

FEATURE SHEET



FOR LEASE



338 WATERLOO ST., NEW HAMBURG

3 units available in only local, newly renovated (inside and out), retail plaza on busy main thoroughfare

[Google Aerial Map](#)

Note: Street View image is of the old plaza before major renovations

Please contact:

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- **Unit Sizes (Vacant):** (square feet, more or less)
5,500 4,500 3,510 1,150 1,505
- **Net Rent: \$15 to \$18** / sq ft depending on unit location and size
- TMI: \$7.00 / sq ft (more or less)
- **Many Permitted Uses, Zone 7:** wide variety of commercial uses including retail, wholesale, restaurant, and office (see last page)
- **Current Tenants:** Dentist, chiropractor, *Waterloo Arms* pub, hair/nail & tanning salons, *Gino's Pizza & Wings*. **LCBO** next door.
- **Desired Uses** include: optometrist, fitness, lawyer, accountant, green grocer, meat, furniture/appliance
- High street exposure **Pylon** signage available
- Average Annual **Daily Traffic:** 5,582 (2009)
- Full-turn egresses

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Demographics	
Total Households	4,420
Total Population	12,277
Daytime Population	8,835
Avg Household Income	\$88,350
5 km radius Detailed demographics available	



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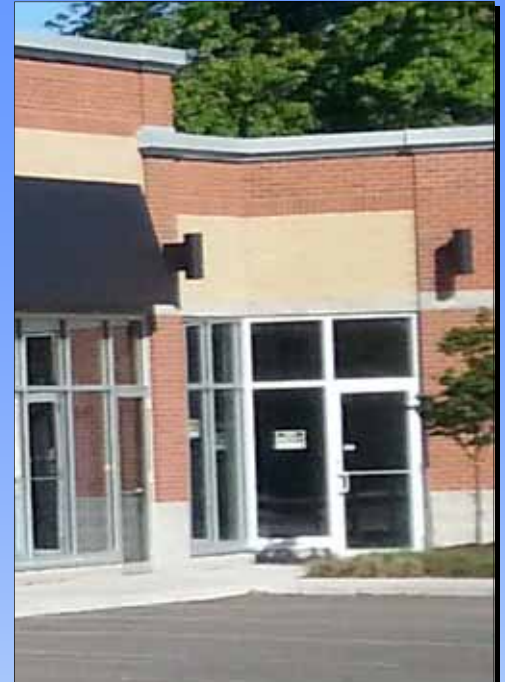
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Unit 07 - Front



Unit 04 - Front



Unit 12 - Front



Unit 12 - Inside



Unit 04 - Inside



LCBO neighbour foreground, Subject plaza background



High-street visibility pylon sign

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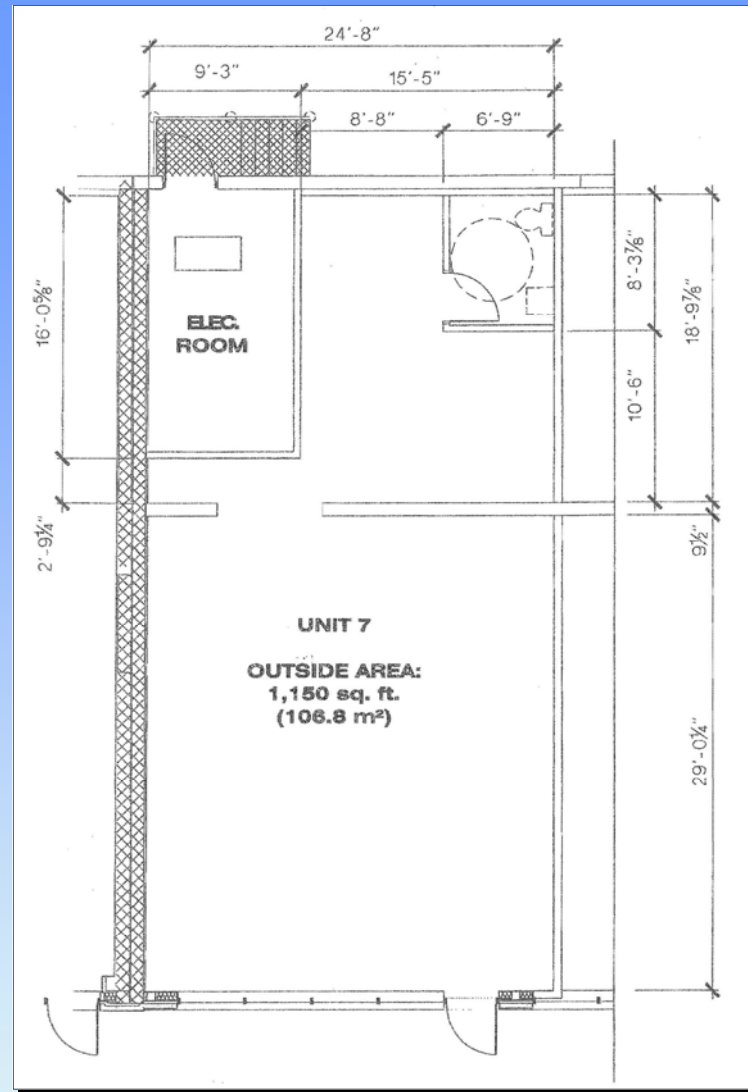
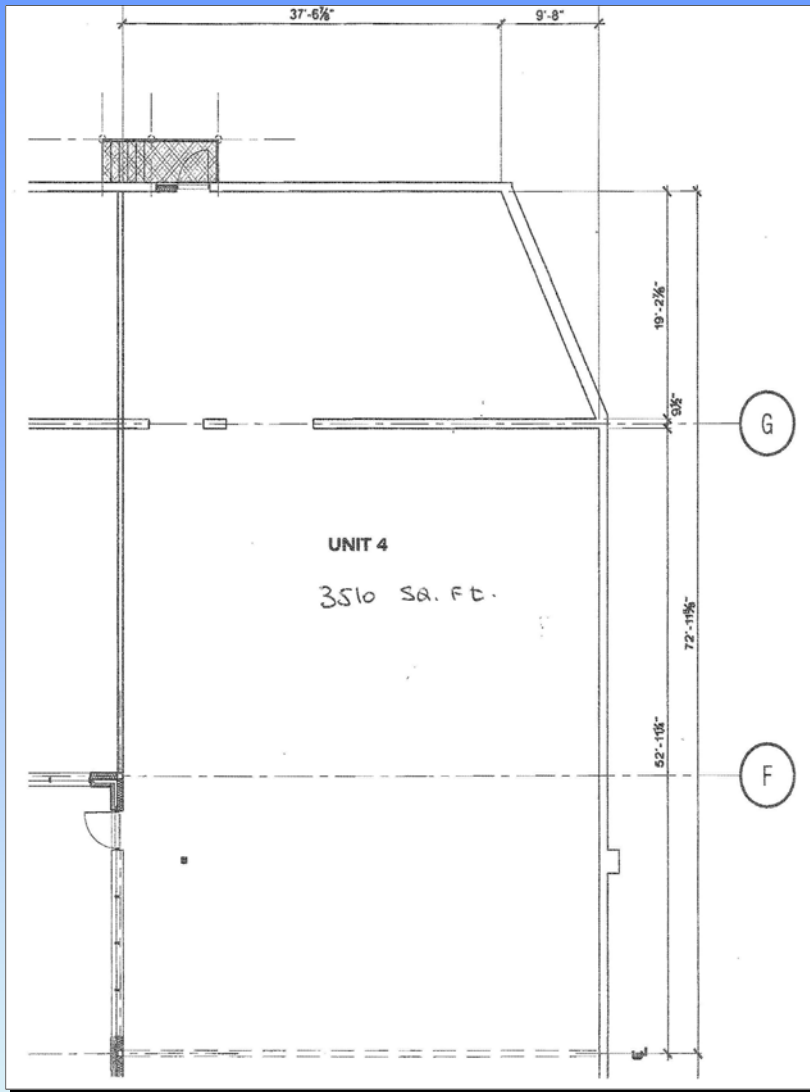
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Floor Plans

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Permitted Uses

Zoning: Zone 7

Distance (in km) from the Subject Property to Other Retailers and Amenities

- Retail or wholesale commercial establishment (excluding sale of motor vehicles or farm machinery)
- Financial institution
- Offices
- Restaurant and/or tavern
- Laundromat or dry cleaning establishment
- Hairdresser or barber
- Clinic or laboratory (excluding veterinary clinic)
- Repair shop (excluding repair of motor vehicles or farm machinery)
- Commercial entertainment and recreation establishment within an enclosed building (excluding video/pinball game amusement centre)
- One refreshment vehicle or refreshment cart
- Uses and buildings accessory to the foregoing permitted uses, including signs as accessory uses in conformity with the regulations contained in subsection 615 of the By-law
- Dwelling units may be situated above a permitted use (except an automobile service station or repair garage) and not more than one dwelling unit may be situated at ground level and attached to a permitted use

Art & Community	Grocery	Schools
New Hamburg Library 0.86	Sobeys 0.66	Forest Glen Public School 0.32
Kawartha Lakes Library 3.33	Town Pantry 0.77	Centre Stage Dance Studio 0.49
Waterloo Regional Library 3.49	Food Outlet 0.92	Kick'n Sport Karate 0.63
Coffee	Organic Oasis Farm Store 1.42	Waterloo Catholic DSB 1.06
Swirls 0.14	Mackay No Frills 1.74	Holy Family Catholic Elementary 1.09
MeMe's Café 0.97	Entertainment	Waterloo Region DSB 1.21
Phidellia's 0.99	Brubacher House Museum 12.80	Grandview Public School 1.23
Flavours 1.02	Empire Theatres Waterloo 13.21	Restaurant
Tim Hortons 1.53	Errands	Hongs Chinese Restaurant 0.01
Health	Town Square Pharmasave 0.70	New Orleans Pizza 0.13
Dr John A Papa 0.01	Mennonite Savings 0.71	Alpine Plant Foods 0.74
Absolute Fitness 0.45	New Hamburg Post Office 0.83	My Place 0.85
Nith Terrace 0.60	TD Canada Trust 0.85	Subway Sandwiches & Salads 0.87
Wellness & Vitality Centre 0.73	CIBC Branch & ATM 0.86	Pizza Arca 0.92
Physiotherapy Alliance 0.94	CIBC 0.88	The Old Country Restaurant 0.92
Shopping	Cook's Pharmacy 0.88	Waterlot Restaurant 0.93
Home Hardware 0.86	RBC 0.89	Puddicombe House Inn B&B 0.98
Upper Case Books 0.88	Klassen Bronze Ltd 1.57	Tito's Pizza 0.99
Murray's Clothing 0.91	Baden Po 3.83	Le On Take-Out Chinese 1.04
Morningstar Family 0.97		Jake & Humphreys 1.08
Hong Kong Fashion 1.02		McDonald's 1.57
C & A Wiebe Farms 3.18		

All information presented herein is provided for the convenience of the reader. The reader must satisfy themselves solely and exclusively as to the applicability and accuracy of all information.

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