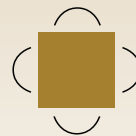


**RETAIL SPACE FOR LEASE**  
**GATES OF FERGUS**  
878 Tower St. South, Fergus, ON



**Rick Green**  
Broker of Record  
Goudy Retail Consulting  
Services, Brokerage  
(416) 931-4636

**Len Goudy**  
Broker of Record  
Goudy Real Estate Corp.  
Real Estate Brokerage  
(416) 830-0880



**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 The property may be withdrawn from the market at any time without notice.

## GATES OF FERGUS DETAILS



Located at the intersection of 2nd Line and Tower Street in Fergus, this unenclosed centre offers 11 units totalling 71,737 sq. ft featuring retailers such as Giant Tiger, Dollarama and Mark's Work Wearhouse.

### Features:

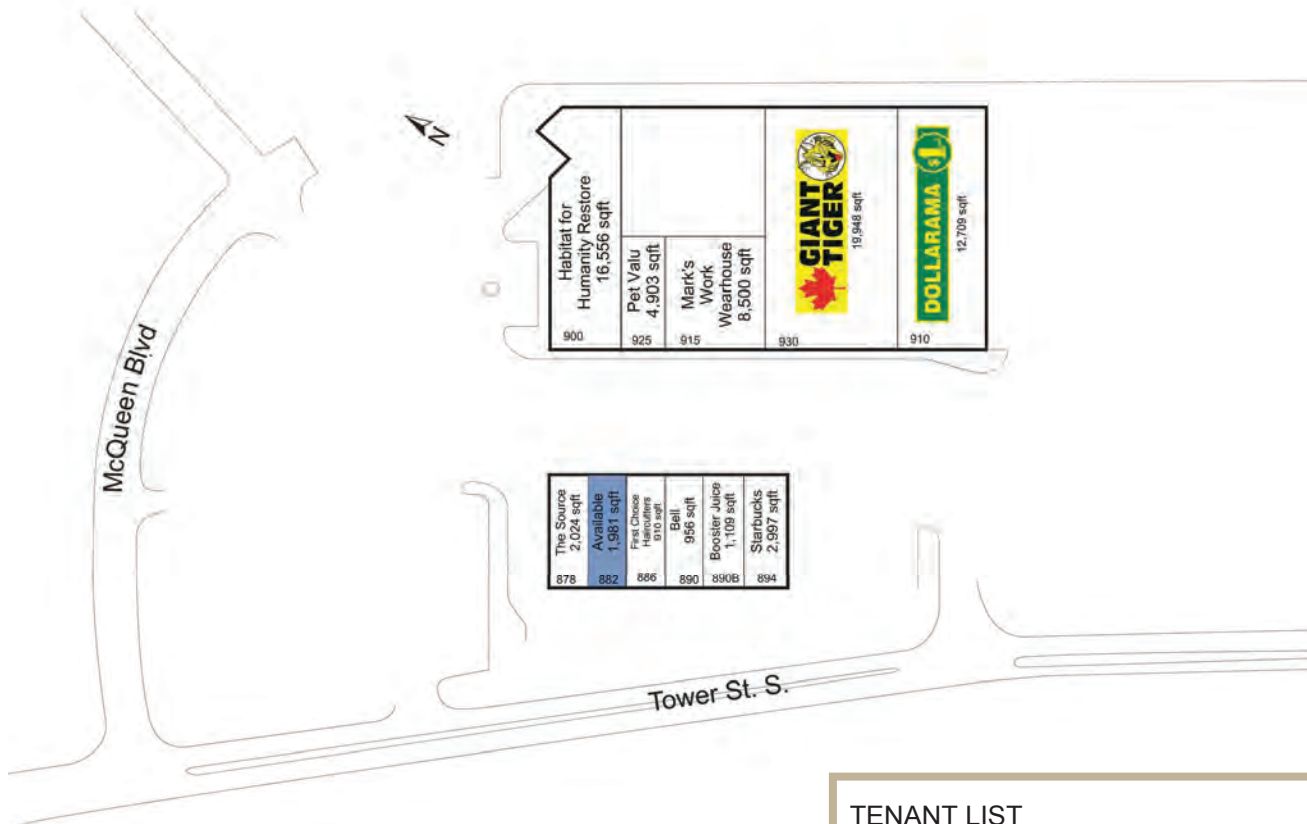
- Ample parking
- Easily accessible
- Strong tenant mix
- Serves a loyal customer base

**Available space:** 1,981 s.f.

**Net Rent:** \$25.00 p.s.f. p.a.

**TMI:** \$8.00 p.s.f. approx.

# GATES OF FERGUS SITE PLAN



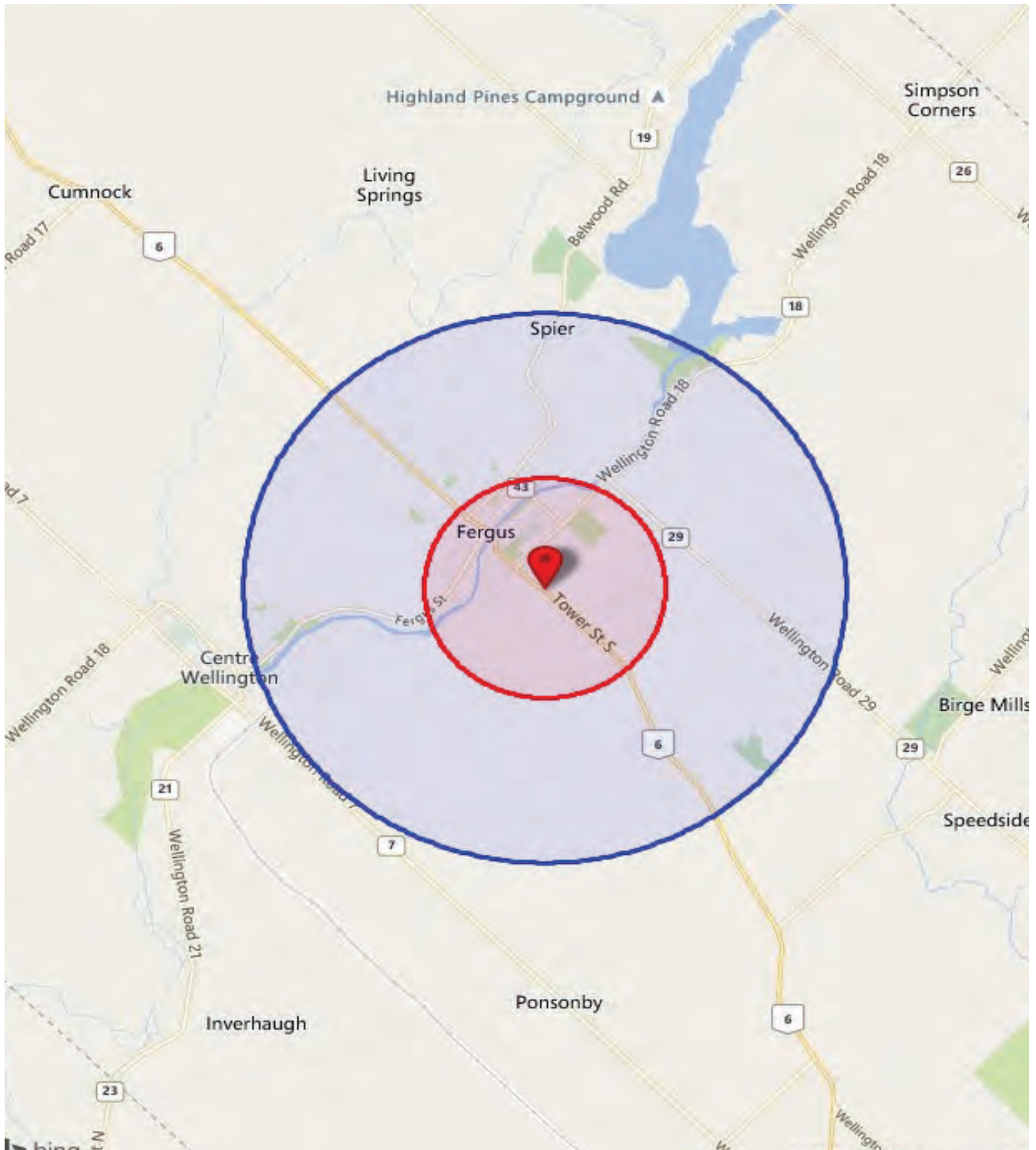
878	The Source	2,024 sqft
882	Available	1,981 sqft
886	First Choice Haircutters	910 sqft
890	Bell	956 sqft
890B	Booster Juice	1,109 sqft
894	Starbucks	2,997 sqft

900	Habitat for Humanity Restore	16,556 sqft
925	Pet Valu	4,903 sqft
915	Mark's Work Wearhouse	8,500 sqft
930	GIANT TIGER	19,948 sqft
910	DOLLARAMA	12,709 sqft

## TENANT LIST

878	The Source	2,024 SF
882	Available	1,981 SF
886	First Choice Haircutters	910 SF
890	Bell	956 SF
890B	Booster Juice	1,109 SF
894	Starbucks	2,997 SF
900	Habitat for Humanity Restore	16,556 SF
910	Dollarama	12,709 SF
915	Mark's Work Wearhouse	8,500 SF
920	Storage	13,678 SF
925	Pet Valu	4,903 SF
927	Habitat for Humanity Restore	16 SF
930	Giant Tiger	19,948 SF

# GATES OF FERGUS TRADE AREA MAP



# GATES OF FERGUS

## TRADE AREA DEMOGRAPHICS

2017 Demographic Snapshot	878 Tower St S, Fergus, ON N1M 3N7 0 - 2 km		878 Tower St S, Fergus, ON N1M 3N7 0 - 5 km	
		%		%
<b>Total Population</b>				
2012 estimated	8,534		18,673	
2017 estimated	8,917		20,082	
2022 Projected	9,305		21,430	
% Pop. Change (2012-2017)	4.5%		7.5%	
% Pop. Change (2017-2022)	4.4%		6.7%	
<b>2017 Total Population by Age</b>	<b>8,917</b>		<b>20,082</b>	
0 to 4 years	486	5.4%	1,170	5.8%
5 to 19 years	1,535	17.2%	3,666	18.3%
20 to 24 years	604	6.8%	1,398	7.0%
25 to 34 years	1,026	11.5%	2,309	11.5%
35 to 44 years	1,166	13.1%	2,628	13.1%
45 to 54 years	1,290	14.5%	2,850	14.2%
55 to 64 years	1,187	13.3%	2,621	13.1%
65 to 74 years	870	9.8%	1,907	9.5%
75 years & over	754	8%	1,533	8%
<b>Median Age</b>	<b>42.0</b>		<b>40.8</b>	
<b>2017 Total Census Families</b>	<b>2,516</b>		<b>5,626</b>	
Average Persons Per Family	2.9		3.0	
Total Couples	2,189	87.0%	4,960	88.2%
Without children at home	1,085	43.1%	2,278	40.5%
With children at home	1,104	43.9%	2,682	47.7%
Lone-parent families	327	13.0%	665	11.8%
Children Per Census Family	1.0		1.1	
<b>2017 Educational Attainment (15 years+)</b>	<b>7,222</b>		<b>15,861</b>	
Less than a bachelor degree	5,956	82.5%	12,573	79.3%
Bachelor degree & higher	1,266	17.5%	3,288	20.7%
<b>2017 Households</b>	<b>3,594</b>		<b>7,417</b>	
Persons per household	2.43		2.62	
Average household income	\$ 91,953		\$ 105,503	
<b>2017 Occupied Dwellings</b>	<b>3,594</b>		<b>7,417</b>	
Owned dwellings	2,498	69.5%	5,784	78.0%
Rented dwellings	1,096	30.5%	1,633	22.0%
Dominant building type	Houses		Houses	
Dominant period of construction	Before 1960		1961-1980	
<b>Total Daytime Population</b>	<b>9,882</b>		<b>16,744</b>	
Daytime Population at Home	4,194	42.4%	9,109	54.4%
0 to 14 years	1,503	15.2%	3,592	21.4%
15 to 64 years	1,393	14.1%	2,780	16.6%
65 years and over	1,297	13.1%	2,738	16.4%
Daytime Population at Work	5,688	57.6%	7,635	45.6%
Work At Usual Place	4,868	49.3%	6,192	37.0%
Work Mobile	594	6.0%	752	4.5%
Work At Home	226	2.3%	690	4.1%