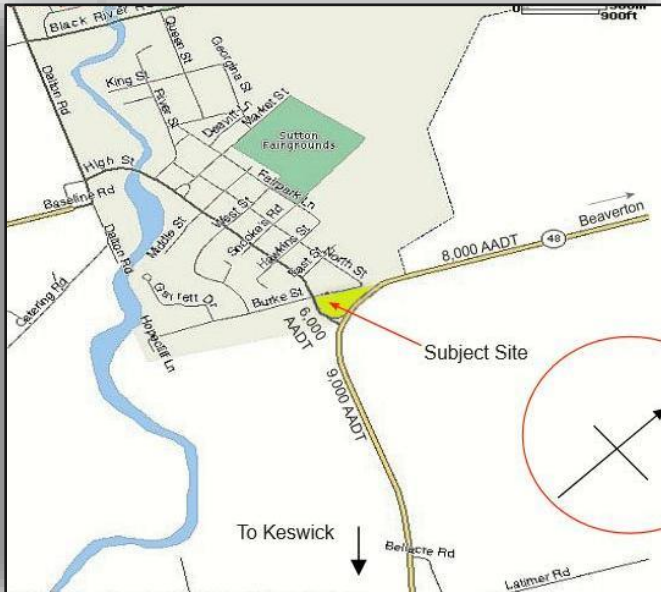


site lines

Signalized Corner Development High St and Hwy 48, SUTTON

FOR LEASE

Gateway to Sutton



FUTURE RETAIL
PLAZA OPPORTUNITY

RESTAURANT ANCHORED PLAZA CONCEPT PLAN

SOUTH-EAST AERIAL VIEW

- High Profile signalized highway and community location
- 3 road frontages with excellent highway visibility and great accessibility via High (main) Street
- 650' highway frontage / 6.8 cars per 1000 parking
- ADV traffic count is approximately 15,000 cars (2023)
- Midway (30km) between Beaverton and Keswick
- Approved C2 Retail Zoning subject to site plan approval
- Attached plan well received at Precon

Sitelines Realty Inc., Brokerage

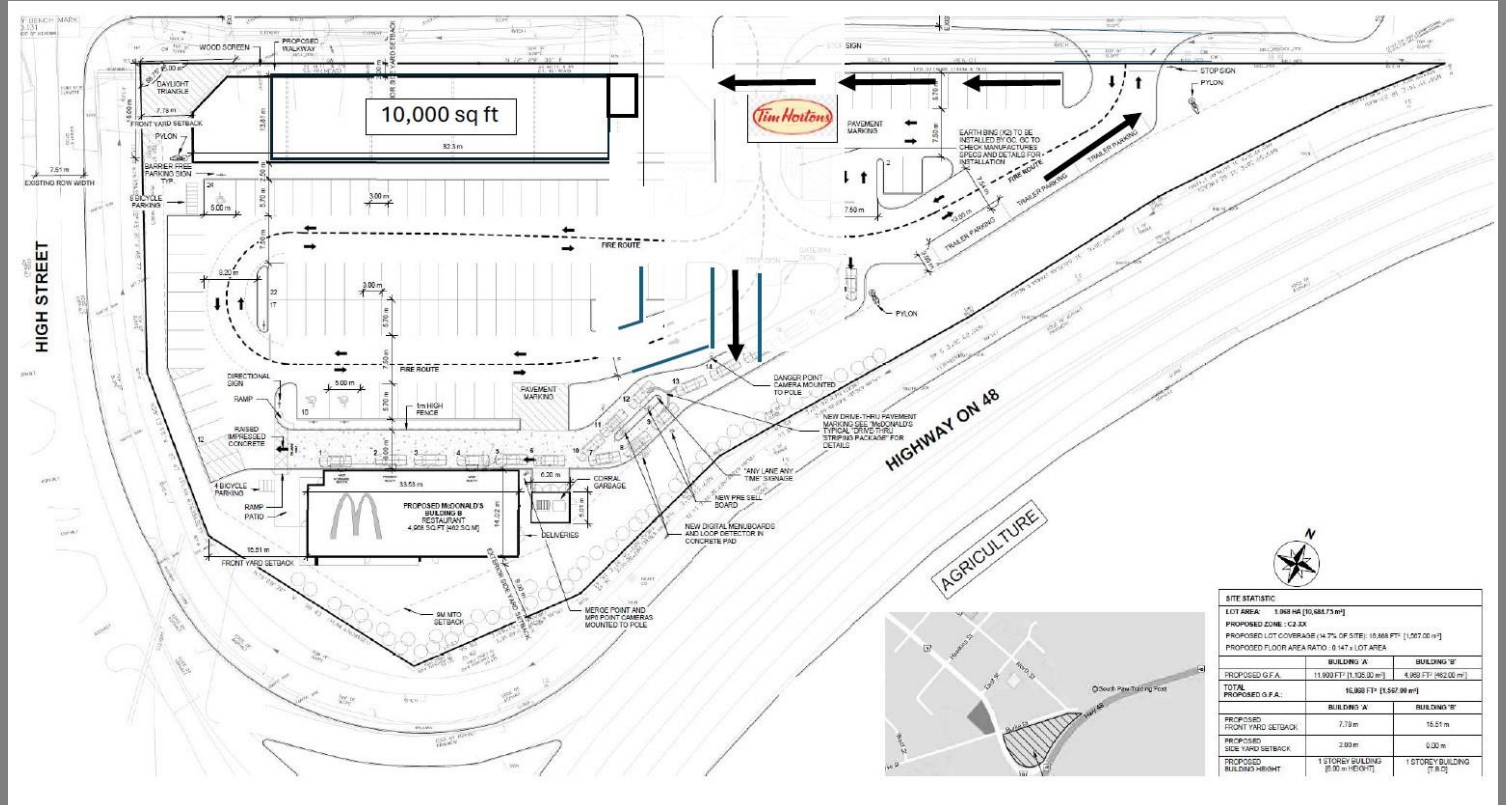
Commercial, Industrial and Investment Realtor

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Signalized Corner Development High St and Hwy 48, SUTTON

93 - 95 BURKE ST | PROPOSED BLACK LINED SITE PLAN

10,000 Square Feet of Proposed CRU plus Proposed 2500 and 4000 Square Foot Building Pads w DT



SITE STATISTICS		
1 LOT AREA:	1.988 HA (10,681.75 m ²)	
PROPOSED ZONE:	C-2.2X	
PROPOSED LOT COVERAGE (4.7% OF SITE):	15,868 FT ² (1,507.00 m ²)	
PROPOSED FLOOR AREA RATIO (0.147 x LOT AREA)		
PROPOSED G.F.A.	BUILDING 'A'	BUILDING 'B'
TOTAL PROPOSED G.F.A.	11,900 FT ² (1,102.00 m ²)	4,068 FT ² (376.00 m ²)
	16,968 FT ² (1,578.00 m ²)	
PROPOSED FRONT YARD SETBACK	BUILDING 'A'	BUILDING 'B'
PROPOSED SIDE YARD SETBACK	7.75 m	15.25 m
PROPOSED REAR YARD SETBACK	2.85 m	0.00 m
PROPOSED BUILDING HEIGHT	1 STORY BUILDING (8.90 m MAX HT)	1 STORY BUILDING (7.60 m)

Demographics

- **3-mile:** 10,130 pop \$ 93,900 avg. HH income
- **8-mile:** 38,844 pop \$106,218 avg. HH income

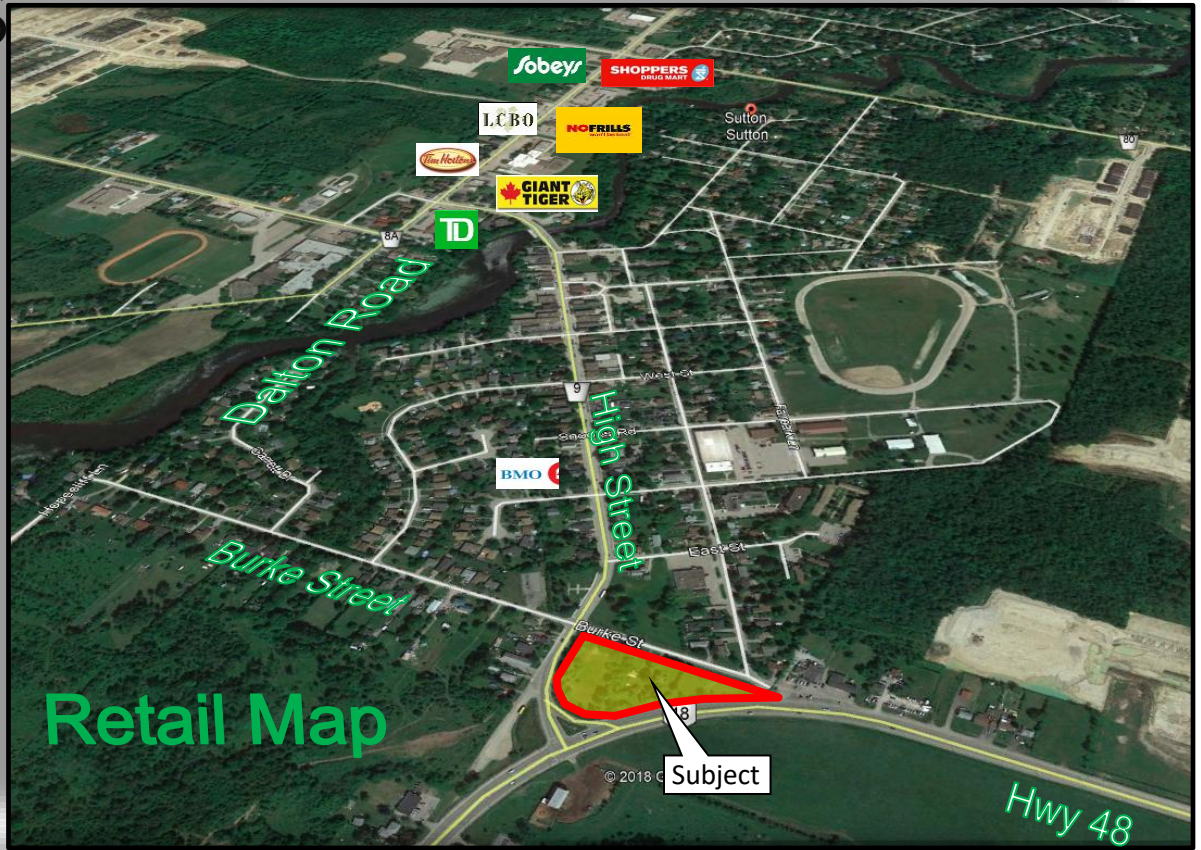
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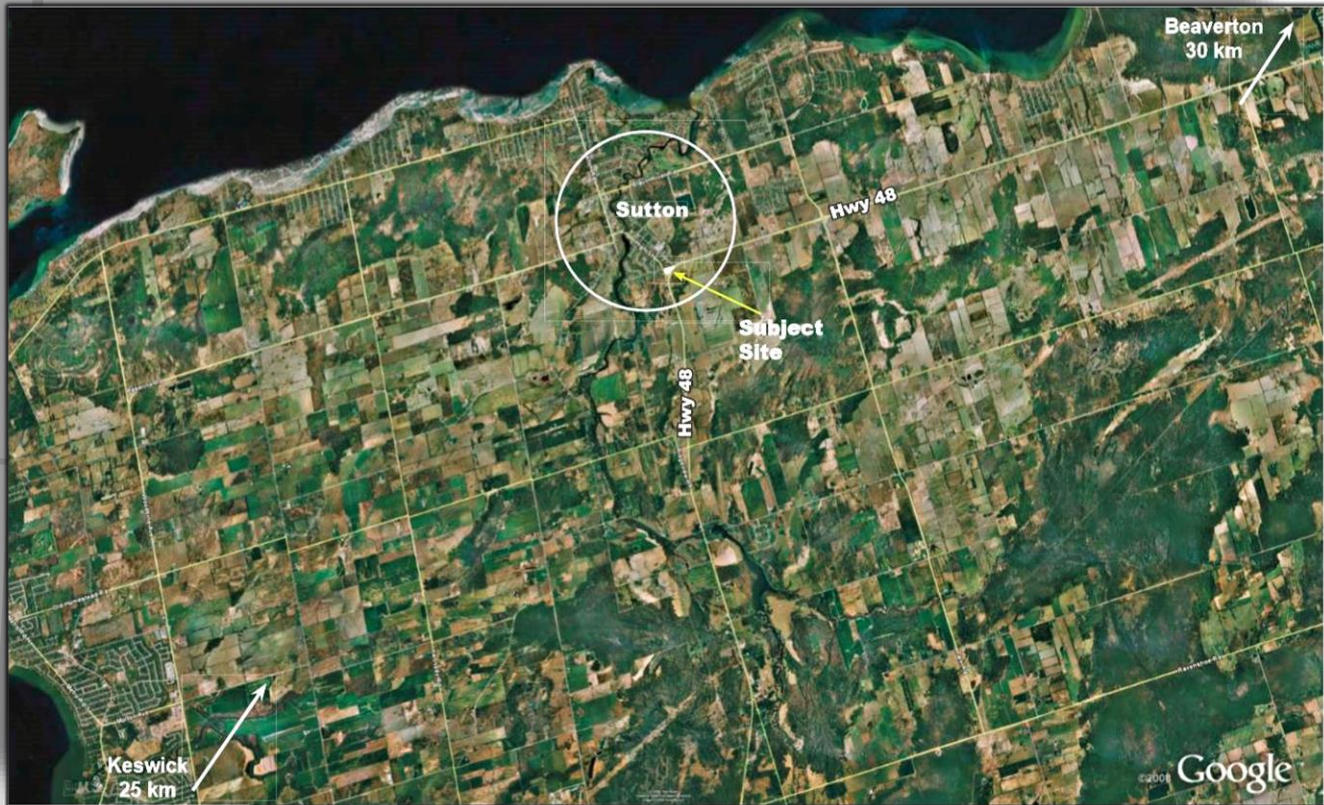
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Signalized Corner Development High St and Hwy 48, SUTTON

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Aerial Maps

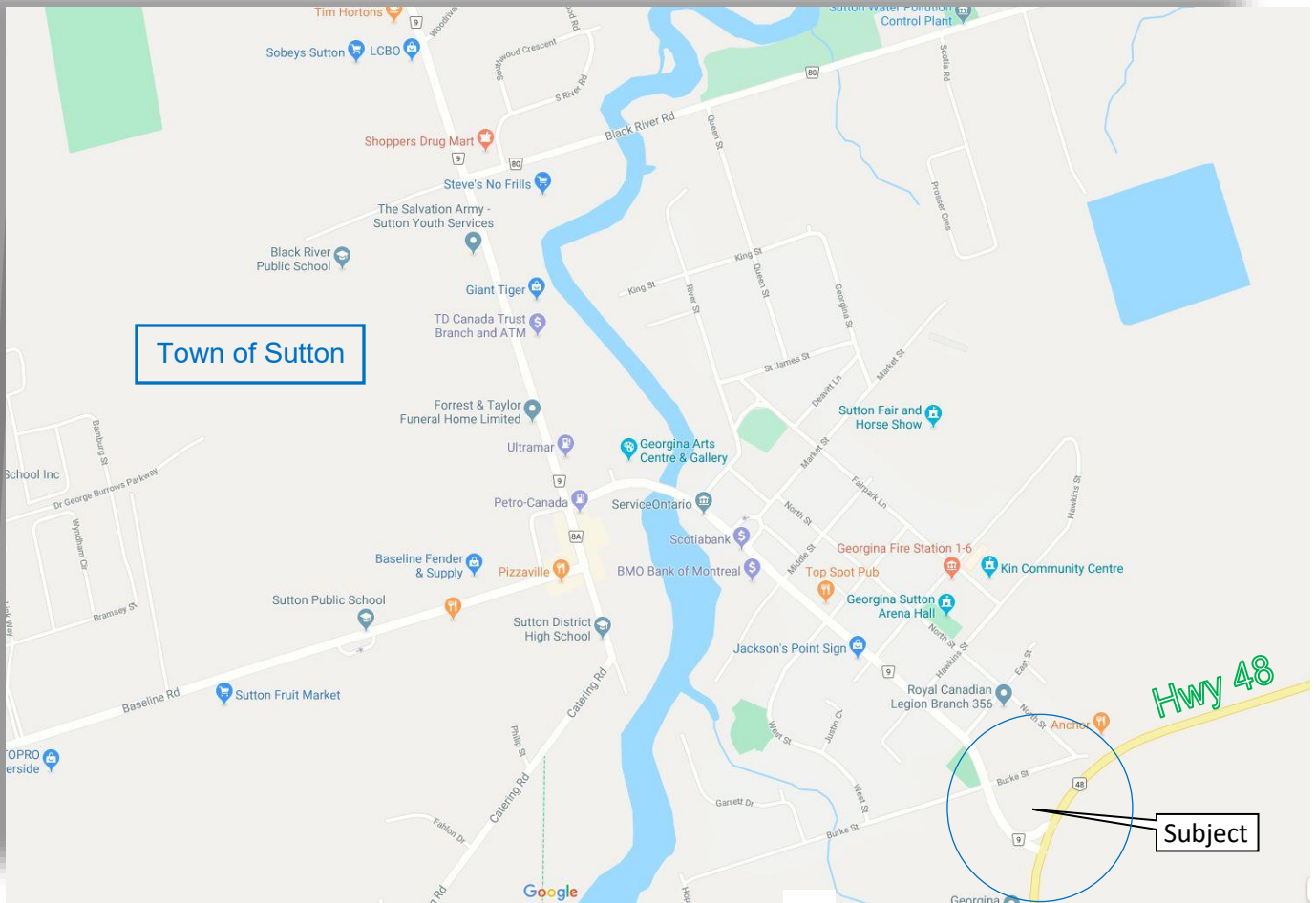


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Signalized Corner Development High St and Hwy 48, SUTTON



Property Description

- Excellent view corridor to Hwy 48 traffic
- 99 surface parking stalls + 3 Trailer Stalls
- 3 road frontages with full Turns off Burke
- Full turn movement to Burke and High Streets
- Signalized 'Gateway' corner property
- Flat and at grade with Burke and High St
- Full Municipal Services Available
- Council Approved C2 Retail
- Site plan endorsed by the Province, Region and needs final approval from the Town
- Owner flexible to accommodate Freestanding Pad

Please Contact:

Steve Babor
Broker of Record

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