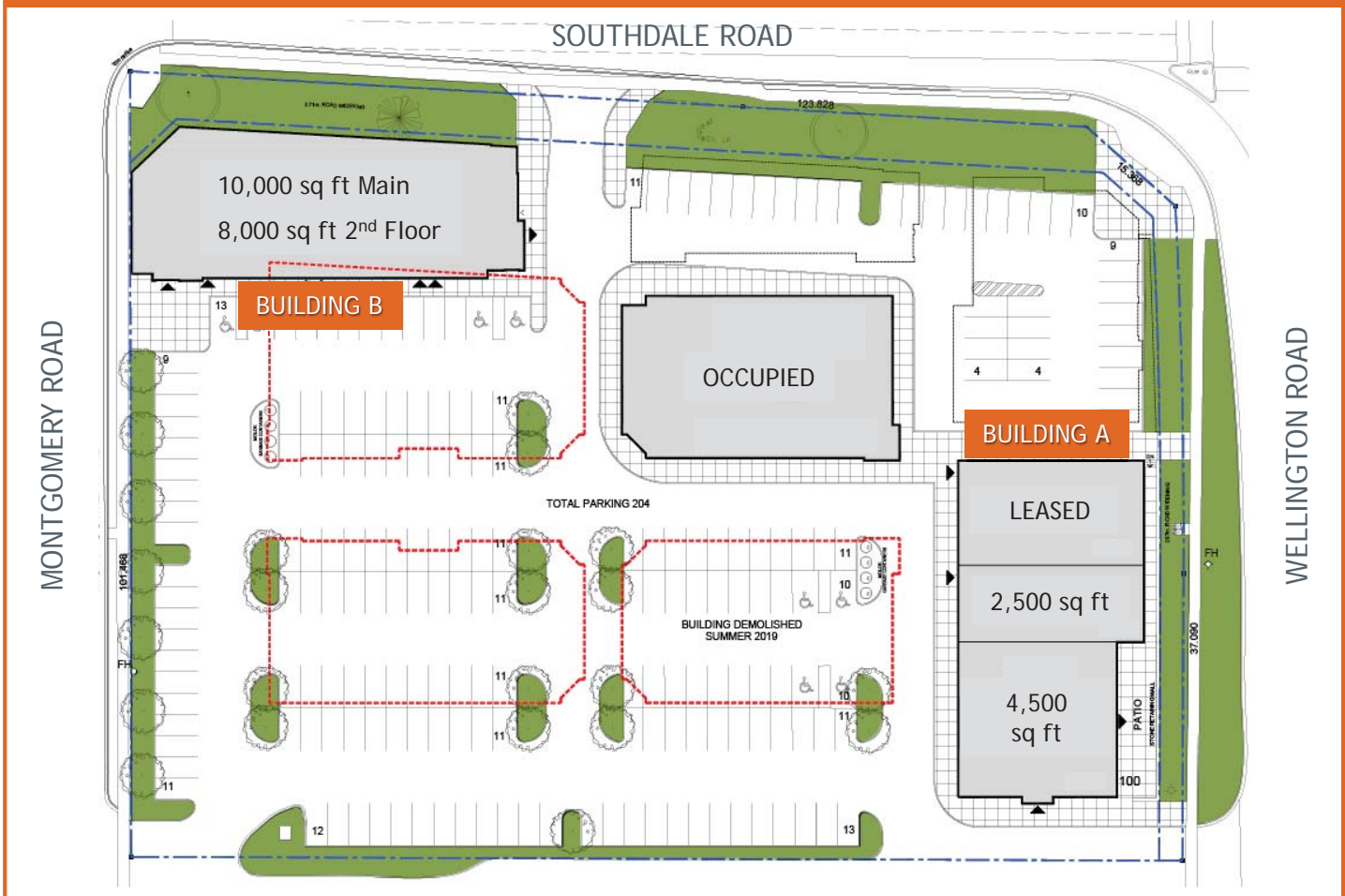


841 Wellington Road  
London, Ontario

GLEED

*NEW COMMERCIAL DEVELOPMENT IN THE HEART OF  
LONDON'S HOTEL, RETAIL AND RESTAURANT CORRIDOR*



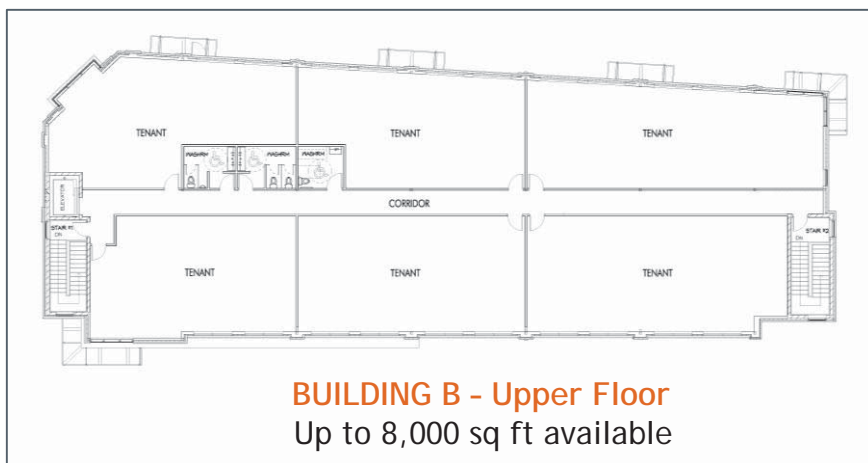
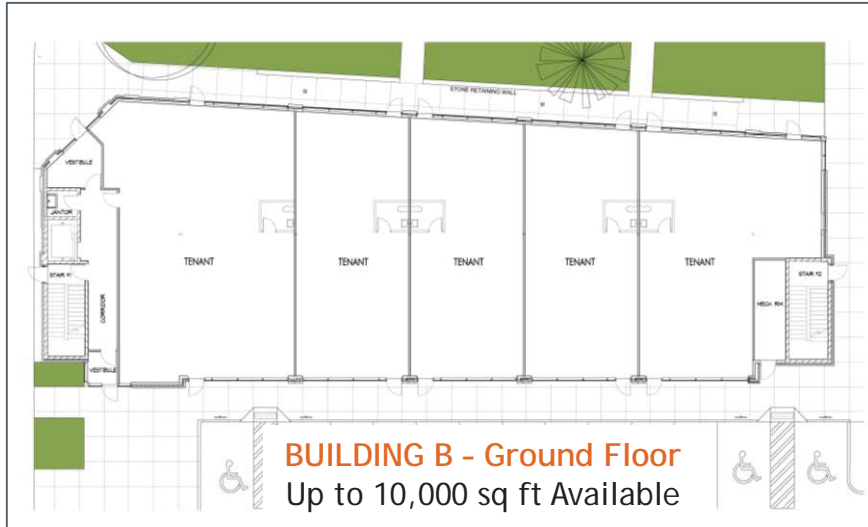
- Restaurant
- Medical / Dental
- Personal Service
- Office
- Retail
- Many additional permitted uses

**RICHARD GLEED**  
Broker of Record/President  
rick@gleedcommercial.com  
519.518.8080

**MEGAN GLEED**  
Sales Representative  
megan@gleedcommercial.com  
519.518.8080

# 841 Wellington Road London, Ontario Floor Plans

# GLEED



## *Neighbouring businesses include:*

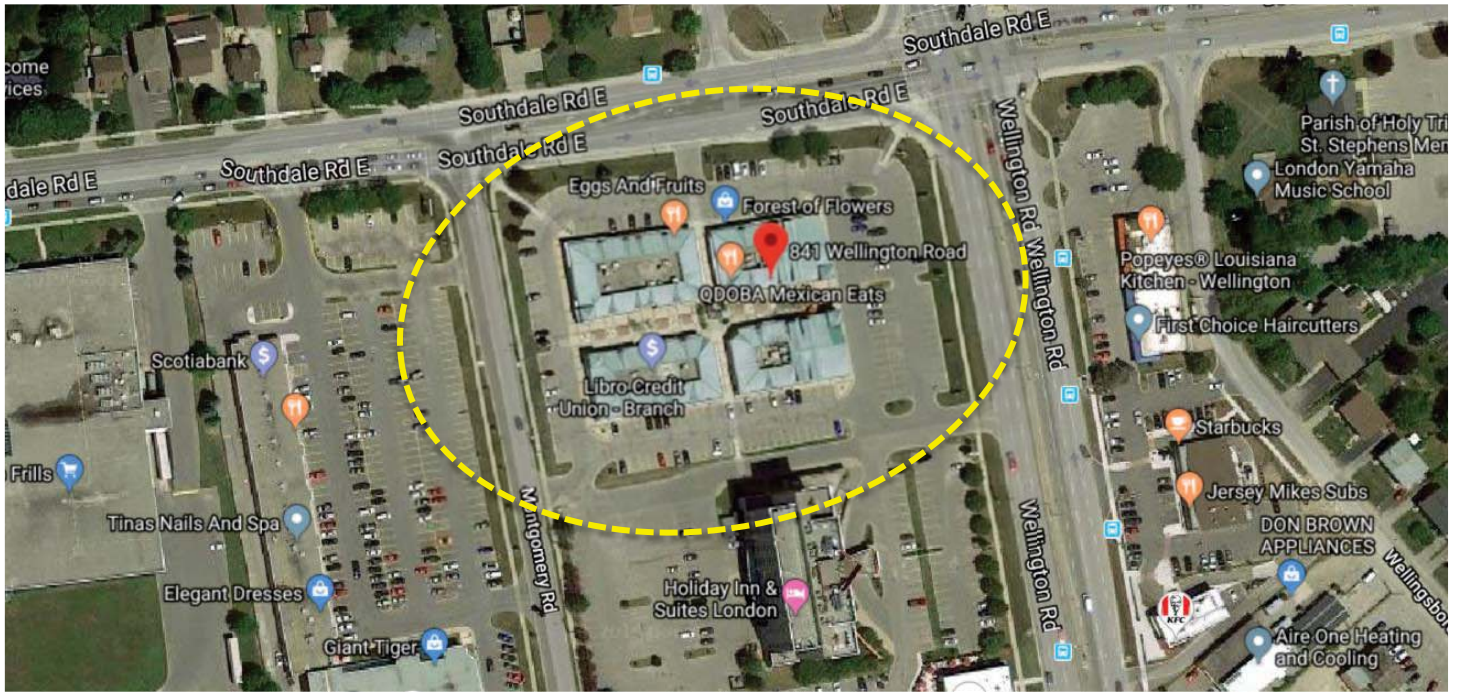
- No Frills
- Giant Tiger
- Landmark Cinemas
- Mountain Equipment Co-op
- Holiday Inn
- Chop Steakhouse
- Farm Boy
- The Beer Store
- Earls Kitchen + Bar
- Chapters

**RICHARD GLEED**  
Broker of Record/President  
rick@gleedcommercial.com  
519.518.8080

**MEGAN GLEED**  
Sales Representative  
megan@gleedcommercial.com  
519.518.8080

# 841 Wellington Road London, Ontario Location Map

# GLEED



## Property Summary

Plaza Area:	37,000 sf	Land Area:	3.282 acres
Net Lease Rate:	\$34.00 psf	Zoning:	ASA 1,2,3
Additional Rent:	TBD	Parking:	212 spaces

## Traffic Volume: (vehicles per day)

Wellington Road:	38,000
Southdale Road:	23,500
Montgomery Road:	7,500

## Features

- Up to 10,000 sq ft new commercial development with Phase 1 occupancy in 2021
- Up to 18,000 sq ft available in Phase 2 with occupancy in 2022
- Corner exposure with large storefront windows on three sides
- Pylon signage available on Wellington Road, Southdale Road and Montgomery Road
- Close proximity (1.3 km) to White Oaks Mall and easy Highway 401 access
- Wellington Road designated as Rapid Transit Corridor

**RICHARD GLEED**  
Broker of Record/President  
rick@gleedcommercial.com  
519.518.8080

**MEGAN GLEED**  
Sales Representative  
megan@gleedcommercial.com  
519.518.8080



# 841 Wellington Road London, Ontario Zoning

# GLEED

## Zoning: ASA 1,2,3 & LI8

### *Permitted uses:*

- Animal Hospitals
- Convenience service establishments
- Convenience stores
- Dry cleaning and laundry plants
- Duplicating shops
- Financial institutions
- Grocery stores
- Restaurants
- Personal service establishments
- Pharmacies
- Printing establishments
- Video rental establishments
- Brewing on premises establishment
- Repair and rental establishments
- Retail Stores
- Service and repair establishments
- Studios
- Supermarkets
- Clinics
- Day care centres
- Laboratories
- Medical/dental offices
- Offices, professional
- Offices, service

**RICHARD GLEED**  
Broker of Record/President  
rick@gleedcommercial.com  
519.518.8080

**MEGAN GLEED**  
Sales Representative  
megan@gleedcommercial.com  
519.518.8080

Source: [london.ca/business/Planning-Development/zoning-by-law](http://london.ca/business/Planning-Development/zoning-by-law)