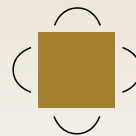


BUILD TO SUIT OPPORTUNITY
NWC Walkers Line & Harvester Rd.
880 Walkers Line., Burlington ON



Lyn Ogilvie
Sales Representative
Goudy Real Estate Corp.
Real Estate Brokerage
(416) 996-2177
lyn@goudyrealestatecorp.com

Alexandra Godwin
Sales Representative
Goudy Real Estate Corp.
Real Estate Brokerage
(647) 982-8798
alex@goudyrealestatecorp.com

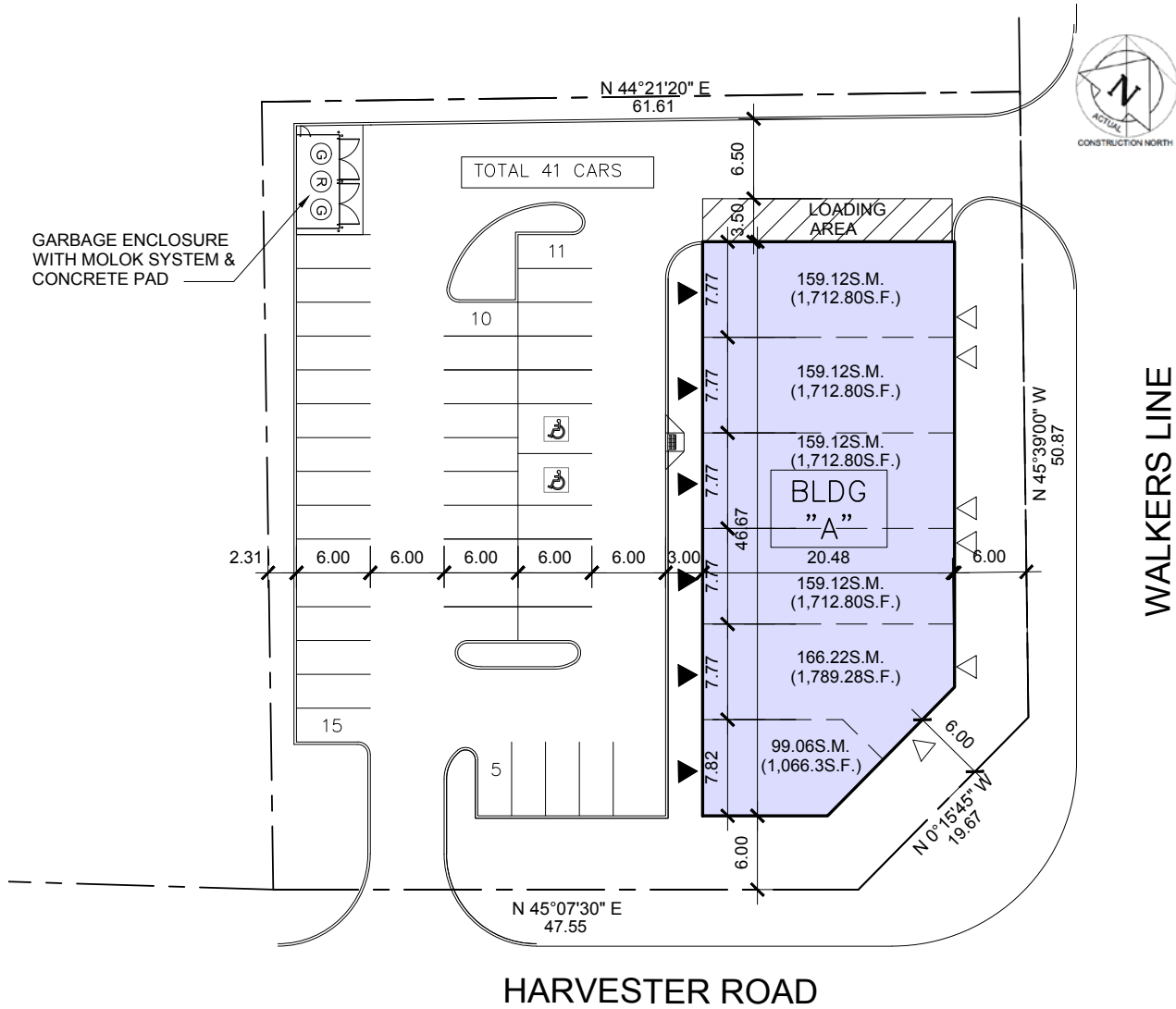


Goudy Real Estate Corp.
Real Estate Brokerage
Commercial Real Estate
Sales & Leasing

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

The information contained herein has been provided to Goudy Real Estate Corp. by others. We do not warrant its accuracy. You are advised to independently verify the information prior to submitting an Offer and to provide for sufficient due diligence in an offer. The information contained herein may change from time to time without notice. The property may be withdrawn from the market at any time without notice.

880 WALKERS LINE Site Plan & Details



SPACE AVAILABLE: Units available from 1,066 sq.ft. up to 9,706 sq.ft

RENTS: Approx. \$37 per sq.ft. net + TMI TBD

ZONING: GE-1 allows Restaurant, Retail, Medical & Office uses

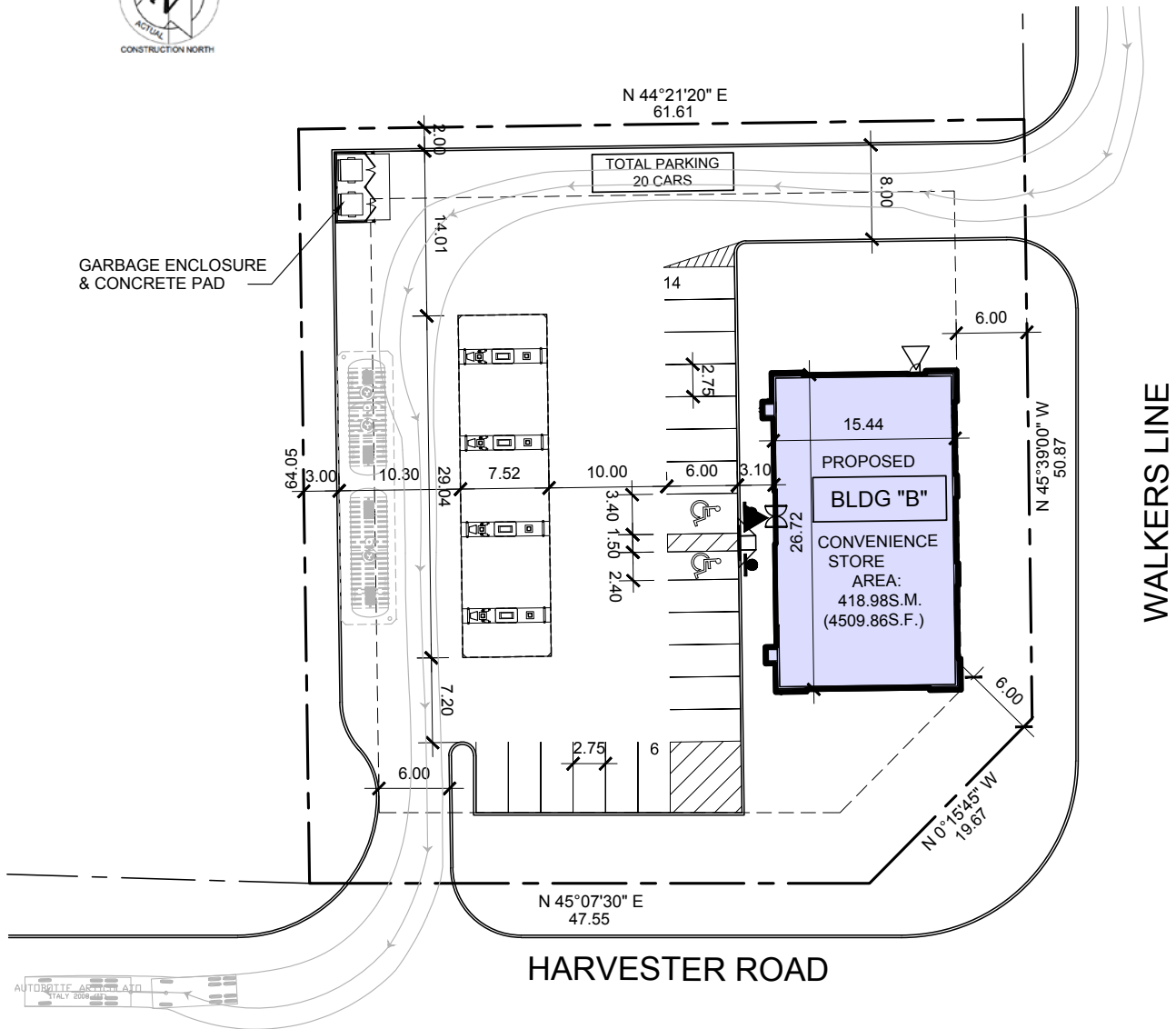
POSSESSION: Fall 2018

TRAFFIC COUNTS:

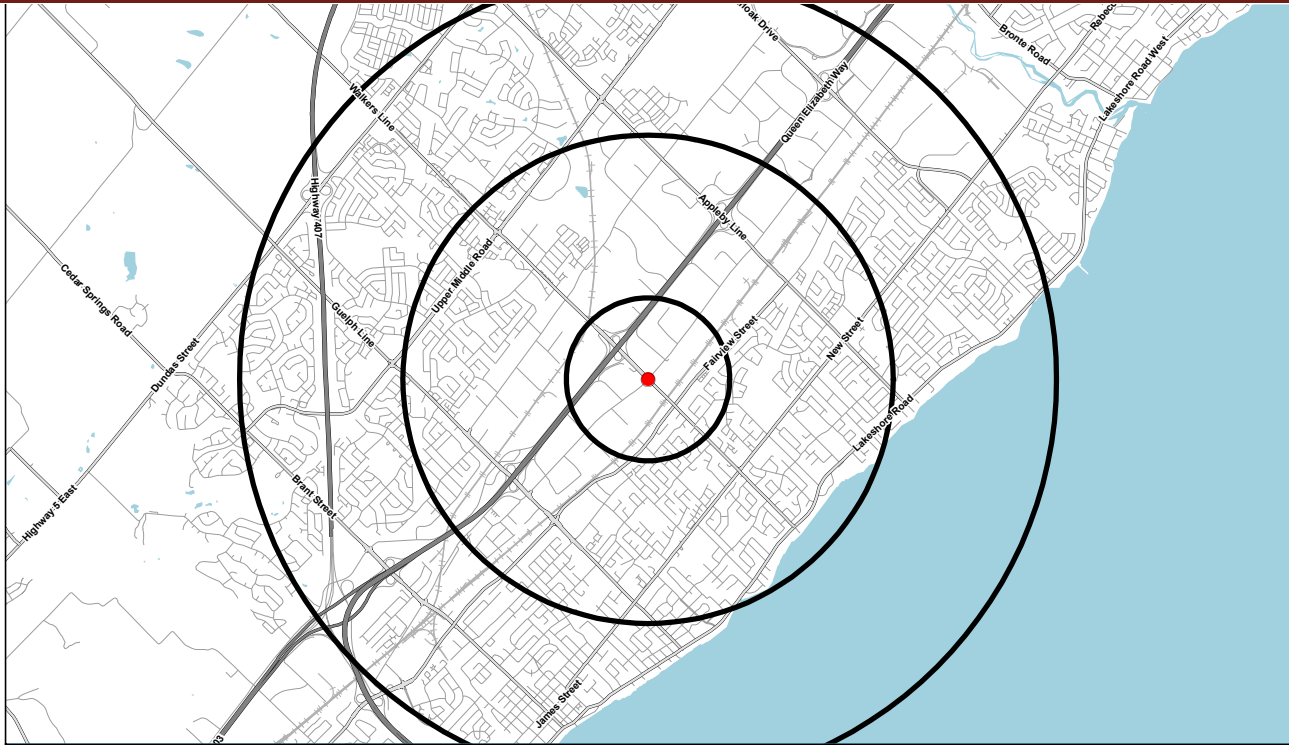
The 2012 AADT on Walker's Line, immediately north of Harvester Road is 40,107.

The 2012 AADT on Harvester's Road, immediately east of Walker's Line is 22,301.

880 WALKERS LINE Site Plan



880 WALKERS LINE Trade Map & Demographics



		1 kilometer ring	3 kilometer ring	5 kilometer ring
POPULATION	Population	2,854	54,208	151,405
	Growth 2011 - 2016	30.8%	7.5%	6.1%
	Projected Growth 2016 - 2021	23.3%	7.6%	5.9%
HOUSEHOLDS	Households	995	22,029	60,671
	Growth 2011 - 2016	30.1%	8.2%	7.1%
	Projected Growth 2016 - 2021	23.1%	8.2%	6.4%
INCOME	Average Household Income	\$ 112,514	\$ 109,842	\$ 113,218
	Median Household Income	\$ 98,848	\$ 84,544	\$ 86,502
BUSINESS	Workplace Population	7,388	43,837	93,109
	Total Daytime Population (Workplace Pop + Daytime Pop)	8,750	70,473	167,611
EDUCATION	No Certificate, Diploma or Degree	11.6%	12.8%	12.0%
	High School Certificate	23.2%	27.1%	26.1%
	Bachelor's Degree or Higher	30.2%	28.0%	30.3%
ETHNICITY	Caucasian or Aboriginal	88.4%	87.4%	84.8%
	Black	3.0%	2.2%	2.0%
	Asian	2.5%	3.2%	4.6%
	South Asian	2.4%	4.4%	5.3%
	Latin American	0.7%	1.0%	1.3%
	Arab	1.0%	0.7%	1.2%
	Other	2.0%	1.0%	0.8%

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.