

SPACE FOR LEASE
South Gate Mall, 14500 Simcoe St.,
Port Perry, Ontario

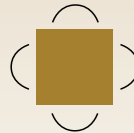


Michael Pearlman

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**

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SOUTH GATE MALL, PORT PERRY

Units Available and Details



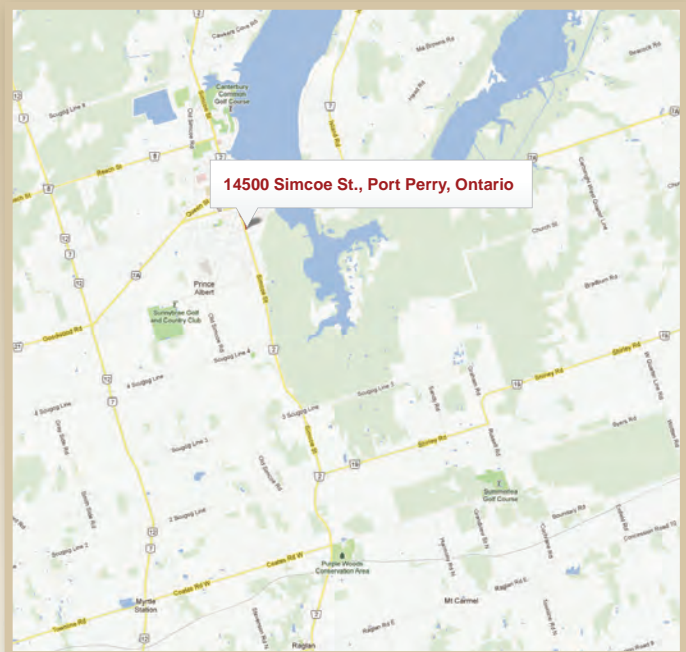
Details:

- The centre is anchored by a fully modernized McDonald's, a new format Anytime Fitness and features several other national Tenants on site.
- South Gate Plaza, is located on Simcoe Road, the busiest north/south vehicular artery that connects Oshawa into Port Perry.
- The Plaza is well located in town across from a new format Canadian Tire store.
- There are several hundred homes (planned) to be built directly across from the shopping centre in the next 2 to 3 years.

Unit Available: Unit 7 – 1,771sf approximately

Unit Available: Unit 9 – 1,258sf approximately

- Minimum Rent Starts @ \$17sf triple net Plus Taxes estimated @ \$5.75sf + Operating Costs estimated @ \$3.90sf.



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

SOUTH GATE MALL, PORT PERRY

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	