

# The Glenns Shopping Centre LUCAN, ON



 **JLL**  
**FOR SALE**

# The Opportunity

JLL's National Retail Investment Group is pleased to offer for sale a 100% freehold interest in The Glenn's Shopping Centre (the "Property"), a brand new grocery-anchored retail centre situated on 9.27 acres in Lucan, Ontario. Comprised of 49,802 SF, the Property is 95% leased to a diverse mix of needs-based and service-oriented tenancies highlighted by Foodland, McDonald's, Dollarama, Pet Valu, Subway, and Canco Petroleum. The Property offers the investor secure and increasing future cash flow with an exceptional weighted average lease term of 13.1 years.

The Glenn's Shopping Centre is located in the community of Lucan, in the Township of Lucan Biddulph. The centre offers premium frontage and visibility along Main Street (Highway 4), Lucan's primary arterial thoroughfare, which experiences high traffic counts and provides direct access to London to the south. The Property benefits from its central location in Middlesex County, less than 30 minutes from London, Strathroy and Grand Bend.

The Property was newly constructed in 2023 with quality finishes, and is well-designed with multiple access points, ample parking, and prominent signage. The Glenn's Shopping Centre is set to become a prime shopping destination for the Lucan community and Middlesex County, drawing consumers from across the region with its excellent assortment of national covenants.

**Address** 315 Main Street, Lucan, ON

**Key Tenants** Foodland, McDonald's, Dollarama, Pet Valu, Subway, Canco Petroleum, BarBurrito











**GLA**  
49,802 SF



**Site Area**  
9.27 acres



**WALT**  
13.1 years



**Parking**  
250 stalls



**Occupancy**  
95%



**National Tenants**  
86%

# Investment Highlights



## STRONG FINANCIALS

The Property offers the investor secure future income with a healthy weighted average lease term of 13.1 years. National tenants account for 86% of total leased GLA.



## CAREFULLY CURATED TENANT MIX

The Property is anchored by a strong roster of national tenants including Foodland, McDonald's, Dollarama, Pet Valu, Subway, Canco Petroleum and BarBurrito.



## STRATEGIC LOCATION

This Foodland is the only nationally branded grocery store within an approximately 20 km radius. The Property is set to become a prime shopping destination for the Lucan community and Middlesex County, drawing consumers from across the region.



## GROWING BEDROOM COMMUNITY

The Property benefits from Lucan's central location in Middlesex County, less than 30 minutes from London, Strathroy and Grand Bend, and 45 minutes from Stratford.



## AMPLE PARKING

The Property is well-designed and features 250 parking stalls which achieves an ample parking ratio of 5.02 stalls per 1,000 SF of GLA.

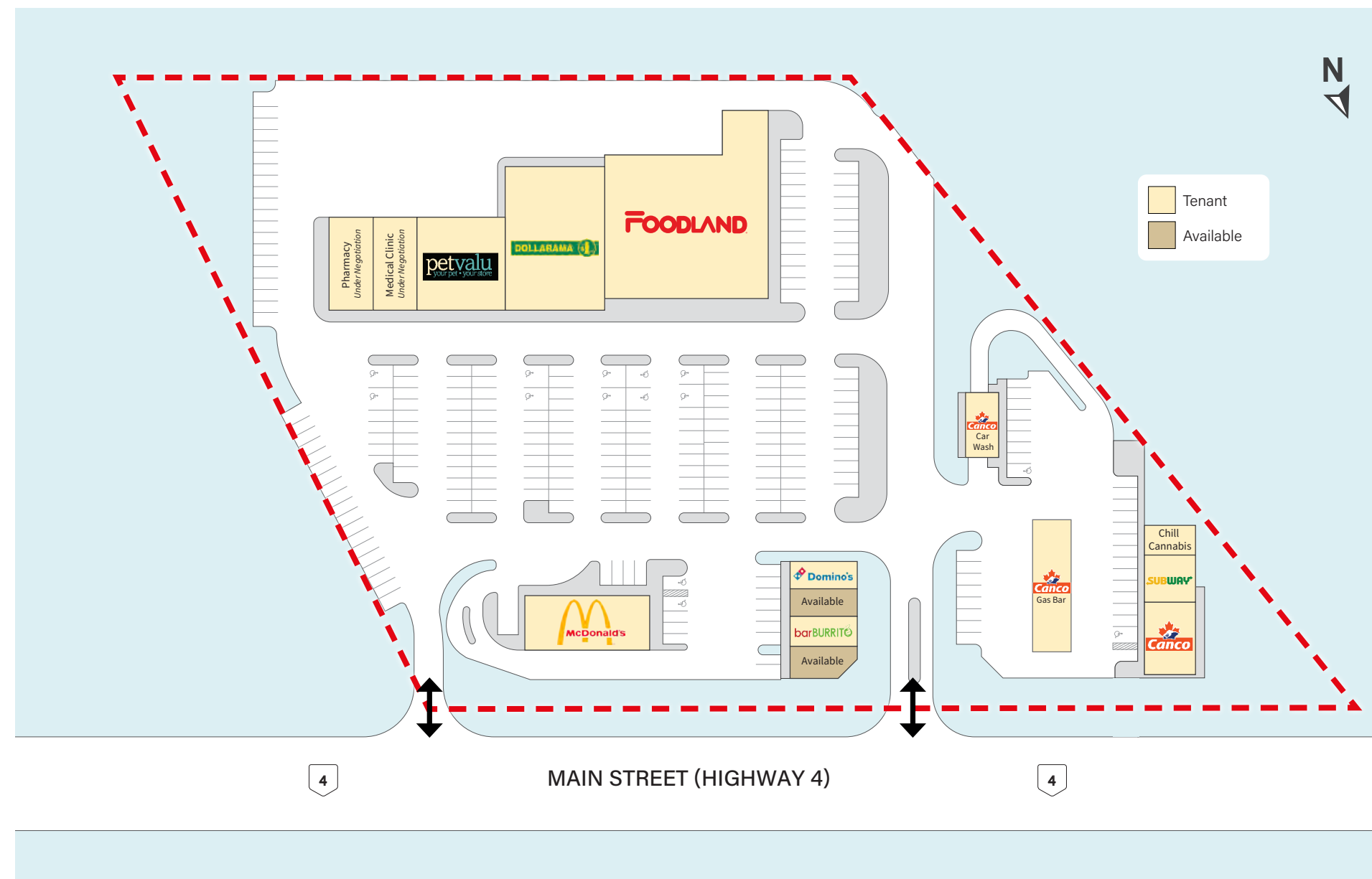


## BRAND NEW CONSTRUCTION

The site was constructed in 2023 with superior asset design. The construction quality meets today's design standards of the most sought-after national tenants with a modern façade and fresh new interiors.



# Site Plan





# Location Overview

The Glens Shopping Centre is located on the west side of Main Street (Highway 4), in the Township of Lucan Biddulph. Main Street (Highway 4) serves as the primary arterial thoroughfare in the area which provides direct connection to the City of London and Highway 401 to the south and Exeter to the north. The Property capitalizes on unparalleled frontage, visibility, and accessibility along Main Street which experiences high daily traffic counts.

The Property is strategically located just northwest of Lucan's main commercial and residential area. The Glens Shopping Centre will serve as the main shopping destination for Lucan and the many communities surrounding it. This Foodland is the only nationally branded grocery store within an approximately 20 km radius therefore serving a large market catchment. Lucan is home to several national tenants including LCBO, Tim Hortons, Home Hardware, and Bank of Montreal, further drawing consumers to the area.

Lucan Biddulph is a leader in residential development in Middlesex County and is home to established residential neighbourhoods, primarily comprised of detached housing, with nearly 7,000 residents living within a 10 km radius of the Property. This affluent population has an average household income of \$112,193.

## DEMOGRAPHICS

DISTANCE FROM SITE	5 km	10 km
Total Population	4,175	6,994
Total Households	1,611	2,592
Average Household Size	2.6	2.7
Average Household Income	\$124,701	\$128,246

Source: ESRI 2023





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