

SPACE FOR LEASE
Scugog Plaza, 1888 Scugog Street/Hwy 7A
Port Perry, Ontario

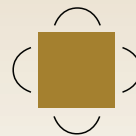


Michael Pearlman

Vice President,
Sales Representative

(416) 567-5101

pearlmanmichael@gmail.com

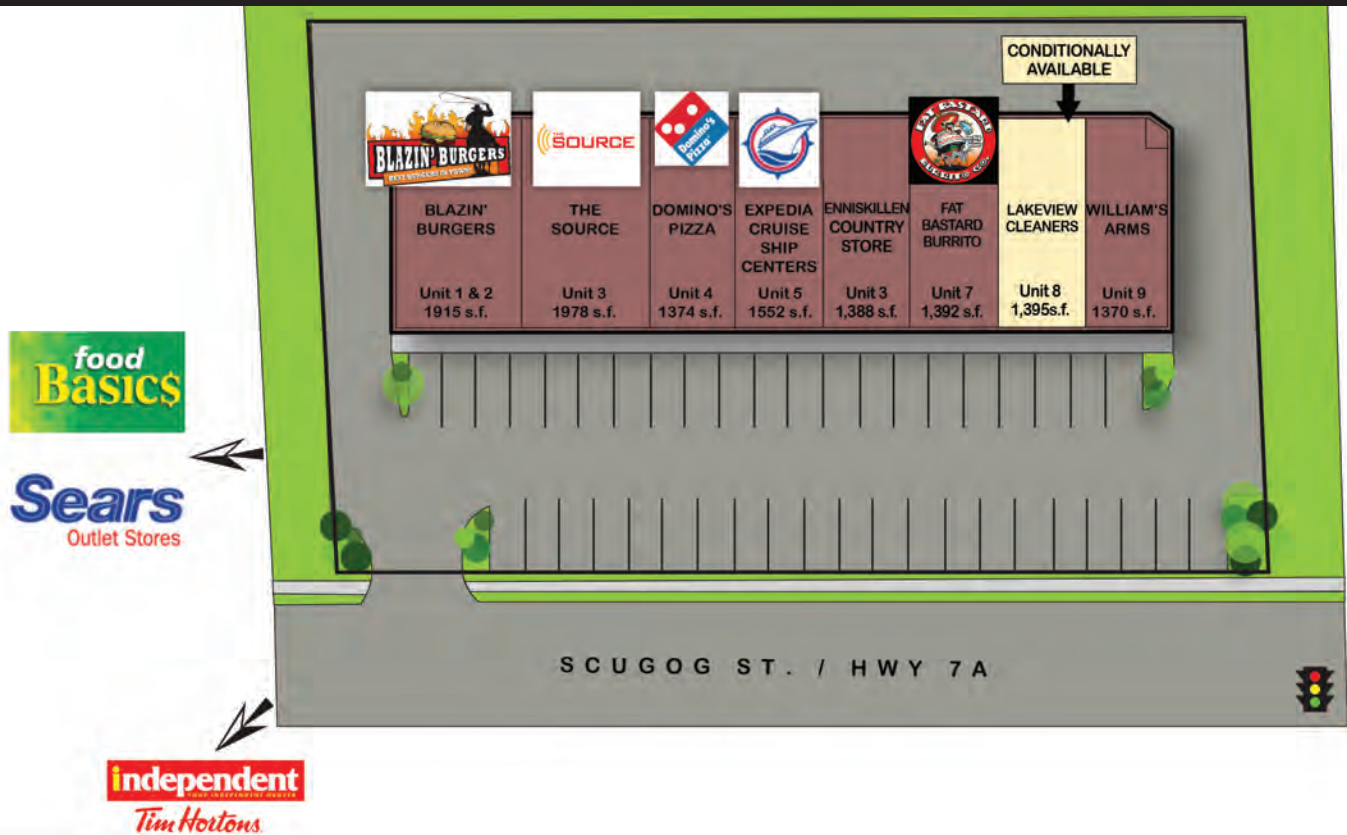


Goudy Real Estate Corp.
Real Estate Brokerage
Commercial Real Estate
Sales & Leasing

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 The property may be withdrawn from the market at any time without notice.

Scugog Plaza, 1888 Scugog Street/Hwy 7A Units Available and Details

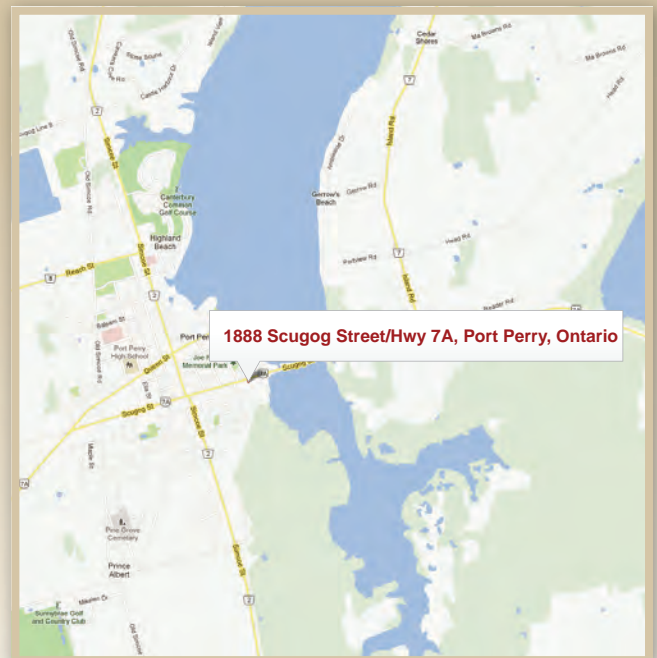


Details:

- The Scugog Plaza is located on 1888 Scugog Street/ Highway 7A, the main east west artery in Port Perry.
- The centre is well merchandised with a new format Source & Domino's Pizza and features several other national Tenants on site.
- The Plaza is located across from a new format Your Independent Grocery Store and is directly adjacent to the Food Basics store.
- Minimum rent starts @ \$18sf triple net plus taxes estimated @ \$5.30 + operating costs estimated @ \$4.50sf.

Unit Conditionally Available:

- Unit 8 – approximately 1,395sf



**All units listed under "Available" are conditional upon the Landlord receiving vacant possession of the Premises.*

Scugog Plaza, 1888 Scugog Street/Hwy 7A Demographics

2012 Demographic Snapshot	Port Perry, ON 0 - 1 km		Port Perry, ON 0 - 3 km		Port Perry, ON 0 - 5 km		Port Perry, ON 0-5 min	
		%		%		%		%
Total Population								
2007 estimated	4,078		9,267		10,493		8,340	
2012 estimated	4,175		9,763		11,058		8,742	
2017 projected	4,155		9,871		11,183		8,802	
% Pop. Change (2007-2012)	2.4%		5.4%		5.4%		4.8%	
% Pop. Change (2012-2017)	-0.5%		1.1%		1.1%		0.7%	
2012 Total Population by Age	4,175	%base	9,763	%base	11,058	%base	8,742	%base
0 to 4 years	163	3.9%	410	4.2%	452	4.1%	378	4.3%
5 to 19 years	704	16.9%	1,689	17.3%	1,894	17.1%	1,515	17.3%
20 to 24 years	311	7.5%	713	7.3%	808	7.3%	621	7.1%
25 to 34 years	410	9.8%	959	9.8%	1,067	9.6%	849	9.7%
35 to 44 years	457	10.9%	1,055	10.8%	1,176	10.6%	963	11.0%
45 to 54 years	709	17.0%	1,626	16.7%	1,870	16.9%	1,446	16.5%
55 to 64 years	644	15.4%	1,475	15.1%	1,694	15.3%	1,303	14.9%
65 to 74 years	380	9.1%	909	9.3%	1,058	9.6%	814	9.3%
75 years & over	398	10%	927	9%	1,040	9%	851	10%
Median Age	45.6		45.3		45.7		45.3	
2012 Total Census Families	1,193	%base	2,862	%base	3,233	%base	2,560	%base
Average Persons Per Family	3.0		3.0		3.0		3.0	
Total Couples	984	82.5%	2,444	85.4%	2,781	86.0%	2,188	85.5%
Without children at home	469	39.3%	1,143	39.9%	1,315	40.7%	1,040	40.6%
With children at home	515	43.2%	1,301	45.5%	1,466	45.3%	1,149	44.9%
Lone-parent families	209	17.5%	417	14.6%	452	14.0%	371	14.5%
Children Per Census Family	1.1		1.1		1.1		1.1	
2012 Educational Attainment (15 years+)	3,479	%base	8,139	%base	9,201	%base	7,210	%base
Less than a bachelor degree	2,964	85.2%	6,640	81.6%	7,447	80.9%	5,919	82.1%
Bachelor degree & higher	514	14.8%	1,498	18.4%	1,754	19.1%	1,292	17.9%
2012 Households	1,705	%base	3,824	%base	4,272	%base	3,435	%base
Persons per household	2.38		2.50		2.52		2.48	
Average household income	\$ 88,869		\$ 94,572		\$ 96,817		\$ 95,569	
2012 Occupied Dwellings	1,705	%base	3,824	%base	4,272	%base	3,435	%base
Owned dwellings	1,322	77.5%	3,137	82.0%	3,545	83.0%	2,838	82.6%
Rented dwellings	383	22.5%	687	18.0%	727	17.0%	597	17.4%
Dominant building type	Houses		Houses		Houses		Houses	
Dominant period of construction	Before 1946		2001-2006		2001-2006		2001-2006	
Dominant Demographics								
Official Home Language	English		English		English		English	
Non-official Home Language	German		German		German		German	
Top 3 visible minorities	Chinese		Chinese		Chinese		Chinese	
	Korean		South Asian		South Asian		South Asian	
	South Asian		Korean		n.i.e.		Korean	