

# CARADOC PLACE— 134 CARADOC ST N

Retail Availability Update 2025

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**Southside Group** 519-433-0634

75 Blackfrairs Street  
London ON, N6H 1K8

# ABOUT THE SPACE

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## Landlord

Southside Construction Management Limited

### Location

134 Caradoc St N, Strathroy

### Lease Terms

5, 10, 15, or 20 year term

### Parking

~96 parking spaces

### CAM Estimate

\$2.00 per square foot

### Existing Tenants

Restaurant

Wireless store

### Site Plan

Attached below, Premises outlined in blue, outdoor storage outlined in pink

### Premises For Lease

17,375 sq ft GLA

### Date of Occupancy

Estimated Spring 2025

### Lease Rent Rate

Market Rent Rate

### Property Tax Estimate

\$2.00 per square foot

### Signage

One existing Pylon Sign

### Extra Outdoor Storage

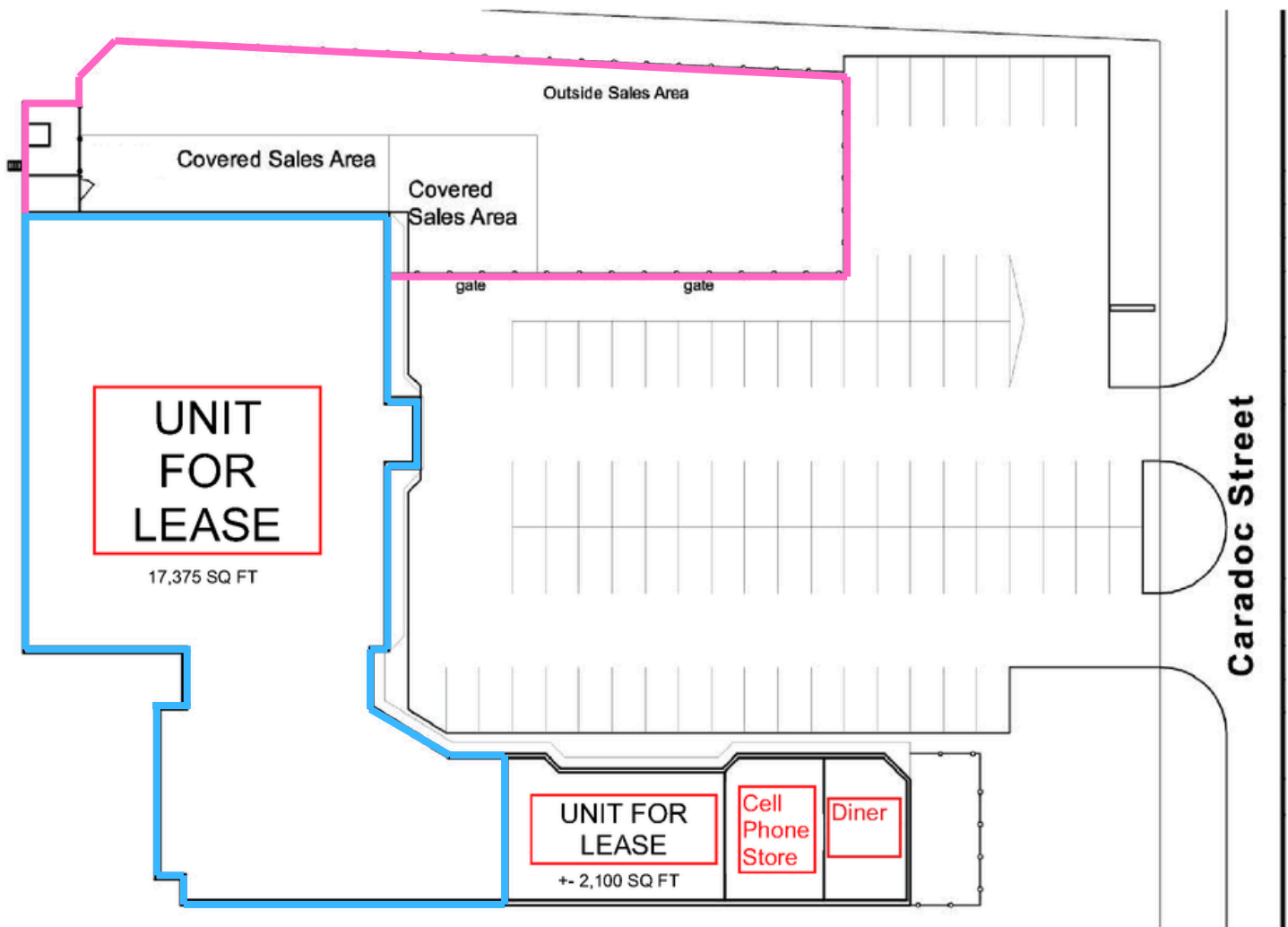
5,589 sq ft covered area

570 sq ft loading area

7520 sq ft fenced area

# SITE PLAN

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# CONTACT US

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