

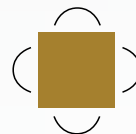
RETAIL SPACE FOR LEASE

APPLEVIEW SQUARE

4460-4490 FAIRVIEW ST., BURLINGTON, ONTARIO



Len Goudy
 Broker of Record
 (416) 830-0880



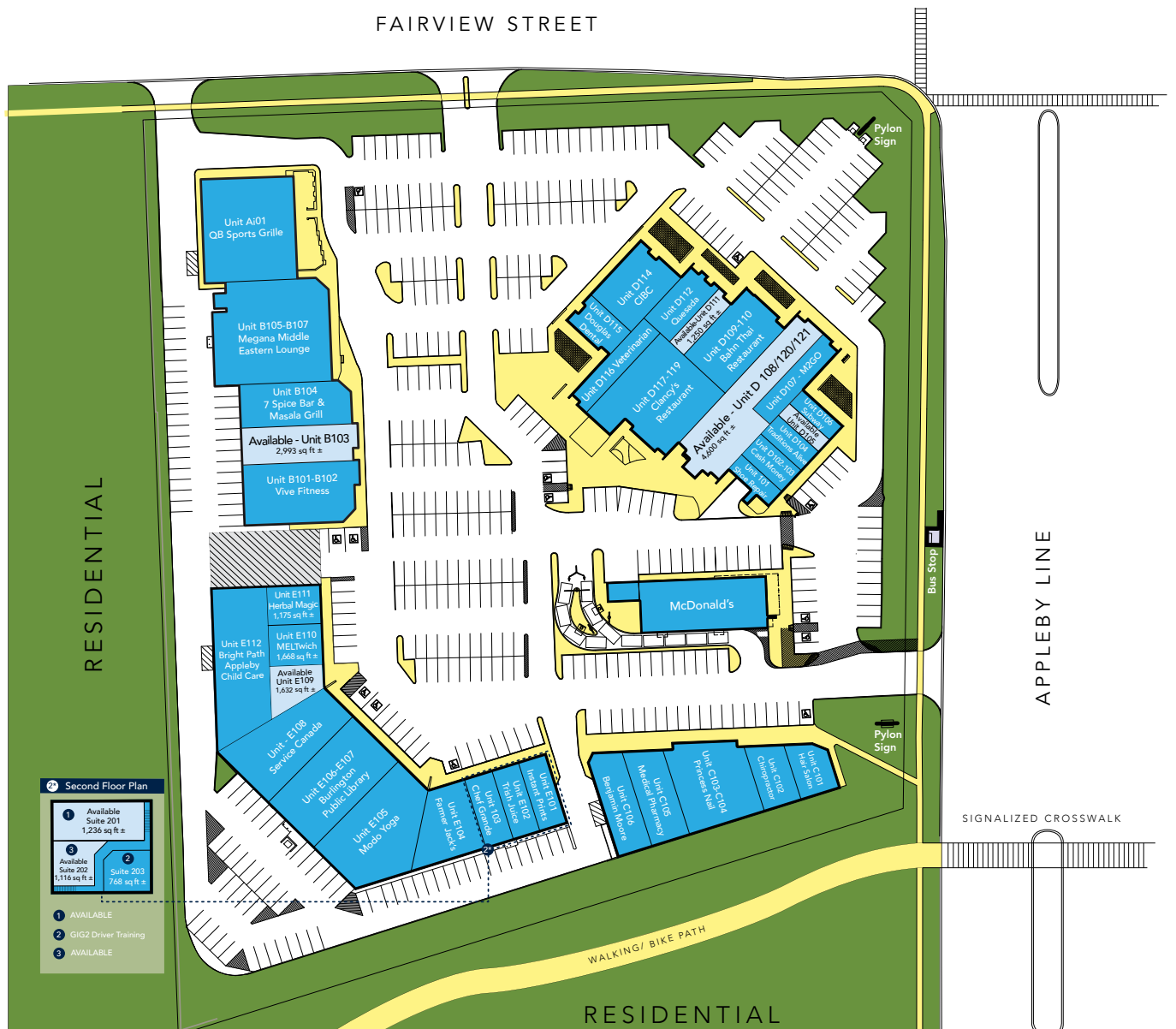
Goudy Real Estate Corp.
 Real Estate Brokerage
 Commercial Real Estate
 Sales & Leasing

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 The property may be withdrawn from the market at any time without notice.

LEASING PLAN

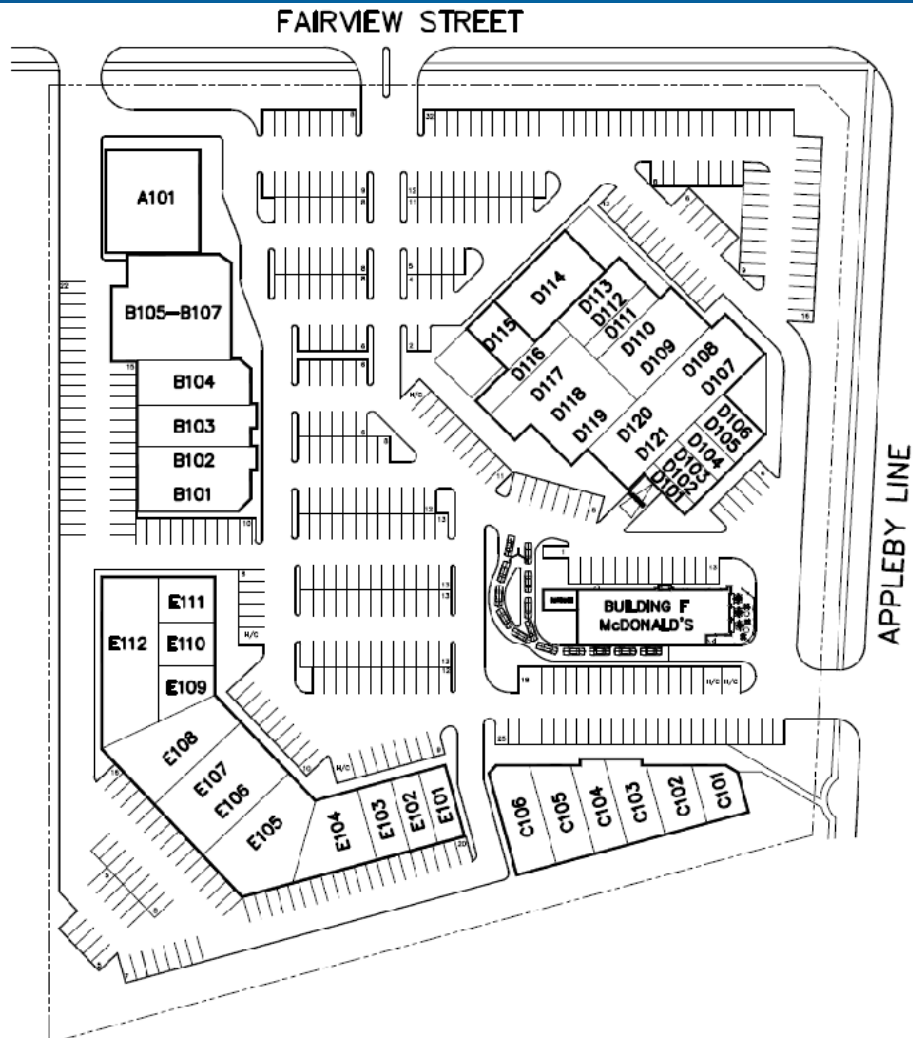
APPLEVIEW SQUARE



DETAILS:

- Highly visible
- Traffic counts on Fairview 17,973 per day and 27,830 per day on Appleby
- 46,132 persons within 3 kms and 112,816 persons within 5 kms
- Daytime population at work within 3 kms 21,476 and within 5 kms 57,310 persons
- **T.M.I.:** \$10.15 psf (2020 estimate)

SITE PLAN APPLEVIEW SQUARE



Building A

101: QB Sports Grille *29 yrs

Building B

101/102: Vive Fitness *New
103: Available 2,993 sq ft ±
 104: 7 Spice Bar & Masala Grill *New
 105/107: Megana Middle Eastern Lounge

Building C

101: Hair Salon *9 yrs
 102: Chiropractor *31 yrs
 103/104: Princess Nail *15 yrs
 105: Medical / Pharmacy *New
 106: Benjamin Moore *8 yrs

Building F

McDonald's *29 yrs

Building D

101: Shoe Repair *36 yrs
 102/103: Cash Money *16 yrs
 104: Traditions Alive *New
105: Available 800 sq ft ±
 106: Subway *30 yrs
 107: M2GO *New
108/120/121: Available 4,600 sq ft ±
(can be subdivided)
 109/110: Bahn Thai Restaurant *18 yrs
111: Available 1,250 sq ft ±
 112/113: Quesada *New
 114: CIBC *40 yrs
 115: Douglas Dental *31 yrs
 116: Veterinarian *36 yrs
 117/119: Clancy's Restaurant *20 yrs

Building E

101: Instant Imprints *5 yrs
 102: Trish Juice *New
 103: Chef Grande Shawarma *3 yrs
 104: Farmer Jacks *5 yrs
 105: Modo Yoga *11 yrs
 106/107: Burlington Public Library *36 yrs
 108: Service Canada *7 yrs
109: Available 1,632 sq ft ±
 110: MELTwich *New
 111: Herbal Magic *16 yrs
 112: Bright Path Appleby *13 yrs

Building E Office

201: Available 1,236 sq ft ±
 202: Available 1,116 sq ft ±
 203: Driver Training School *9 yrs

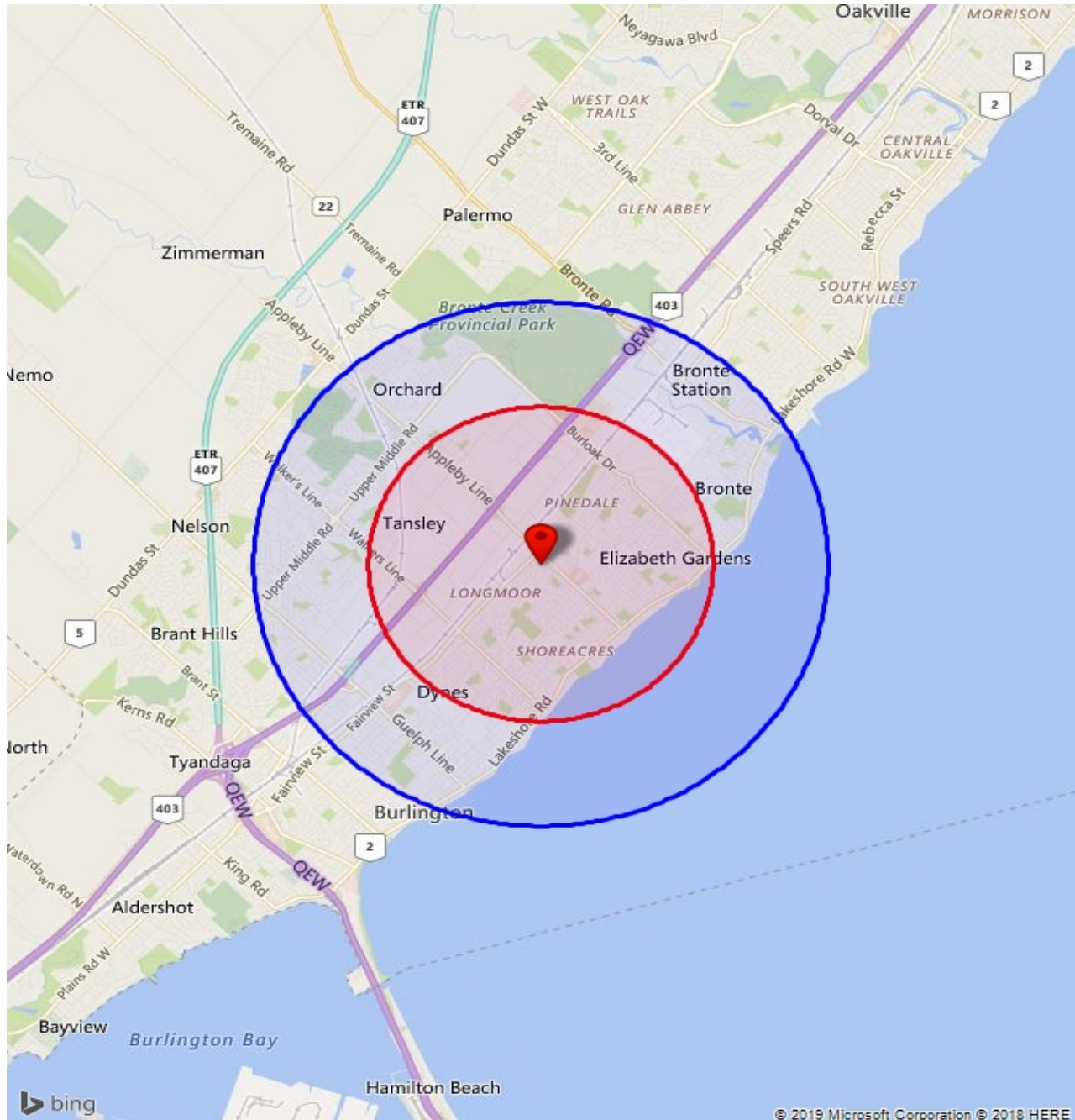
*Length of Tenancy

TRADE AREA MAP

APPLEVIEW SQUARE



676 Appleby Line, Burlington, ON L7L 6J9



TRADE AREA DEMOGRAPHICS

APPLEVIEW SQUARE

2018 Demographic Snapshot	676 Appleby Line, Burlington, ON L7L 6J9		676 Appleby Line, Burlington, ON L7L 6J9	
	0 - 3 km	%	0 - 5 km	%
Total Population				
2013 estimated	44,006		107,397	
2018 estimated	46,132		112,816	
2023 Projected	49,214		120,560	
% Pop. Change (2013-2018)	4.8%		5.0%	
% Pop. Change (2018-2023)	6.7%		6.9%	
2018 Total Population by Age	46,132		112,816	
0 to 4 years	2,310	5.0%	5,578	4.9%
5 to 19 years	7,524	16.3%	19,188	17.0%
20 to 24 years	2,636	5.7%	6,635	5.9%
25 to 34 years	5,493	11.9%	13,893	12.3%
35 to 44 years	5,591	12.1%	14,057	12.5%
45 to 54 years	6,736	14.6%	16,928	15.0%
55 to 64 years	5,971	12.9%	15,131	13.4%
65 to 74 years	4,761	10.3%	11,106	9.8%
75 years & over	5,110	11%	10,301	9%
Median Age	44.2		43.1	
2018 Total Census Families	13,191		31,804	
Average Persons Per Family	3.0		3.0	
Total Couples	11,339	86.0%	27,257	85.7%
Without children at home	5,175	39.2%	11,880	37.4%
With children at home	6,164	46.7%	15,377	48.3%
Lone-parent families	1,852	14.0%	4,547	14.3%
Children Per Census Family	1.1		1.1	
2018 Educational Attainment (15 years+)	37,741		92,618	
Less than a bachelor degree	24,259	64.3%	59,036	63.7%
Bachelor degree & higher	13,482	35.7%	33,582	36.3%
2018 Households	17,420		42,919	
Persons per household	2.58		2.58	
Average household income	\$ 124,131		\$ 131,831	
2018 Occupied Dwellings	17,420		42,919	
Owned dwellings	14,816	85.1%	35,164	81.9%
Rented dwellings	2,604	14.9%	7,755	18.1%
Dominant building type	Houses		Houses	
Total Estimated Population	46,132		112,816	
Total Daytime Population	45,418		115,058	
Daytime Population at Home	23,942	52.7%	57,748	50.2%
0 to 14 years	7,234	15.9%	18,140	15.8%
15 to 64 years	9,011	19.8%	22,223	19.3%
65 years and over	7,697	16.9%	17,386	15.1%
Daytime Population at Work	21,476	47.3%	57,310	49.8%
Work At Usual Place	16,858	37.1%	44,831	39.0%
Work Mobile	3,073	6.8%	8,603	7.5%
Work At Home	1,544	3.4%	3,877	3.4%