



- ▶ **2,400 SF**
- ▶ **High Exposure Corner Location Along Highway 1**

#### Location

The property is situated on the northwest corner of Nicol Street (Highway 1) and Milton Street, 750 metres from Downtown Nanaimo. Neighbouring tenants include Shell and McDonald's. Nicol Street is the primary transportation corridor through the south end of Nanaimo, moving significant traffic volume.

#### Highlights

- ▶ High exposure corner location
- ▶ Signage opportunity
- ▶ 9 surface parking stalls
- ▶ Access from both Nicol Street (Highway 1) and Milton Street

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FOR SUBLEASE | RETAIL  
**190 NICOL STREET**  
NANAIMO, BC

**Zoning**

DT 12 Gateway – provides for a mixture of uses and active street frontages as a gateway to Nanaimo's downtown core.

**Traffic Count**

55,390 VPD estimated (City of Nanaimo)

**Availability**

Immediate

**Available Space**

2,400 SF

**Lease Rate**

\$22.00 PSF

**Sublease Term**

Expires September 30, 2021\*

\*Longer term available

**Demographics**

3 km

Population	23,406
Daytime Population	26,065
Median Age	41.5
Households	11,905
Average Household Income	\$64,786

Source: Environics 2018



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