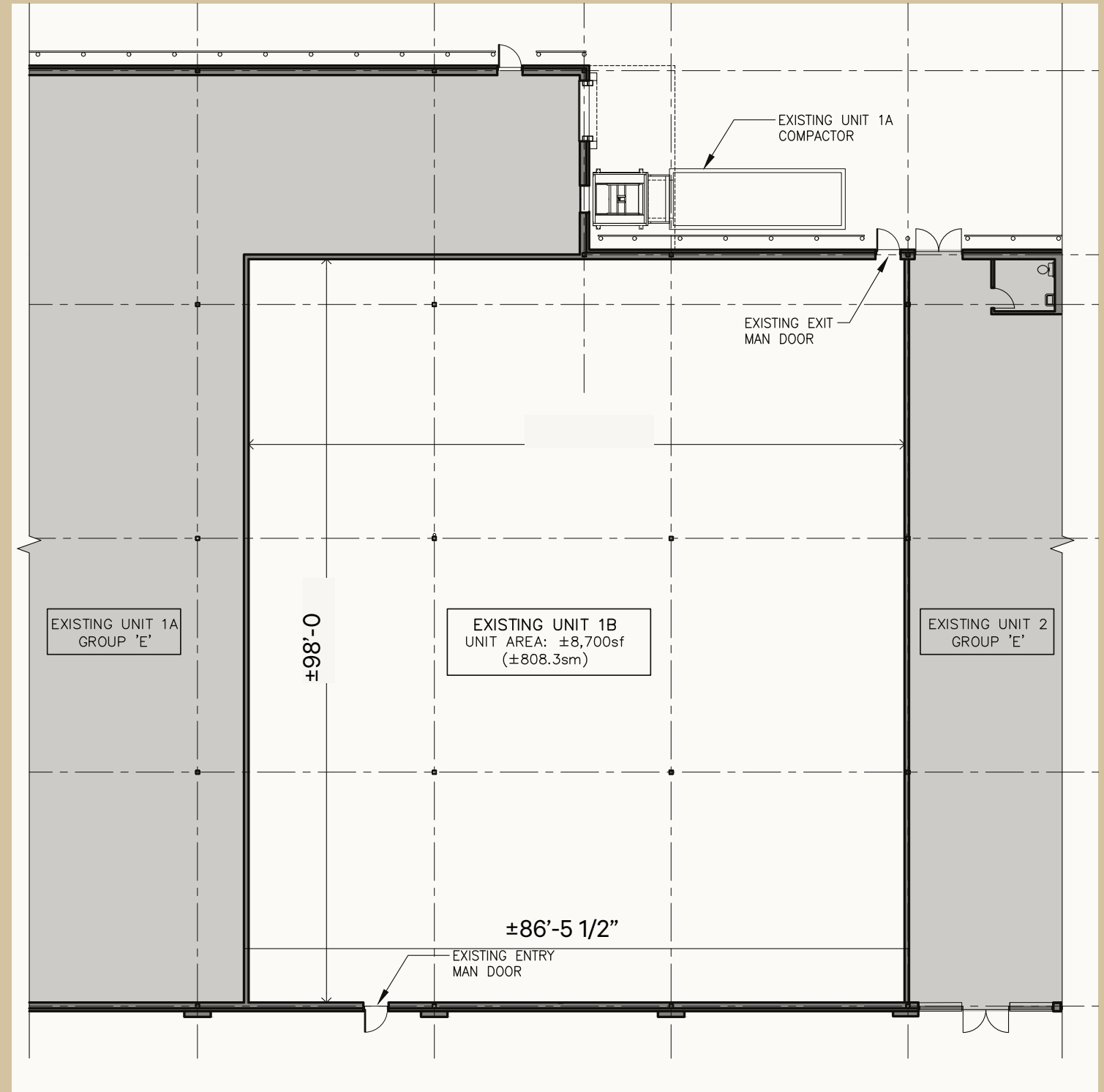
Possession **November 1, 2025**

PROPERTY HIGHLIGHTS

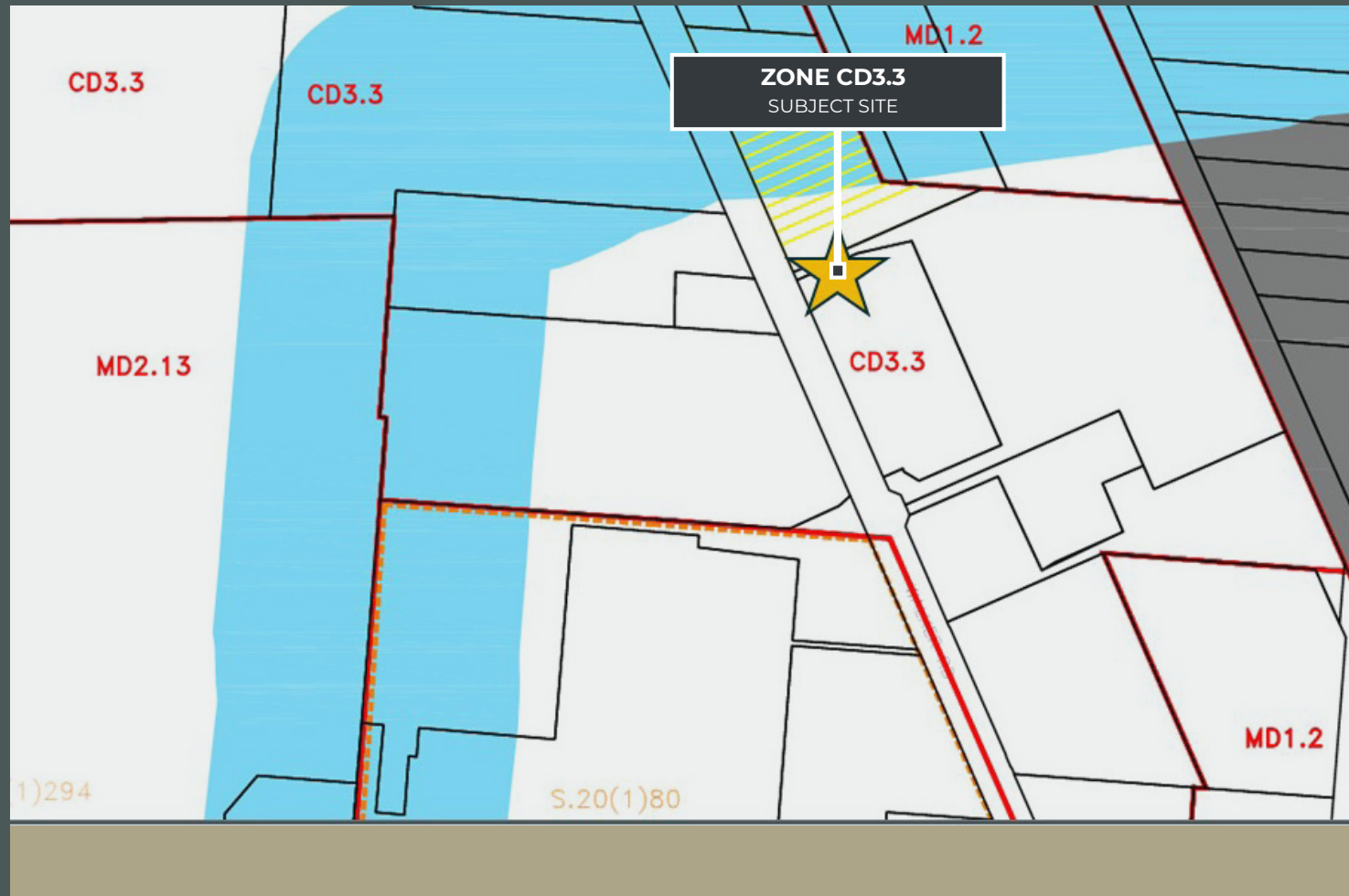
- Highly Coveted retail leasing opportunity located at Walker Crossings in the core of the Walker Power Centre retail district
- 8,700 Sq. Ft. unit is directly next to a brand new Shoppers Drug Mart set to open in late 2025
- Average daily traffic volume is in excess of 37,000 vehicles
- Premier location shadow anchored by major retailers such as Costco, Superstore, Lowes, Home Depot and Canadian Tire
- The property benefits from its highly versatile CD3.3 zoning designation, which permits a wide variety of retail applications
- The unit is currently under construction, with a new façade, entry door and windows coming soon.



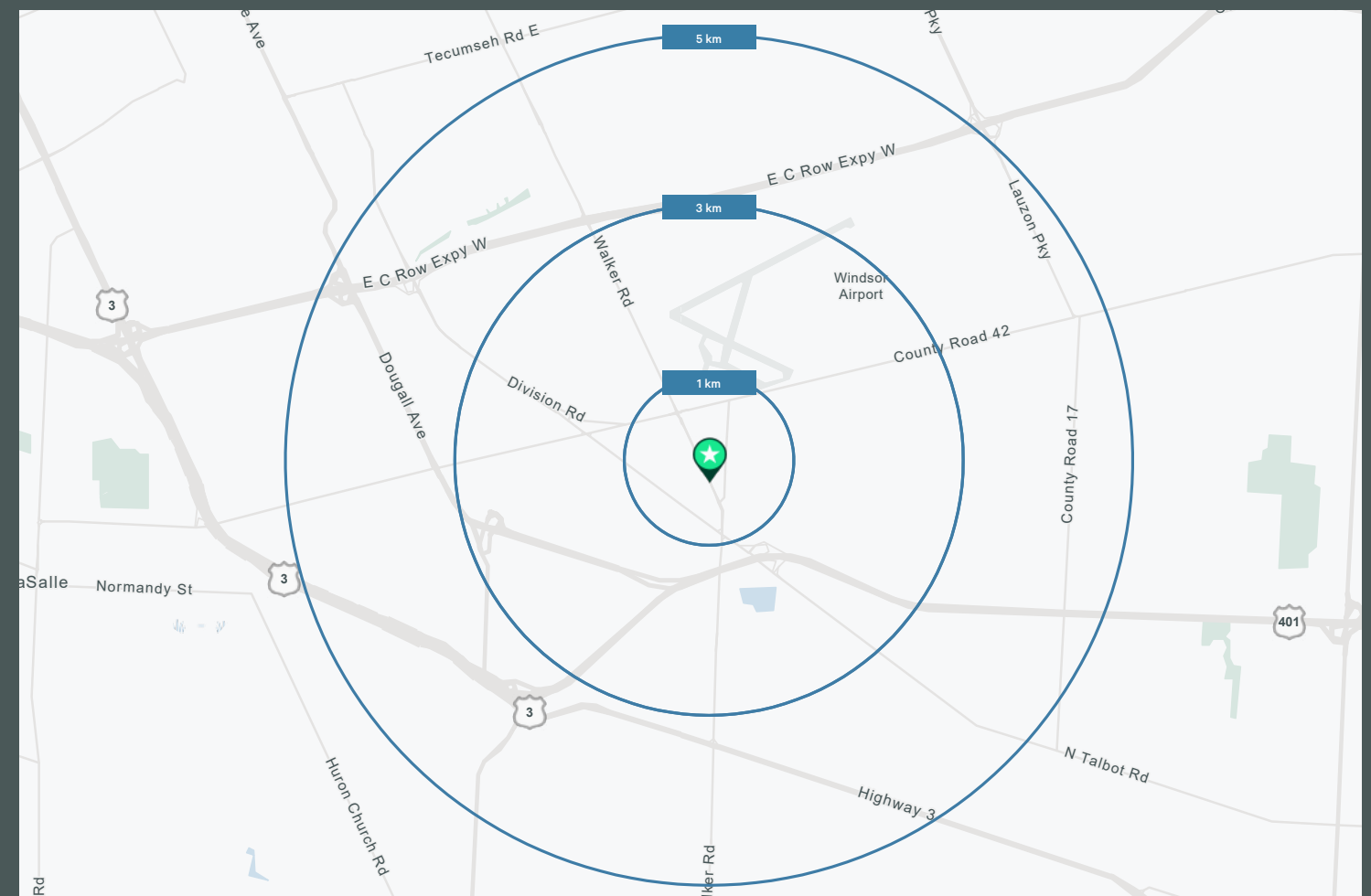
FLOOR PLAN



ZONING & PERMITTED USES







DEMOGRAPHICS



PERMITTED COMMERCIAL USES INCLUDING, BUT NOT LIMITED TO:

- Ambulance Service
- Commercial School
- Garden Centre
- Micro-Brewery
- Automobile Repair
- Confectionery
- Gas Bar
- Parking Garage
- Garage
- Food Outlet - Drive-Through
- Hotel
- Personal Service Shop
- Bakery
- Food Outlet - Take-Out
- Medical Appliance Facility
- Place of Entertainment and Recreation
- Business Office
- Funeral Home
- Medical Office
- Place Of Worship

	 TOTAL POPULATION 2024	 POPULATION GROWTH 2024-2029	 DAYTIME POPULATION 2024	 HOUSEHOLD INCOME 2024
1 KM	1,606	36.1%	2,840	\$100,343
3 KM	26,289	6.2%	34,592	\$129,957
5 KM	36,837	4.7%	34,667	\$120,433

*BUYERS ARE RESPONSIBLE FOR CONFIRMING ZONING AND PERMITTED USES.

FOR MORE INFORMATION, PLEASE CONTACT:

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