

217 Cross Ave | Oakville

FREE STANDING BUILDING FOR LEASE WITH DRIVE THRU



SUBURBAN RETAIL TEAM

CBRE

Property Highlights



High-Traffic Strategic Location

A prominent freestanding building situated near the bustling intersection of Trafalgar Road and the QEW, offering unparalleled access to Oakville's primary transit corridors. The site is directly adjacent to Oakville GO, the 2nd busiest station on the network next to Union Station



Established Retail Hub with Ample Parking

Ideally positioned within a high-density commercial node featuring a large parking area, the site is surrounded by major grocery-anchored centers and is steps from the Oakville GO Station.



Superior Branding & Visibility

Features exceptional signage opportunities, including prominent building-mounted frontage and a high-visibility pylon sign geared toward capturing maximum brand exposure.



Versatile Drive-Thru Capability

Versatile Drive-Thru Capability: Rare drive-thru opportunity available, providing a significant competitive advantage for quick-service restaurants, financial institutions, or high-volume service providers.



Property Detail



217 Cross Ave | Oakville

FREE STANDING BUILDING FOR
LEASE WITH DRIVE THRU

Total Unit Size
6,132 Sq. Ft.

Signage
Store Front/Pylon Sign

Parking
Surface

TMI (2025)
\$10.00 Per Sq. Ft.

Net Rent
\$45.00 Per Sq. Ft.

Possession Date
Immediate

Unit Exterior

Frontage on Cross Ave



Parking Space



Signage Opportunities



Amenities & Location



DAILY TRAFFIC COUNT

164,795

Trafalgar Rd S & QEW

Major Street



NATIONS Experience
SHOPPING. EATING. PLAYING.
COMING SOON

PETSMART

Mark's

DOLLARAMA (\$1)

SEPHORA

AGW

SPORTCHEK

FRESHWAY MARKET

SUBWAY

Tim Hortons

Longo's

THE HOME DEPOT

United Supermarket

value village
SHOP. REUSE. REIMAGINE.

Tim Hortons

SUBJECT SITE

WHOLE FOODS MARKET

CANADIAN TIRE

metro STAPLES

LCBO **Fit 4 Less**

Scotiabank **Marshalls**

DOLLARAMA (\$1)

Nature's EMPORIUM **WINNERS**

Michaels

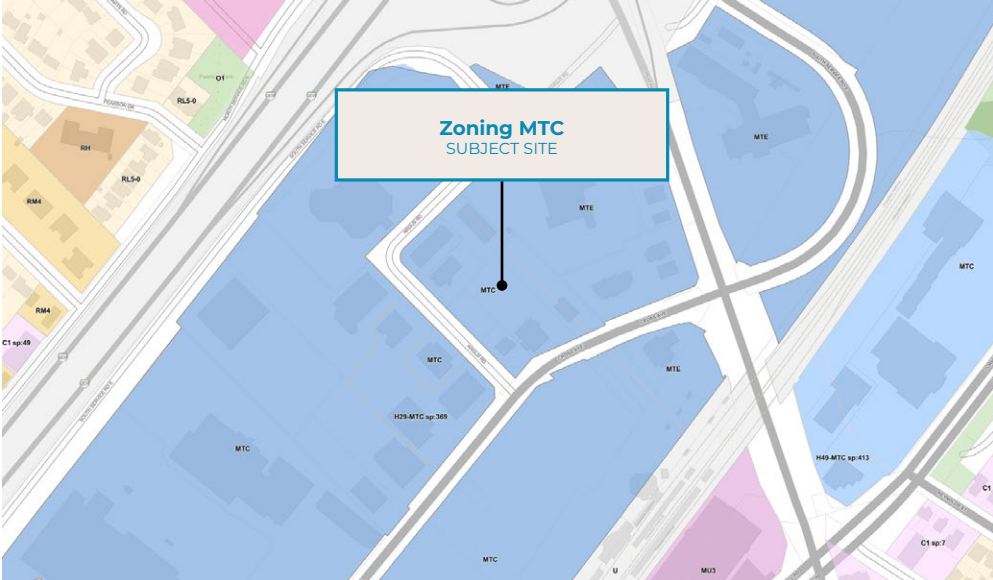
McDonald's

HOMESENSE
Irresistible finds. Exceptional prices.

RBC

DOLLARAMA (\$1)

Permitted Uses & Zoning



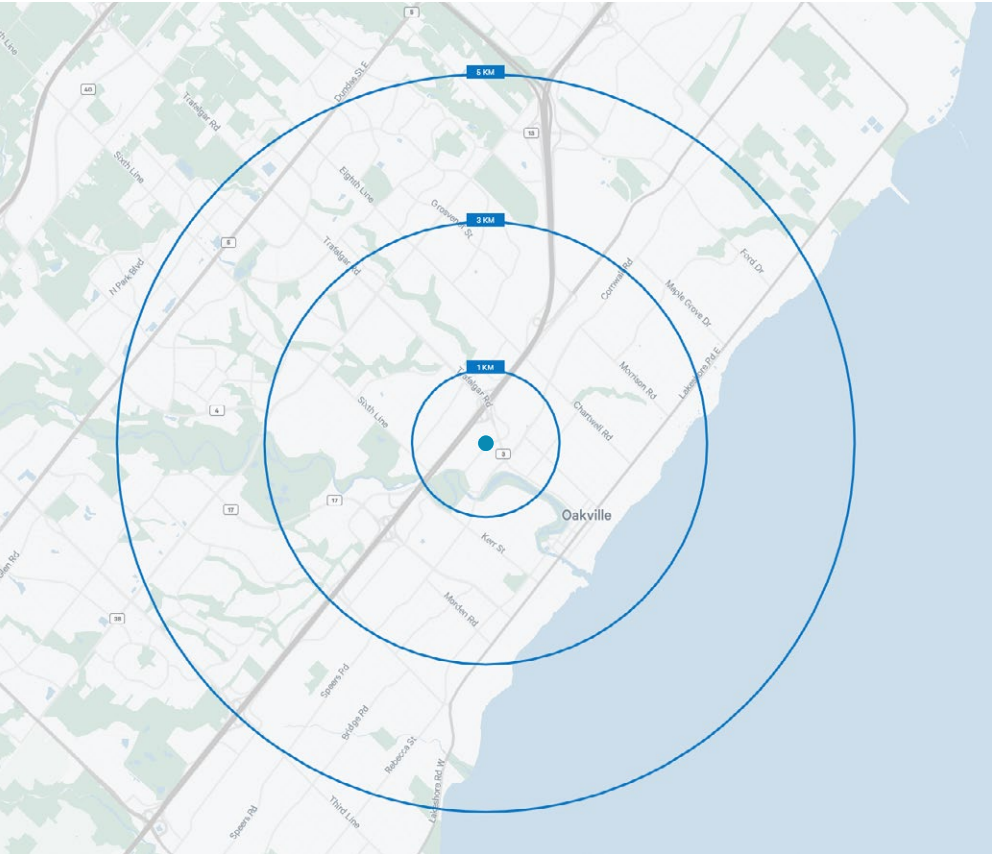
- PERMITTED COMMERCIAL USES INCLUDING, BUT NOT LIMITED TO:**
- Retail Store
 - Service Commercial
 - Personal service shops
 - financial institutions
 - Business offices
 - Restaurant
 - Medical Office
 - General Office
 - Public Park / Conservation Use
 - Emergency Service Facility
 - Day Care

[CLICK TO VIEW PERMITTED USES ZONE MTC](#)

[CLICK TO VIEW TOWN OF OAKVILLE ZONING BY-LAW](#)

*BUYERS/TENANTS ARE RESPONSIBLE FOR CONFIRMING ZONING AND PERMITTED USES.

Demographics



	TOTAL POPULATION 2025	POPULATION GROWTH 2025-2030	DAYTIME POPULATION 2025	HOUSEHOLD INCOME 2025
1 KM	6,075	14.5%	9,673	\$198,762
3 KM	55,722	8.4%	76,003	\$249,599
5 KM	143,752	7.7%	149,667	\$251,337

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