

# MARTIN RD. & SPICER SQ. BOWMANVILLE/CLARINGTON Development Site

# FOR SALE OR LEASE



Demographics - 2014 Estimate	Bowmanville / Clarington
Total Population	85,597
Total Households	32,644
Household Average Income	\$106,123
Source: Environics Analytics 2014	



For more information, please contact:

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- 1.87 acre mixed-use land development opportunity
- Located across from an auto mall and near future Bowmanville GO Station
- May accommodate building up to approximately 20,000 square feet
- Great exposure to Hwy. 401
- Ideal for retail, office, hotel, restaurant, banquet hall, conference centre, automotive
- **Asking Price:** \$813,000.00
- **Available for Lease:** TBD
- **Net Rent:** \$18.00 per square foot
- **TMI:** TBD

**FOR SALE: MLS #E3038148**

**FOR LEASE: MLS #E3039373**