



Loyalist Market 216-222 Main Street, Bath ON

City & County Populations:

- 3 km's away to the New 2.5 Billion Umicore Plant underway projected to create 700 to 1,000 new jobs in construction alone (3 km's away)
- Loyalist Township population 17,380 (as of 2016 data)*
- Village of Bath had highest new housing starts 2023/24 in Loyalist

Site Area:

3.8 Acres | Main Street/Loyalist Parkway | 28,000 sq.ft total

Gross Leasable : Over 28,000 sq.ft.

Available Services: Full municipal services/water, sewer, hydro, cable, high speed internet avail, paved parking and shared pylon sign

Zoned C-4 Allowable Uses Include:

- Restaurant (including Drive-Thru)
- Grocery / Home Decor / Retail / Gym
- Medical / Dental / Veterinary Clinic
- Professional Service / Office
- Coffee Shop / Butcher / Bakery
- Financial / Investment / Specialty Retail /

*Source Loyalist Township Hemson Report Sept 8, 2019



KEY SUMMARY:

Loyalist Market is a retail, commercial, professional service, and restaurant center offering over 28,000 sq. ft. of space for lease across four architecturally inspired buildings. A freestanding drive-thru pad site is also available for land lease.

- > 220 Main Street (home to Pharmasave) currently has one unit available at 1,514 sq. ft.
- > 218 Main Street (new home of Amherst Island Radio) has one remaining unit at 3,028 sq. ft.
- > 216 Main Street is now fully leased.
- > Drive Thru Pad Site (under contract)

Current tenants include Pharmasave, medical offices, physiotherapy services, Bath Budz, Parkway Church, Amherst Island Radio, Apizza Pie, a cheese shop, and more. This is an exceptional opportunity to locate your business in a rapidly growing community:

204 new homes started in Loyalist Township (2022-2023).

Adjacent to the first phase of the new Aura Development, part of a 400+ acre project. Traffic count near the intersection of Highway 33 and County Road 4 (2016): 6,450 AADT, up 19%.

Projected Common Area Maintenance and Taxes: \$6.25 per sq. ft.



Patrick Hulley, Broker of Record
C: 613.541.9821 | E: patrickhulley@gmail.com



**Starting from \$12.00 per sq.ft. N/N/N
per Landlords form of lease base building shell**

www.CommercialSource.ca

Availability, Lease Rate and Terms Subject to Change without Notice E. & O.E.



216 - 222 Main Street, Bath - Ontario

UNIT	RATE / AVAILABILTIY	Approx. Sq. Ft
220 Main Street, Units B1, B2	LEASED	3,124 sq.ft.
220 Main Street, Units B3	LEASED	1,514 sq.ft.
220 Main Street, Unit B4	LEASED	1,444 sq.ft.
220 Main Street, Unit B5	For Lease - \$12 sq.ft. N/N/N	1,514 sq.ft.
220 Main Street, Unit B6	LEASED	1,575 sq.ft.
218 Main Street, Unit C1	LEASED	1,584 sq.ft.
218 Main Street, Unit C2	For Lease - \$12 sq.ft. N/N/N	1,514 sq.ft.
218 Main Street, Unit C3	For Lease - \$12 sq.ft. N/N/N	1,514 sq.ft.
218 Main Street, Unit C4	LEASED	1,444 sq.ft.
218 Main Street Unit C5	LEASED	1,545 sq.ft.
218 Main Street Unit C6	LEASED	1,545 sq.ft.
216 Main Street Unit D1	LEASED	1,340 sq.ft.
216 Main Street Unit D2	LEASED	1,280 sq.ft.
216 Main Street Unit D3	LEASED	1,200 sq.ft.
216 Main Street Unit D4	LEASED	1,280 sq.ft.
216 Main Street Unit D5	LEASED	2,600 sq.ft.
Drive Thru Pad Site	For Lease - Lease Rate TBD	2,000 - 3,000 sq.ft.





Entrance To Phase 1 of New Home Subdivision known as Aura part of a 400 + acre Residential Development site surrounding. Entrance and Lot Servicing Phase 1 underway directly adjacent



APPROVED DRIVE THRU PAD SITE
LEASE RATE TBD (under contract)



216 Main Street - 100% LEASED



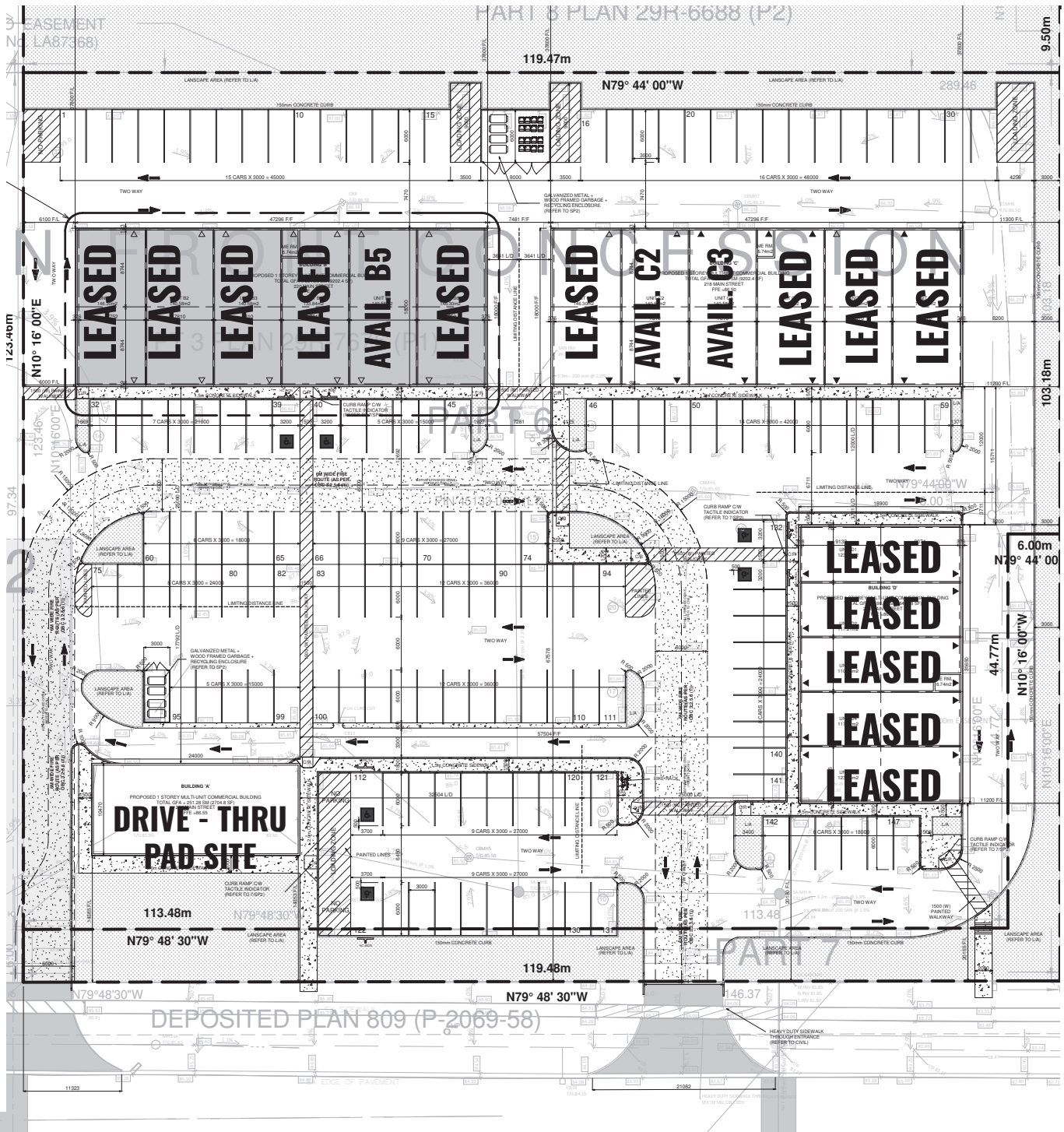
220 Main Street - Unit B5 Available (last unit)



218 Main Street - Unit C2 & C3 Available (last two units)

www.CommercialSource.ca

Availability, Lease Rate and Terms Subject to Change without Notice E.&O.E.



SITE PLAN LOYALIST MARKET

Patrick Hulley, Broker of Record
 c: 613.541.9821 | e: patrickhulley@gmail.com

Note: Patrick Hulley, Broker of Record - RE/MAX RISE Executives, Brokerage is a principal shareholder/partner in Main Street Plaza Corp.



www.CommercialSource.ca

Availability, Lease Rate and Terms Subject to Change without Notice E.&O.E.