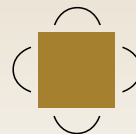


SPACE FOR LEASE
61 Lynden Rd, Brantford, ON



Len Goudy
Broker of Record
(416) 830-0880

Jill Plant
Sales Representative
(519) 209-8897



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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61 LYNDEN RD, BRANTFORD

Site Plan



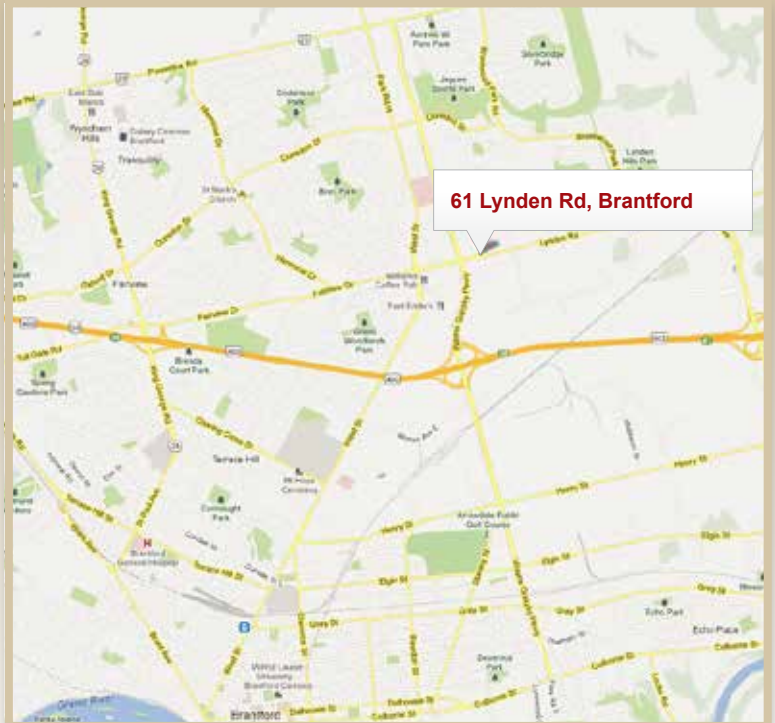
UNIT DETAILS:

Join Best Buy, The Keg, Moores, Popeye's Supplements, Subway and Scotia Bank at Parkway Mall. Directly across the street from Regional Lynden Park Mall.

High traffic plaza located on the North East corner of Lynden Road and Wayne Gretzky Parkway with excellent exposure to Lynden Road.

1,500 sq. ft. Available

Traffic Count: 43,437



61 LYNDEN RD, BRANTFORD

Demographics

2012 Demographic Snapshot	61 Lynden Rd, Brantford, ON 0 - 2 km		61 Lynden Rd, Brantford, ON 0 - 5 km	
		%		%
Total Population				
2007 estimated	22,572		76,377	
2012 estimated	23,440		78,990	
2017 projected	25,262		84,792	
% Pop. Change (2007-2012)	3.8%		3.4%	
% Pop. Change (2012-2017)	7.8%		7.3%	
2012 Total Population by Age	23,440	%base	78,990	%base
0 to 4 years	1,106	4.7%	3,810	4.8%
5 to 19 years	4,211	18.0%	13,434	17.0%
20 to 24 years	1,715	7.3%	5,494	7.0%
25 to 34 years	3,175	13.5%	10,984	13.9%
35 to 44 years	2,810	12.0%	9,809	12.4%
45 to 54 years	3,448	14.7%	11,880	15.0%
55 to 64 years	2,985	12.7%	10,431	13.2%
65 to 74 years	1,951	8.3%	6,671	8.4%
75 years & over	2,039	9%	6,476	8%
Median Age	40.6		41.0	
2012 Total Census Families	6,559	%base	21,781	%base
Average Persons Per Family	3.1		3.0	
Total Couples	5,425	82.7%	17,565	80.6%
Without children at home	2,230	34.0%	7,712	35.4%
With children at home	3,195	48.7%	9,852	45.2%
Lone-parent families	1,134	17.3%	4,216	19.4%
Children Per Census Family	1.2		1.1	
2012 Educational Attainment (15 years+)	19,215	%base	64,955	%base
Less than a bachelor degree	16,266	84.7%	56,108	86.4%
Bachelor degree & higher	2,949	15.3%	8,846	13.6%
2012 Households	9,062	%base	32,612	%base
Persons per household	2.53		2.37	
Average household income	\$ 75,922		\$ 73,038	
2012 Occupied Dwellings	9,062	%base	32,612	%base
Owned dwellings	6,373	70.3%	22,187	68.0%
Rented dwellings	2,689	29.7%	10,425	32.0%
Dominant building type	Houses		Houses	
Dominant period of construction	1971-1980		Before 1946	
Dominant Demographics				
Official Home Language	English		English	
Non-official Home Language	Punjabi		Polish	
Top 3 visible minorities	South Asian		South Asian	
	Black		Black	
	Chinese		Chinese	