

 **DEVONSHIRE**
PLACE



"Located in the Retail Hub of Southwestern Ontario"

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About Us

The *Devonshire Place* is a prime Commercial/Retail destination property located in the heart of the Retail Hub in Windsor adjacent to the Devonshire Mall, Southwestern Ontario's largest shopping center with over 150 stores and over 9 million customers annually.

The *Devonshire Place* "Phase One" renovation was completed in 2001 and is 100% leased with major tenants including the Windsor Essex County Real Estate Board, Mortgage Intelligence Inc., (A GMAC Company) and the F R Jordan & Associates.

Plans for the new *Devonshire Place* "Phase Two" development is now underway and offers a prime "build to suit" location with great exposure and high visibility for Restaurant, Financial, Professional/Commercial Office or Retail Pad Location business. The "Phase Two" property space allows for the building of a Restaurant up to 4,600 sq.ft, a Retail Pad Location up to 9,000 sq.ft and a Professional/Commercial Office building up to 12,000 sq.ft.

The *Devonshire Place* philosophy is to build the highest quality location to suit the best needs of the tenant. Several options are available including a land and lease plan with a tenant built location, a custom design "build to suit" vanilla shell or turn key location, a vanilla shell location with complimentary "Phase One" exterior design which could facilitate one or more tenants.

Contact Us:

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Our Location:

Site Summary

Devonshire Place is located at 3005 Marentette Ave, directly adjacent to the Devonshire Mall and fronting on the busiest car route in Windsor, the E.C Row Expressway. Over 9 million people pass through the Devonshire Mall on an annual basis and with the newly expanded 12 theatre Cineplex Odeon, This a prime location for a Destinal Retail Use.

the best visibility in the entire City of Windsor.

Property Size:

1.14 Acres (approximately 49,504 sq. ft.)

Frontage:

Fronting on Marentette Avenue	476 Ft.
Fronting on Private Lane Entrance to Devonshire Mall	109 Ft.
Fronting on E.C Row Expressway	109 Ft.
Backing on Devonshire Mall Property	476 Ft.

Zoning:

C 2.1

Demographics:

Radius Map:

Demographics At A Glance

% of Pop. Between the Ages of 15 - 59	60.9%	61.4%	62.66%
% married above the age of 15	58.68%	53.12%	50.26%
% living in Single Family Dwellings	75.83%	69.11%	65.91%
Persons in private Households	32,765	103,600	220,100
% with a Household income over \$40,000.00	64.60%	53.3%	51.36%
% working in white or grey collar jobs	66.52%	65.20%	64.7%
% Owner Occupied dwellings	87.97%	72.93%	64.36%

Radius Map:



