

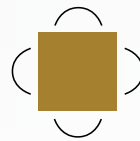
# RETAIL SPACE FOR LEASE

61 LYNDEN RD, BRANTFORD, ON



## Len Goudy

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



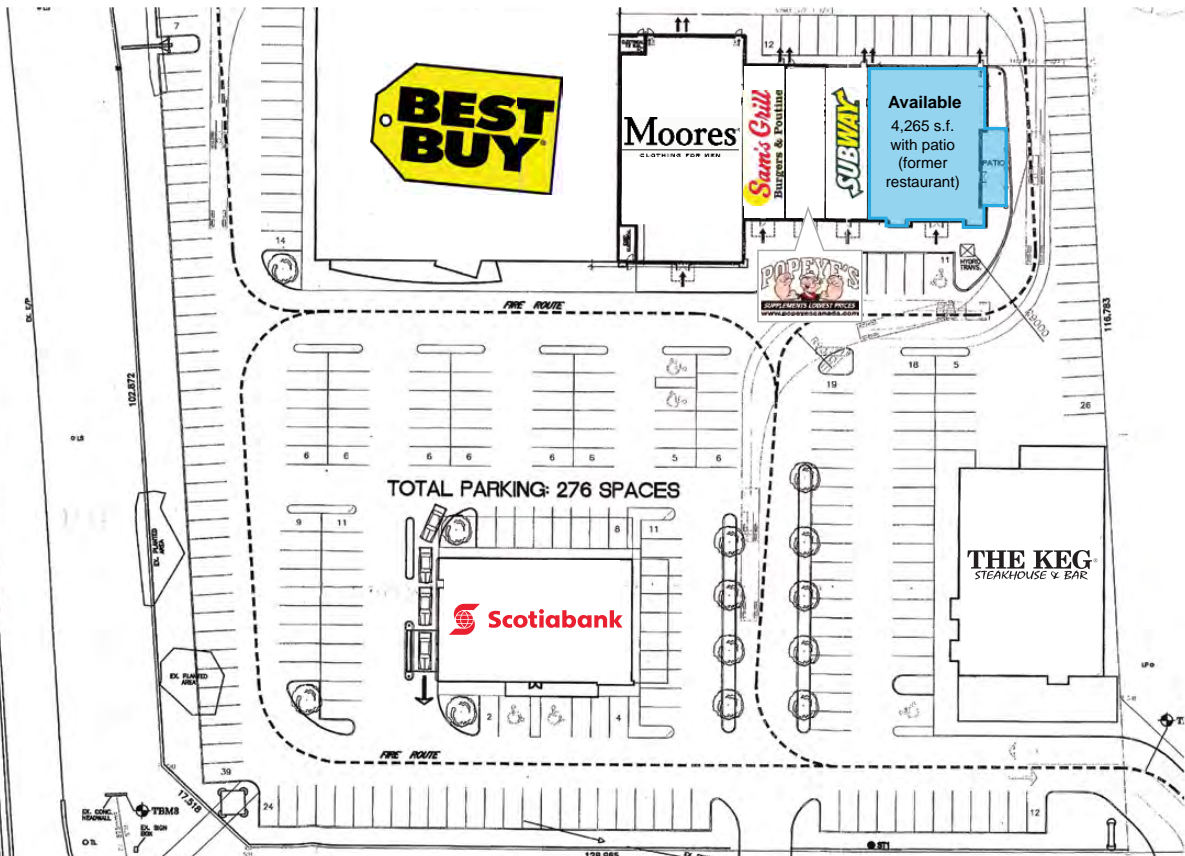
**Goudy Real Estate Corp.**  
Real Estate Brokerage  
Commercial Real Estate  
Sales & Leasing

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 The property may be withdrawn from the market at any time without notice.

# SITE PLAN

## 61 LYNDEN RD, BRANTFORD



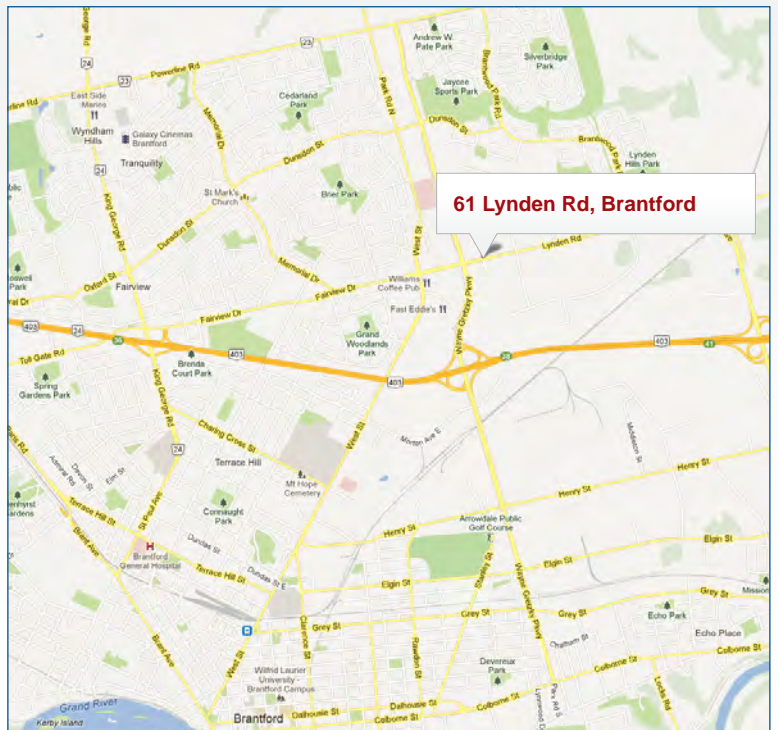
### UNIT DETAILS:

Join Best Buy, The Keg, Moores, Popeye's Supplements, Sam's Grill - Burgers & Poutine, Subway and Scotia Bank at Parkway Mall. Directly across the street from Regional Lynden Park Mall.

High traffic plaza located on the North East corner of Lynden Road and Wayne Gretzky Parkway with excellent exposure to Lynden Road.

4,265 sq. ft. Available with patio

2019 TMI - \$11.00 psf



# DEMOGRAPHICS

## 61 LYNDEN RD, BRANTFORD

2019 Demographic Snapshot	61 Lynden Rd, Brantford, ON N3R 7J 0 - 2 km		61 Lynden Rd, Brantford, ON N3R 7J 0 - 5 km		61 Lynden Rd, Brantford, ON N3R 7J 0 - 10 km	
		%		%		%
<b>Total Population</b>						
2014 estimated	22,592		75,780		110,146	
2019 estimated	23,634		78,904		116,036	
2024 Projected	24,526		81,875		120,902	
% Pop. Change (2014-2019)	4.6%		4.1%		5.3%	
% Pop. Change (2019-2024)	3.8%		3.8%		4.2%	
<b>2019 Total Population by Age</b>	<b>23,634</b>		<b>78,904</b>		<b>116,036</b>	
0 to 4 years	1,196	5.1%	3,949	5.0%	6,235	5.4%
5 to 19 years	3,953	16.7%	12,559	15.9%	19,826	17.1%
20 to 24 years	1,501	6.4%	5,192	6.6%	7,357	6.3%
25 to 34 years	2,990	12.7%	10,728	13.6%	15,642	13.5%
35 to 44 years	2,713	11.5%	9,336	11.8%	14,553	12.5%
45 to 54 years	2,834	12.0%	9,871	12.5%	14,834	12.8%
55 to 64 years	3,400	14.4%	11,580	14.7%	16,388	14.1%
65 to 74 years	2,721	11.5%	8,765	11.1%	12,162	10.5%
75 years & over	2,326	10%	6,924	9%	9,040	8%
<b>Median Age</b>	43.0		42.5		41.1	
<b>2019 Total Census Families</b>	<b>6,780</b>		<b>21,731</b>		<b>32,177</b>	
Average Persons Per Family	3.0		2.9		3.0	
Total Couples	5,443	80.3%	16,962	78.1%	25,634	79.7%
Without children at home	2,574	38.0%	8,438	38.8%	12,112	37.6%
With children at home	2,870	42.3%	8,524	39.2%	13,522	42.0%
Lone-parent families	1,336	19.7%	4,769	21.9%	6,544	20.3%
Children Per Census Family	1.1		1.1		1.1	
<b>2019 Educational Attainment (15 years+)</b>	<b>19,871</b>		<b>65,486</b>		<b>94,897</b>	
Less than a bachelor degree	16,854	84.8%	56,225	85.9%	80,795	85.1%
Bachelor degree & higher	3,017	15.2%	9,261	14.1%	14,102	14.9%
<b>2019 Households</b>	<b>9,275</b>		<b>32,739</b>		<b>46,139</b>	
Persons per household	2.54		2.37		2.48	
Average household income	\$ 91,927		\$ 83,283		\$ 88,563	
<b>2019 Occupied Dwellings</b>	<b>9,275</b>		<b>32,739</b>		<b>46,139</b>	
Owned dwellings	6,636	71.5%	21,420	65.4%	31,983	69.3%
Rented dwellings	2,639	28.5%	11,319	34.6%	14,156	30.7%
Dominant building type	Houses		Houses		Houses	
Dominant period of construction	1961-1980		Before 1960		Before 1960	
<b>Total Daytime Population</b>	<b>27,294</b>		<b>82,743</b>		<b>115,837</b>	
Daytime Population at Home	14,619	53.6%	48,647	58.8%	70,391	60.8%
0 to 14 years	3,682	13.5%	12,054	14.6%	19,312	16.7%
15 to 64 years	6,472	23.7%	23,052	27.9%	32,939	28.4%
65 years and over	4,465	16.4%	13,541	16.4%	18,139	15.7%
Daytime Population at Work	12,675	46.4%	34,095	41.2%	45,446	39.2%
Work At Usual Place	9,150	33.5%	26,743	32.3%	35,521	30.7%
Work Mobile	3,127	11.5%	5,973	7.2%	7,672	6.6%
Work At Home	398	1.5%	1,379	1.7%	2,254	1.9%