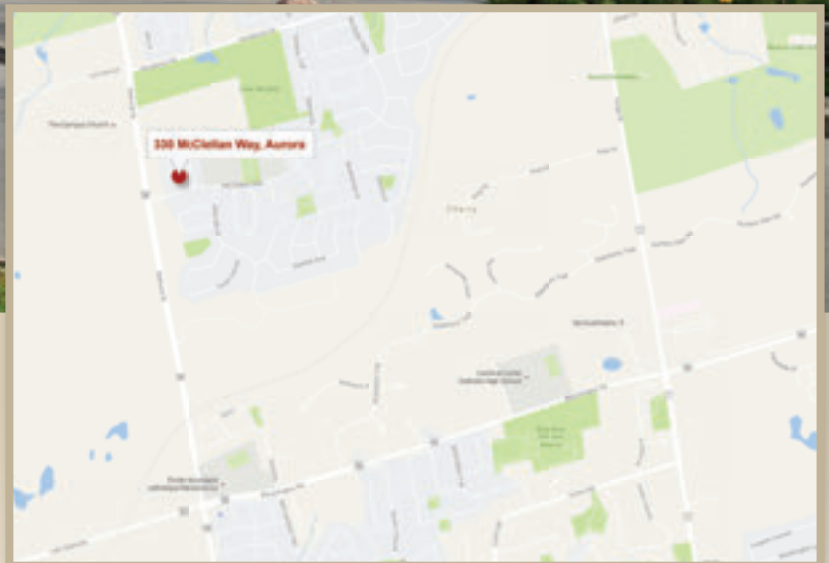
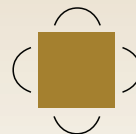


PRIME RETAIL SPACE FOR LEASE AURORA
330 McClellan Way,
Aurora, Ontario



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Goudy Real Estate Corp.
Real Estate Brokerage
Commercial Real Estate
Sales & Leasing

505 Hood Rd., Unit 20, Markham, ON L3R 5V6 | **(905) 477-3000**

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330 MCCLELLAN WAY, AURORA

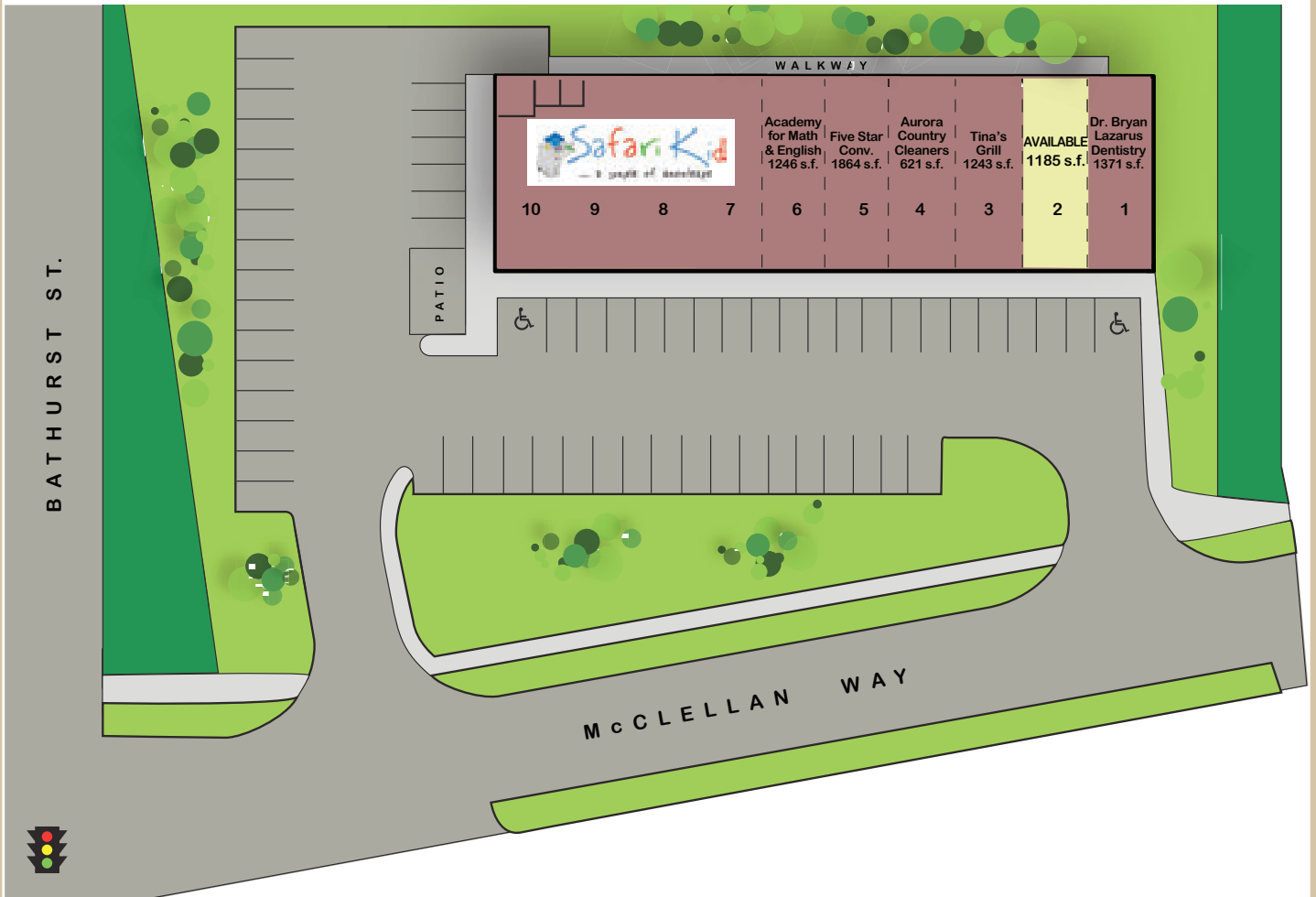
Site Details



Details:

- Shopping Centre has undergone an exterior modernization to the Façade this past year.
- New Pylon Sign installed 2018.
- The Plaza is located just off of Bathurst Street in Aurora and is surrounded by residential.
- The average household income in the area is approximately double the Canadian Average.
- Ample Parking
- There are new Homes being constructed nearby
- Retail Zoning
- Just off the Corner of McClellan Way and Bathurst
- Minimum Rents Starts @ \$23.00sf Triple Net Plus Taxes + Operating Costs Estimated @ \$9.45sf.

330 MCCLELLAN WAY, AURORA Site Plan



Unit Available: Unit 7 - 1,185sf approximately

- Minimum Rent Starts @ \$23sf triple net Plus Taxes + Operating Costs estimated @ \$9.45sf

330 MCCLELLAN WAY, AURORA

Demographics

2013 Demographic Snapshot	330 McClellan Way, Aurora ON 1 kilometer ring		330 McClellan Way, Aurora ON 3 kilometer ring		330 McClellan Way, Aurora ON 5 kilometer ring	
		%		%		%
Total Population						
2008 estimated	4,130		26,118		62,400	
2013 estimated	4,075		26,096		68,481	
2018 projected	4,335		27,970		73,584	
% Pop. Change (2008-2013)	-1.3%		-0.1%		9.7%	
% Pop. Change (2013-2018)	6.4%		7.2%		7.5%	
2013 Total Population by Age	4,075		26,096		68,481	
0 to 4 years	135	3.3%	1,144	4.4%	3,605	5.3%
5 to 19 years	1,083	26.6%	5,951	22.8%	14,758	21.6%
20 to 24 years	417	10.2%	2,056	7.9%	4,872	7.1%
25 to 34 years	327	8.0%	2,427	9.3%	6,942	10.1%
35 to 44 years	434	10.7%	3,411	13.1%	10,086	14.7%
45 to 54 years	968	23.8%	5,120	19.6%	12,567	18.4%
55 to 64 years	476	11.7%	3,225	12.4%	7,963	11.6%
65 to 74 years	152	3.7%	1,520	5.8%	4,188	6.1%
75 years & over	83	2%	1,243	5%	3,500	5%
Median Age	37.4		40.1		39.6	
2013 Total Census Families	1,060		6,993		18,383	
Average Persons Per Family	3.4		3.3		3.3	
Total Couples	913	86.1%	6,129	87.6%	16,159	87.9%
Without children at home	228	21.5%	1,938	27.7%	5,020	27.3%
With children at home	684	64.6%	4,191	59.9%	11,139	60.6%
Lone-parent families	147	13.9%	864	12.4%	2,225	12.1%
Children Per Census Family	1.5		1.3		1.3	
2013 Educational Attainment (15 years+)	3,304		21,007		54,571	
Less than a bachelor degree	2,214	67.0%	14,677	69.9%	37,674	69.0%
Bachelor degree & higher	1,090	33.0%	6,330	30.1%	16,897	31.0%
2013 Households	1,184		8,372		22,181	
Persons per household	3.38		3.08		3.04	
Average household income	\$ 148,504		\$ 135,639		\$ 140,999	
2013 Occupied Dwellings	1,184		8,372		22,181	
Owned dwellings	1,084	91.6%	7,267	86.8%	19,537	88.1%
Rented dwellings	100	8.4%	1,104	13.2%	2,644	11.9%
Dominant building type	Houses		Houses		Houses	
Dominant period of construction	1991-1995		1986-1990		2001-2006	
Dominant Demographics						
Official Home Language	English		English		English	
Non-official Home Language	Italian		Italian		Italian	
Top 3 visible minorities	South Asian Black Chinese		South Asian Black Chinese		Chinese South Asian West Asian	