

FOR LEASE

Retail & Office

1070 Rest Acres Road

Paris, ON

Retail Power Centre

Brant's fastest growing area!

Occupancy Available!

New Commercial Power Centre on busy thoroughfare, in Paris' fastest growing area, located on Brantford's Westerly boarder adjacent to Highway 403.

Fuelled by Places to Grow Legislation, new housing construction within the next three years will increase population by an excess of 6,788 within a two kilometer radius.

Unit sizes in Building F from 4,000 sq.ft. to 26,780 sq.ft.

Unit sizes in Building H 1,160 sq.ft. to 3,480 sq.ft.

2,349 Units Approved/

Under Construction

6,788 New Residents

in the next 3 years!

VICANO

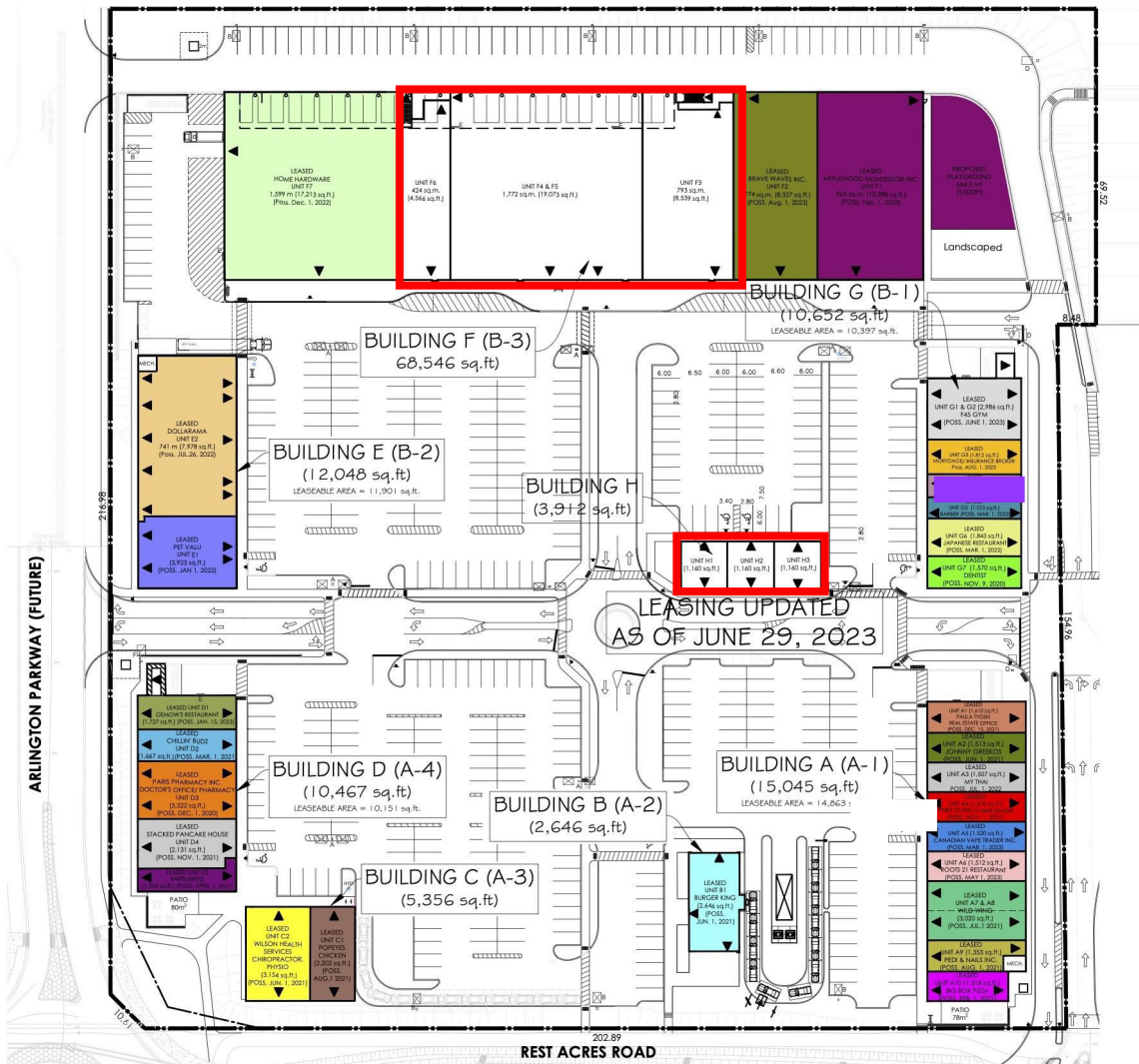
RE/MAX

COMMERCIAL[®]

www.eddoucet.com

519-753-4663 | EDDOUCET@REMAX.NET

1070 Rest Acres Road | Projected Site Plan



Current Tenants in Building F:



Applewood Montessori Academy & Daycare



Net Lease Rates

1,160 sq.ft. (inline)	\$25.00 psf
1,160 sq.ft. (end cap)	\$26.00 psf
2,320 sq.ft.	\$24.00 psf
3,480 sq.ft.	\$23.00 psf
4,000 sq.ft.	\$23.00 psf
6,300 sq. ft.	\$22.00 psf
10,200 sq. ft.	\$21.00 psf
16,550 sq. ft.	\$21.00 psf
26,780 sq. ft.	\$20.00 psf

ED DOUCET, Broker

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1070 Rest Acres Road | Building F



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1070 Rest Acres Road | Site Pictures



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1070 Rest Acres Road | Tenants



Applewood Montessori Academy & Daycare

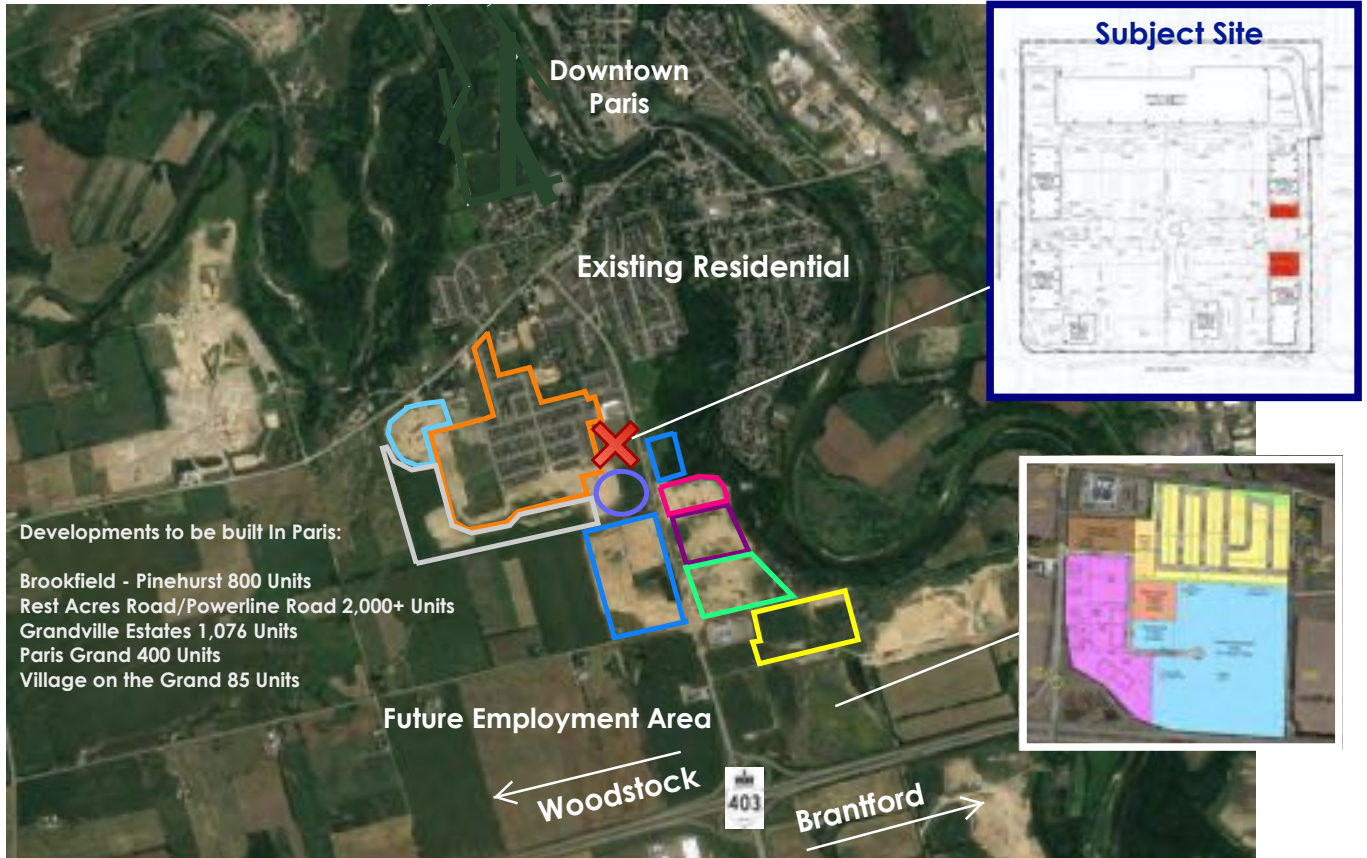


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1070 Rest Acres Road | New Housing Construction

Under Construction	2,349 Units	2,549 x 2.89 people per household	7,367	Residents
Approved to -be-built	200 Units	Current Population of Paris	12,310	Residents
TOTAL Housing in 3 Years	2,549 Units	TOTAL Future Population	19,677	Residents



Developments to be built in Paris:

- Brookfield - Pinehurst 800 Units
- Rest Acres Road/Powerline Road 2,000+ Units
- Grandville Estates 1,076 Units
- Paris Grand 400 Units
- Village on the Grand 85 Units

Approved or Proposed Housing Units:

- Kingwood
- Scenic Ridge (LIV)
- Simply Grand
- Mile Hill
- Grandville
- Arlington Estates
- Pinevest: Riverview Highlands, The Cedars

- Up to 400 residential units
- 136 units (92 singles, 44 townhomes)
- 96 units + future phases
- 300 units
- 1,076 units
- 55 units
- 286 units

Approved to-be-built:

- Grandville
- Future Residential Tower



Total: 2,349 units Under Construction

2,349 x 2.89 people = 6,788 residents

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