



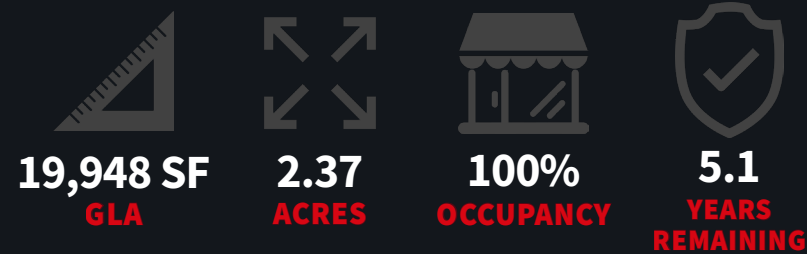
For Sale



**3950 Dougall Avenue,
WINDSOR, ON**

Property Specifications

Address	3950 Dougall Avenue, Windsor, ON
Intersection	Dougall Avenue and Cabana Road
Tenant	Shoppers Drug Mart



Site Plan



The Offering

JLL National Retail Investment Group is pleased to offer for sale a 100% freehold interest in 3950 Dougall Avenue (the “Property”), a freestanding Shoppers Drug Mart comprised of 19,948 SF (including a Medical Clinic subtenant which drives significant traffic to the pharmacy). Shoppers Drug Mart is a proven, ‘AAA’ covenant and has been a longstanding tenant at the site since 2004 and has term until 2029 with 2 x 5 year options to extend thereafter. The Vendor is also in the process of installing a new roof membrane, to be completed by end of March.

The Property shares access and parking with numerous other national retailers including Starbucks, Subway and GoodLife Fitness, providing seamless traffic flow between them. The site offers premium signage, visibility, and access from Dougall Avenue, one of Windsor’s primary arterial thoroughfares which experiences high daily traffic counts. This retail node is home to some of the country’s top national retailers and is surrounded by densely populated and growing residential neighbourhoods with nearly 50,000 residents living within a 3 km radius of the site.



Investment Highlights



Best-In-Class Covenant

Shoppers Drug Mart has been a longstanding tenant at the site since 2004 and is a highly sought after, proven ‘AAA’ covenant with more than 1,300 retail stores across the country.



Assumable Mortgage

There is an existing mortgage on the Property that can potentially be assumed. The Lender (CIBC) may consider a blend and extend, subject to approval of borrower’s covenant, etc.



Dominant Retail Corridor

3950 Dougall Avenue is surrounded by some of the country’s top national retailers, as well as Southwestern Ontario’s largest enclosed shopping centre, Devonshire Mall, attracting consumers from a wide trade area to the node.



Strong Financials

Comprised of 19,948 SF, the Property is fully leased to Shoppers Drug Mart (term until 2029) and offers the investor secure future income with 2 x 5 year options to extend upon expiration.



Quality Construction & Design

The Property is well-designed and features 123 parking stalls which achieves an ample parking ratio of 6.17 stalls per 1,000 SF of GLA. The Vendor is also in the process of installing a new roof membrane, to be completed by end of March.



Rapidly Expanding Economy

The Conference Board of Canada forecast that the Windsor economy would enjoy the highest GDP growth in Canada with an average annual compound rate of 2.9% from 2024-2027, giving it the strongest growth outlook of Canada’s 24 largest cities.



Location Overview

The Property is situated in the south end of the city, mere minutes away from one of the most dominant retail nodes in Windsor. This node is highlighted by Devonshire Mall, Southwestern Ontario's largest enclosed shopping destination featuring 170 stores and over 1 million square feet of shopping area. The Property is situated on a large 2.37 acre lot and offers premium exposure and visibility off Dougall Avenue, one of Windsor's primary arterial thoroughfares.

Dougall Avenue provides direct access to Highway 401 to the south and

the E.C. Expressway to the north, making the site easily accessible by vehicle and public transportation from the surrounding region. One of the city's primary bus routes runs daily along Dougall Avenue from St. Clair College to the Windsor International Transit Terminal.

The site is surrounded by established residential neighbourhoods with nearly 50,000 residents living within a 3 km radius. This affluent population has an average household income of \$137,300.





For more information please contact:

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