

FOR SALE



Saugeen Shores
Shopping Centre
PORT ELGIN, ON



The Opportunity

JLL's National Retail Investment Group is pleased to offer for sale a 100% freehold interest in Saugeen Shores Shopping Centre (the "Property" and/or "Site"), a newly developed grocery-anchored centre in Port Elgin, Ontario. Comprised of 74,474 SF, the Property is 92.8% leased to a diverse mix of essential needs tenants highlighted by Food Basics, a medical use tenant (under negotiation), Dollarama, Goodwill, Starbucks, Osmow's, and BarBurrito. The Property offers the investor secure and increasing future cashflow with a long weighted average lease term of 14.1 years.

Saugeen Shores Shopping Centre is situated on a 6.71 acre corner lot at the intersection of Goderich Street (Highway 21) and Devonshire Road in the north end of Port Elgin, in close proximity to densely populated residential neighbourhoods with over 10,600 residents living within a 3 km radius. The Property is a brand new development constructed in 2023/2024 and is well-designed with ample parking along with premium frontage and visibility along Goderich Street (Highway 21), Port Elgin's main arterial thoroughfare which bisects the town and connects to neighbouring communities such as Southampton.

Address 1110 Goderich Street (Highway 21), Port Elgin, ON

Intersection Goderich Street (Highway 21) and Devonshire Road

Key Tenants Food Basics, a medical use tenant (under negotiation), Dollarama, Goodwill, Starbucks, Osmow's, BarBurrito.



GLA 74,474 SF	Site Area 6.71 acres	Occupancy 92.8%
Parking 278 stalls	WALT 14.1 years	National Tenants 95.4%

LAKE HURON

Saugeen Shores Shopping Centre
Port Elgin

New Residential Development

GODERICH STREET (HIGHWAY 21)

DEVONSHIRE ROAD

Investment Highlights



STRONG FINANCIALS

The Property offers the investor secure and increasing future cash flow with a healthy weighted average lease term of 14.1 years. 95.4% of leased GLA is represented by national tenants.



STRATEGIC LOCATION

Situated on a large 6.91 acre corner lot, the Property capitalizes from a dominant market location with premium frontage and visibility along Devonshire Road and Goderich Street (Highway 21), the region's primary arterial thoroughfare.



BRAND NEW CONSTRUCTION

The Property is newly constructed with exceptional finishes, meeting the modern standard's of the country's most sought after retailers.



WELL-DESIGNED ASSET

The Property is well-designed with multiple access points, prominent signage, ample parking, and premium frontage along Goderich Street (Highway 21).



ESSENTIAL NEEDS TENANT MIX

The Property has been carefully leased to a diverse mix of needs-based tenancies, creating a healthy and constant draw to the centre. The Property is anchored by a strong performing Food Basics.

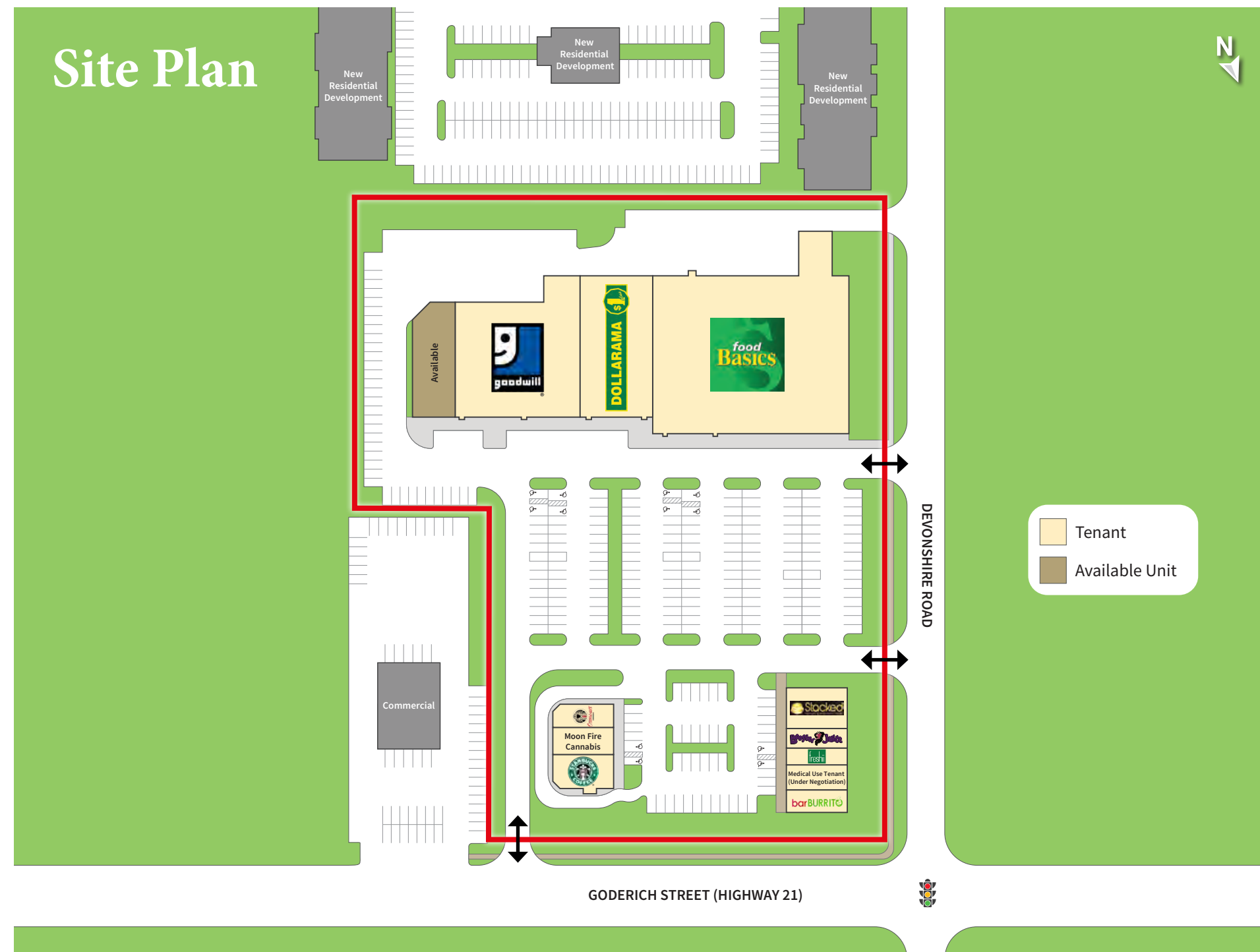


GROWING COMMUNITY

Saugeen Shores is the fastest growing community in the region and is projected to continue this growth for the foreseeable future. 2022 saw a construction value of \$129 million with 390 permits issued.



Site Plan





Location Overview

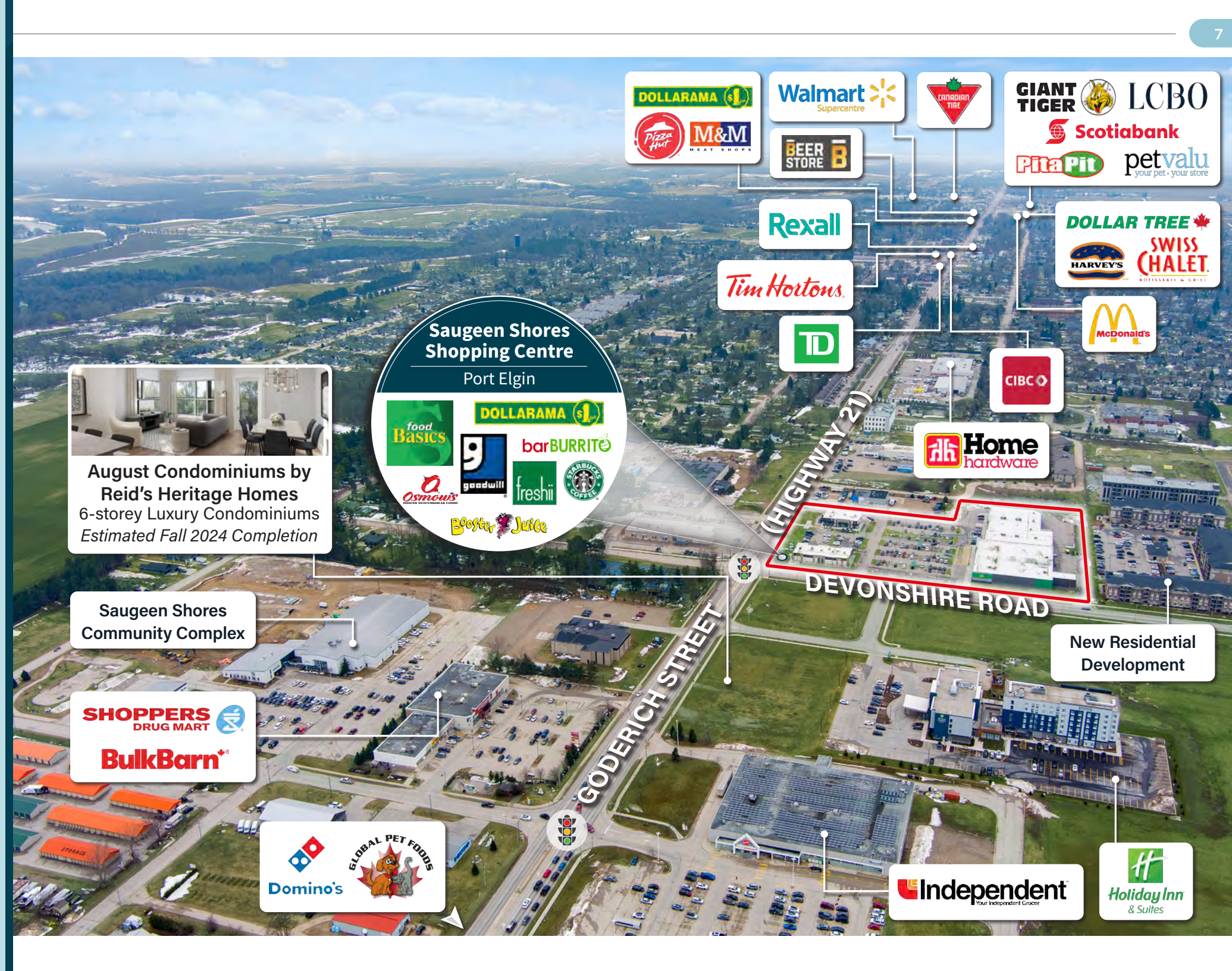
Saugeen Shores Shopping Centre is located in the north end of Port Elgin along Goderich Street (Highway 21) in central Ontario. Highway 21 is the region's main arterial thoroughfare which begins at Highway 402 midway between Sarnia and London and ends at Highway 6, Highway 10 and Highway 26 in Owen Sound. Port Elgin is home to an abundance of national retailers which helps draw consumers from across the region. Port Elgin is a community in Bruce County nestled along the shores of Lake Huron, less than 45 minutes from Owen Sound.

The town is home to an established and growing residential community with over 10,600 residents living within a 3 km radius of the Site. This population has an affluent average household income of \$153,289. Just north of the site is a new planned residential development "August Condominiums by Reid's Heritage Homes" which is set to begin construction in Fall 2024 and will include 6-storey luxury condominiums. The Property is located less than 300 metres from Saugeen Shores Community Complex, a multi-use facility that includes an ice pad with spectator seating for 1,100, arena floor, community hall and the Town's administration offices.

DEMOGRAPHICS

DISTANCE FROM SITE	3 km	5 km
Total Population	10,634	13,175
Total Households	4,382	5,569
Average Household Size	2.4	2.3
Average Household Income	\$153,289	\$147,001
Projected Population Change (% 2023-2028)	+22.32%	+20.46%

Source: ESRI 2023



Saugeen Shores Shopping Centre
Port Elgin

- food Basics
- DOLLARAMA
- barBURRITO
- Osmo's
- goodwill
- freshii
- BOOSTER Juice
- Starbucks

August Condominiums by Reid's Heritage Homes
6-storey Luxury Condominiums
Estimated Fall 2024 Completion

Saugeen Shores Community Complex

SHOPPERS DRUG MART
BulkBarn*

Domino's
GLOBAL PET FOODS

- DOLLARAMA
- Walmart Supercentre
- PIZZA HUT
- M&M MEAT SHOP
- BEER STORE
- REXALL
- Tim Hortons
- TD
- CIBC
- Home hardware
- GIANT TIGER
- LCBO
- Scotiabank
- Pita Pit
- petvalu
- DOLLAR TREE
- HARVEY'S
- SWISS HALET
- McDonald's

New Residential Development

Independent
Your Independent Grocer

Holiday Inn & Suites



Saugeen Shores Shopping Centre, Port Elgin ON



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