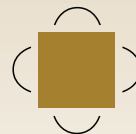


PRIME RETAIL OPPORTUNITY
600 Harbour Expressway, Thunder Bay



Michael Pearlman

Vice President
Goudy Real Estate Corp., Brokerage
Sales Representative
(416) 567-5101



Goudy Real Estate Corp.

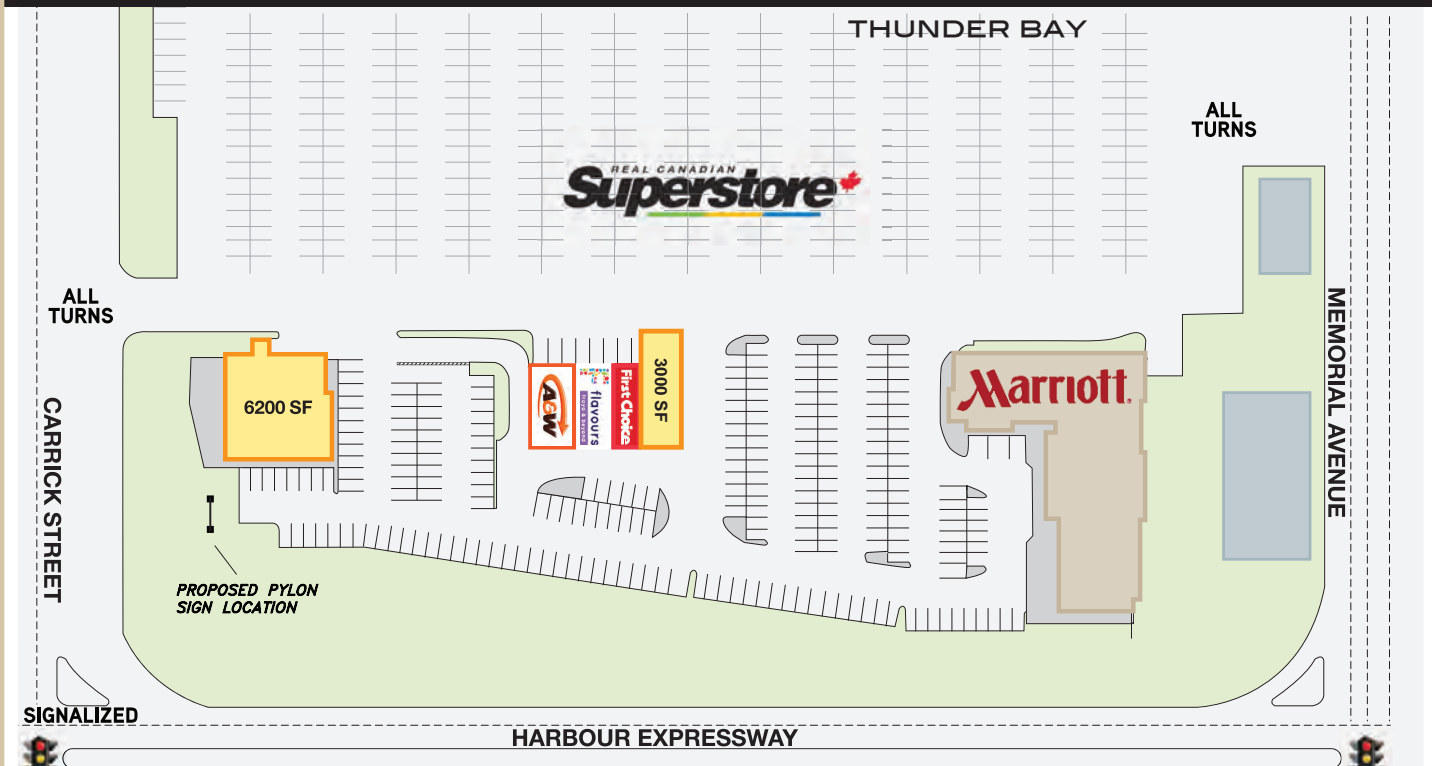
Real Estate Brokerage

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Harbour Expressway at Memorial Ave. Site Plan & Details



QUICK STARTS:

TYPE: Grocery & Hotel Anchored Strip

G.L.A. : 12,000 sf

PROPERTY OVERVIEW:

Located on Harbour Expressway at Memorial Avenue, this Centre is situated at the highest traffic intersection in the City and shadow anchored by a 5-storey Marriot Towne Place Suites Hotel and 140,000 square foot Real Canadian Superstore.

BENEFITS:

- Located in the dominant Intercity node which encompasses more than 2 million square feet of retail
- Close proximity to the Intercity Regional Shopping Centre, Wal-Mart, Thunder Centre and Cineplex Theatre - all within two city blocks of this Centre
- Signalized access from Harbour Expressway, with an additional All-Turns access from Memorial Avenue
- Pylon signage available on Harbour Expressway
- The Centre offers excellent visibility from both Memorial Avenue and Harbour Expressway, and is exposed to more than 51,000 vehicles per day
- In-line units in close proximity to the new Marriot Hotel

END CAP & UNITS AVAILABLE:

- Unit 4 approximately 3,000 sf
- Taxes estimated @ 8.71sf + Operating Costs Estimated @ \$4.85sf



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