

DTBIA ECDEV/TDCC REPORT - EXECUTIVE SUMMARY

February 2025

- 1) There are several positive tenant developments in progress at the Tillsonburg Town Centre. Traffic continues to grow significantly as referenced in the attached site plan detail map. Mall traffic has eclipsed the 2 million mark for 2024 calendar year which is remarkable.
- 2) TurtleFest: We continue to onboard sponsors and vendors with many interested parties. The committee is still looking for additional members to assist with the planning and implementation of all TurtleFest-related activities and operations. The committee is still looking for an overall event sponsor and other contributions at the \$5,000 to \$10,000 level.
- 3) Marketing update: The social media campaign has been launched for Valentine's Day. Painted Valentine's hearts have been created by various BIA member businesses, and they will be temporarily installed in public spaces throughout the downtown area. Meetings were held to discuss the upcoming Pub Shammy 2.0 with feedback from member businesses to improve the event for 2015. The Pub Shammy is scheduled for Saturday, March 15th and the party bus has been reserved. International Women's Day – temporary gallery: March 7-9th, in the centre court of the Tillsonburg Town Centre. February 18th, 2025 – flag raising for Black History month.
- 4) Operations update: The winter weather has created additional maintenance activities given either the extreme cold, freezing rain and significant negative impacts from the unhoused community. Shopping cart management has also become a more labour-intensive effort.
- 5) Human Resources: The team continues to work with all community partners to fund various positions of the BIA. To date, another MSC placement will be onboarded in late February.
- 6) The grand opening of the bridal shop was on Saturday, February 8th which was well attended.
- 7) Finances: January and February 2025 are off to a strong start with well-controlled expenses and forecasts of operational surpluses aided by non-levy revenues including coworking tenant income. The team has implemented new monthly audit checklists which will form part of future board meeting agendas.
- 8) BIA boundary adjustment: Awaiting further communication and update from the Clerk's Office. The implementation plan was derailed due to the postal disruption.
- 9) Canada Summer Job Service grant: awaiting confirmation of funding – not expected until late April.
- 10) Façade Improvement Program: there are a 4 existing projects in the pipeline awaiting completion and/or resolution of outstanding, noted deficiencies. There is a new BIA sub-committee which will be making formal recommendations to the BIA Board of Management to improve the processes and effectiveness of the program in general terms to ensure clarity and to manage expectations and forward a decision letter to the full FIP committee.

Tillsonburg Town Centre

200 Broadway Street, Tillsonburg, ON

FOR LEASE

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Highlights

Tillsonburg Town Centre is an enclosed Shopping Centre occupying a substantial area of 281,000 sf in downtown Tillsonburg, Ontario. The Centre's impressive size and tenant roster, featuring both national and local brands, make it a focal point of shopping and services in the region. The Centre's location holds strategic importance as it is situated at the crossroads of Oxford, Elgin, and Norfolk Counties. This advantageous positioning ensures a diverse customer base, drawing shoppers from nearby townships and creating a hub of retail activity. Tillsonburg Town Centre benefits from its placement at the heart of the city, offering direct access to downtown foot traffic.

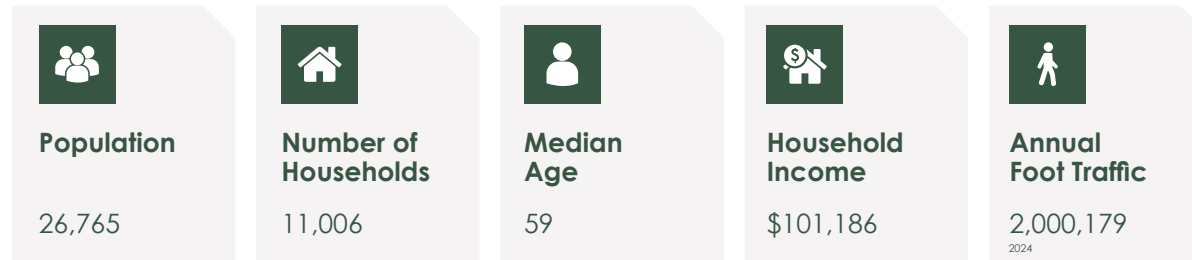
This central location contributes to its visibility and ease of access. Tillsonburg holds the distinction of being the third fastest growing city in Canada, showcasing an impressive 17% growth over the past 5 years. The Centre is located in the heart of the city with direct access to downtown foot traffic. The Centre is located in the heart of the city with direct access to downtown foot traffic.

- Anchored by Walmart, Dollar Tree, LCBO, Shoppers Drug Mart, and Canadian Tire.
- Prime location in the heart of the city grants direct access to bustling downtown foot traffic, enhancing visibility and accessibility.
- The Centre also offer office opportunities on its expansive second floor.

The Community Hub

Strathallen developed the Community Hub program to create memorable experiences and support our local communities. The Spot is one of the three pillars that make up the Hub and is a community-inspired room available to organizations interested in hosting activities, workshops, group classes and more. Tillsonburg Town Centre welcomes groups from Tillsonburg and surrounding communities to utilize the space, as well as space throughout our common areas, driving further traffic to the Centre.

Demographics | 10km Radius



*Data from 2023 Environics Analytics.



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- A1001. Bulk Barn (5,300 sf)
- A1006. Popeyes Louisiana Chicken (2,431 sf)
- A1008. Money Mart (1,145 sf)
- A1009. BarBurrITO (1,055 sf)
- A1010. Total Hearing (833 sf)
- A1011. Ren's Pets (4,709 sf)
- A1020. Staples (14,635 sf)
- A1021. LCBO (7,775 sf)
- A1022. Rogers (845 sf)
- A1023. Gold & Ice (1,527 sf)
- A1025. Tillsonburg Medical (7,145 sf)
- A1033. Mark's (10,397 sf)
- A1036. Knock Out Fashion (3,331 sf)
- A1038. Dollar Tree (8,179 sf)
- A1039. Ardene (7,355 sf)
- A1044. TD Canada Trust(4,843 sf)
- A1045. Town of Tillsonburg BIA (1,570 sf)
- A1046. Bell (1,157 sf)
- A1047. CIBC (6,482 sf)
- A1048. Tim Hortons (1,795 sf)
- A1050. Forever Nail Care and Spa (502 sf)
- A1051. The Health Shop (985 sf)
- A1052. Highlife Cannabis (2,266 sf)
- A1053. Available (3,100 sf)**
- A1055. Northern Reflections (1,662 sf)
- A1057. Gino's Pizza (1,275 sf)
- A1058. Stacked Pancake and Breakfast House (2,384 sf)
- A1058B. Magic Cuts (1,466 sf)
- A1061. Shoppers Drug Mart (16,941 sf)
- A1062. Telus (156 sf)
- A1170. Walmart (79,597 sf)
- K001. CellRox (250 sf)
- B1002. Canadian Tire (58,590 sf)

OFFICE SPACE

- A2201. Telus (150 sf)
- A2202. Tillsonburg District Chamber of Commerce (369 sf)
- A2203. Available (1,347 sf)**
- A2204. Available (11,743 sf)**
- A2205. SPMI Tillsonburg (1,300 sf)
- A2206. Available (3,767 sf)**
- A2207. Community Room (1,099 sf)