

TIMMINS LOCATION MAP

# THOMPSON centres

2400 Dundas St. West, Unit 6  
Mississauga, ON L5K 2R8

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## RIVERSIDE & EMERALD TIMMINS, ONTARIO

### QUICK STATS

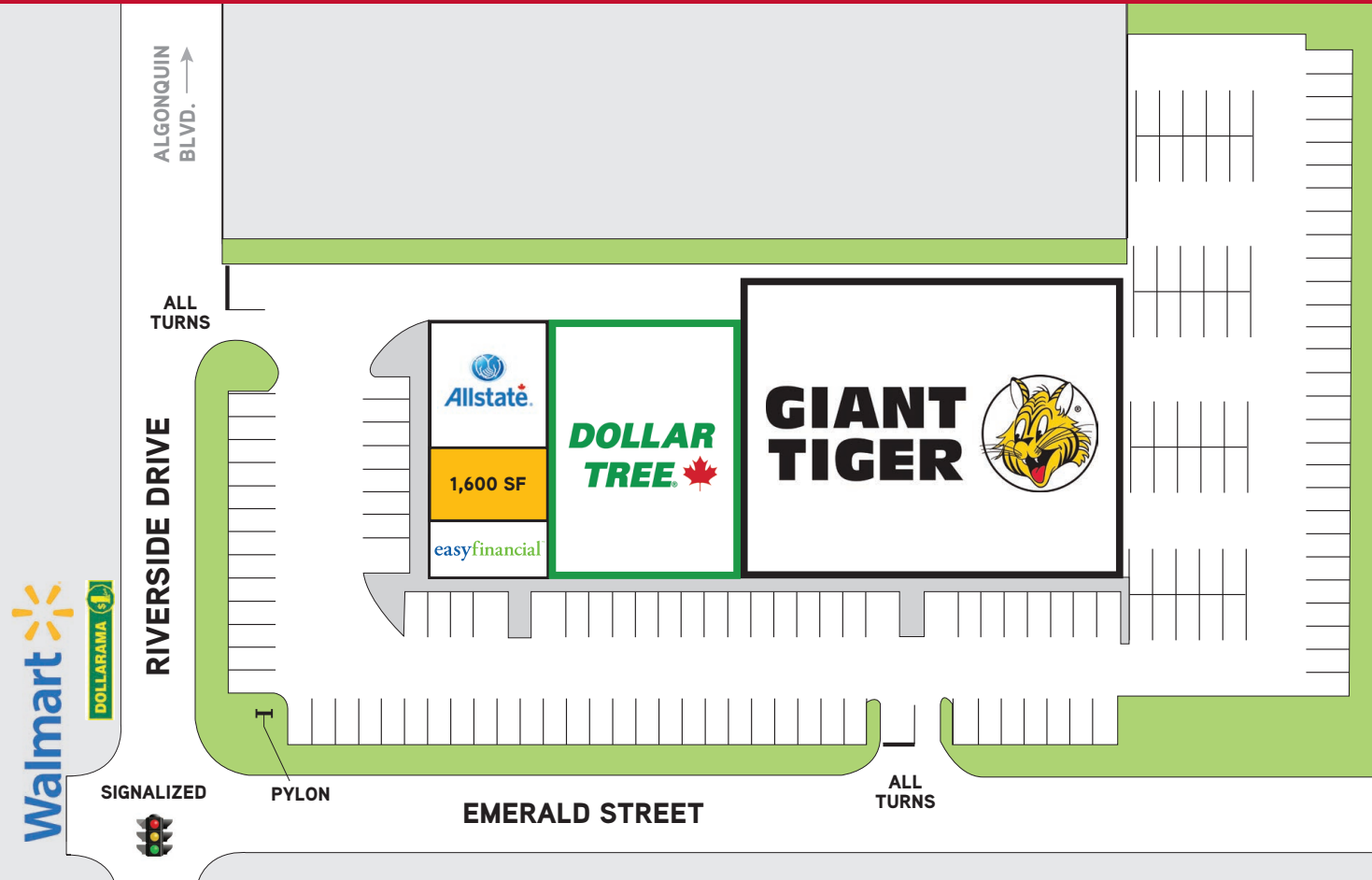
**Type** Regional New Format Centre  
**G.L.A.** 35,000 SF

### PROPERTY OVERVIEW

Located at the signalized entrance to Walmart in Timmins' dominant retail node. This node is comprised of Timmins Square, Walmart, Home Depot and Canadian Tire. Anchored by Giant Tiger and Dollar Tree, this newly constructed Centre offers excellent frontage and access to Riverside Drive and Algonquin Blvd, the prime commercial road in Timmins.

### BENEFITS

- Extensive frontage on Riverside Drive with excellent visibility across from Walmart
- Centrally situated within Timmins 1.1 million square foot retail node, 300 metres from the 75-shop Timmins Mall
- With a regional draw of 118,000, Timmins attracts customers from outlying communities: Kapuskasing, Hearst, Cochrane, Chapleau, Iroquois Falls & Kirkland Lake
- Anchor tenants draw strong weekly repeat customer visits
- Signalized & all-turns access from Riverside Drive and all-turns access on Emerald Street
- Low operating costs & ample parking
- Pylon signage available on Riverside Drive
- 1,600 SF Unit Available for 2019



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