

RETAIL SPACE AVAILABLE FOR LEASE
671 Grand Avenue West
Chatham, ON



Cory Rosen

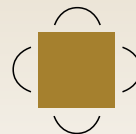
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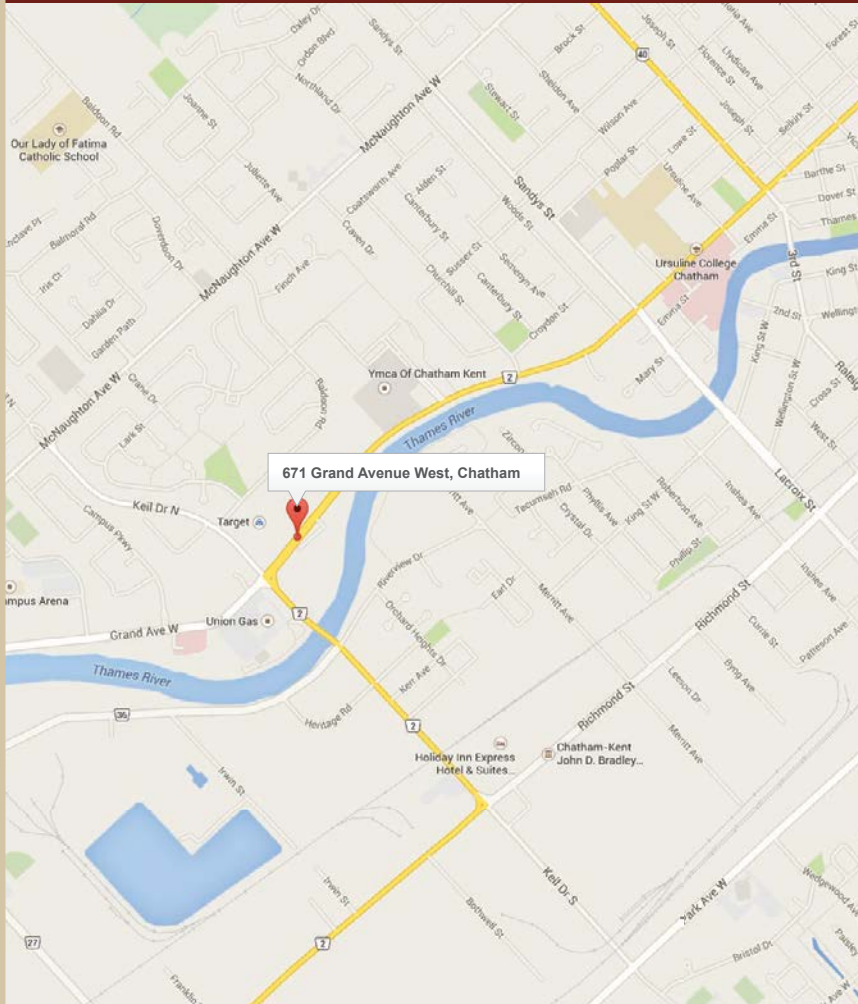
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671 GRAND AVENUE WEST Aerial and Details of Site



ADJACENT RETAILERS



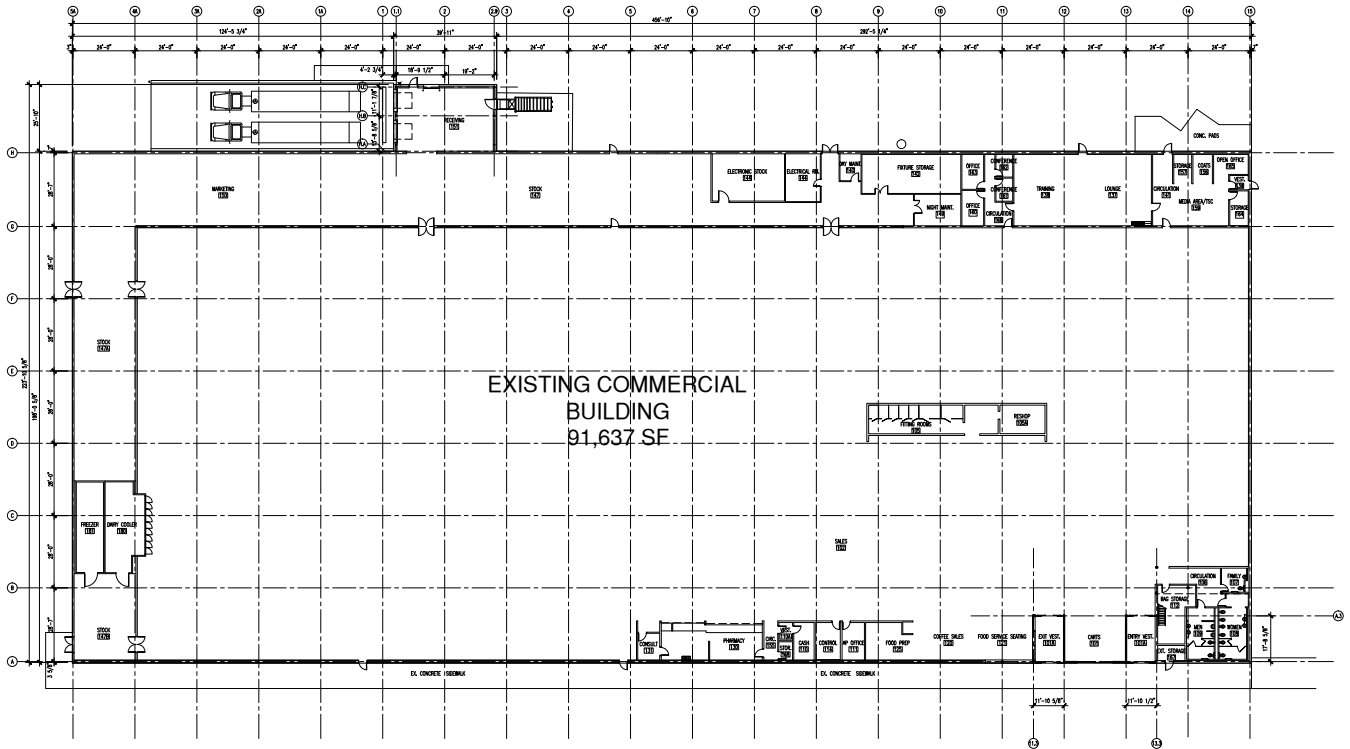
Features: Wonderful opportunity to secure a prime location with very strong branded adjacent retail stores including Canadian Tire, Giant Tiger, Dollarama, Reitman's, Pennington's, Moores, Scotia bank, Carter's OshKosh, Pet Valu, and Sport Chek. Shoppers Drug Mart are also on neighbouring lands.


Strong demographics with a trade area population of 85,000.

Available: 91,030 s.f. existing building (divisible); 2 pad opportunities.

671 GRAND AVENUE WEST

Existing and Potential Site Plans



SITE DATA		LEGEND	
	AREA		
a. LOT AREA	327,923.3 SQFT.		BUILDING A
b. BUILDING A (EXISTING TARGET)	91,565.2 SQFT.		BUILDING B
c. RETAIL UNIT 1	24,752.9 SQFT.		BUILDING C
d. RETAIL UNIT 2	4,506.0 SQFT.		HARD SURFACE
e. RETAIL UNIT 3	4,368.0 SQFT.		LANDSCAPED AREA
f. RETAIL UNIT 4	4,362.0 SQFT.		
g. RETAIL UNIT 5	17,727.9 SQFT.		
h. RETAIL UNIT 6	17,727.9 SQFT.		
i. RETAIL UNIT 7	18,120.4 SQFT.		
j. BUILDING B	5,520.0 SQFT.		
k. RETAIL UNIT 8	1,560.0 SQFT.		
l. RETAIL UNIT 9	1,560.0 SQFT.		
m. RETAIL UNIT 10	2,400.0 SQFT.		
n. BUILDING C	1,842.2 SQFT.		

671 GRAND AVENUE WEST Site Plan with Adjacent Retailers



PETROFF PARTNERSHIP ARCHITECTS
PETROFF
MGIC REALTY INC. BROKERAGE

PROPOSED MERCHANDISING PLAN
THAMES-LEA PLAZA
AUGUST 7, 2012

KEIL DRIVE & GRAND AVENUE WEST
CHATHAM, ONTARIO
PROJECT #11073
FOR: BRAD-LEA MEADOWS LTD.

671 GRAND AVENUE WEST

Trade Area Demographics

2013 Demographic Snapshot	635 Grand Ave W, Chatham ON 5 kilometer ring		635 Grand Ave W, Chatham ON 10 kilometer ring		635 Grand Ave W, Chatham ON 25 kilometer ring	
		%		%		%
Total Population						
2008 estimated	48,810		53,522		84,328	
2013 estimated	46,866		51,290		80,397	
2018 projected	45,256		49,464		77,406	
% Pop. Change (2008-2013)	-4.0%		-4.2%		-4.7%	
% Pop. Change (2013-2018)	-3.4%		-3.6%		-3.7%	
2013 Total Population by Age	46,866		51,290		80,397	
0 to 4 years	2,721	5.8%	2,926	5.7%	4,541	5.6%
5 to 19 years	8,210	17.5%	8,950	17.4%	14,093	17.5%
20 to 24 years	2,987	6.4%	3,266	6.4%	5,073	6.3%
25 to 34 years	5,871	12.5%	6,338	12.4%	9,572	11.9%
35 to 44 years	5,359	11.4%	5,834	11.4%	9,005	11.2%
45 to 54 years	6,990	14.9%	7,746	15.1%	12,364	15.4%
55 to 64 years	6,301	13.4%	7,027	13.7%	11,292	14.0%
65 to 74 years	4,384	9.4%	4,868	9.5%	7,819	9.7%
75 years & over	4,043	9%	4,336	8%	6,637	8%
Median Age	41.9		42.3		42.8	
2013 Total Census Families	12,915		14,258		22,719	
Average Persons Per Family	2.9		2.9		2.9	
Total Couples	10,121	78.4%	11,325	79.4%	18,658	82.1%
Without children at home	4,761	36.9%	5,412	38.0%	8,976	39.5%
With children at home	5,360	41.5%	5,913	41.5%	9,682	42.6%
Lone-parent families	2,794	21.6%	2,933	20.6%	4,061	17.9%
Children Per Census Family	1.1		1.1		1.1	
2013 Educational Attainment (15 years+)	37,652		41,365		65,038	
Less than a bachelor degree	32,483	86.3%	35,750	86.4%	57,755	88.8%
Bachelor degree & higher	5,169	13.7%	5,615	13.6%	7,283	11.2%
2013 Households	19,867		21,639		33,246	
Persons per household	2.30		2.31		2.36	
Average household income	\$ 68,741		\$ 70,305		\$ 71,391	
2013 Occupied Dwellings	19,867		21,639		33,246	
Owned dwellings	13,283	66.9%	14,743	68.1%	24,017	72.2%
Rented dwellings	6,584	33.1%	6,895	31.9%	9,229	27.8%
Dominant building type	Houses		Houses		Houses	
Dominant period of construction	1971-1980		1971-1980		Before 1946	
Dominant Demographics						
Official Home Language	English		English		English	
Non-official Home Language	Dutch		Dutch		German	
Top 3 visible minorities	Black South Asian Southeast Asian		Black South Asian Southeast Asian		Black South Asian Southeast Asian	