

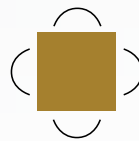
# RETAIL SPACE FOR LEASE

## 95 SAGINAW PARKWAY, CAMBRIDGE



### Len Goudy

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



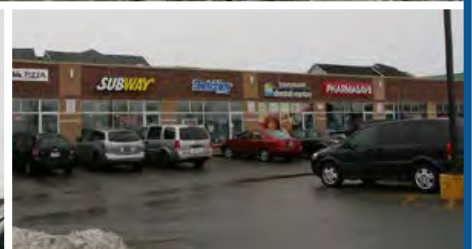
**Goudy Real Estate Corp.**  
Real Estate Brokerage  
Commercial Real Estate  
Sales & Leasing

505 Hood Rd., Unit 20, Markham, ON L3R 5V6 | (905) 477-3000

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# AERIAL & SITE DETAILS

## 95 SAGINAW PARKWAY, CAMBRIDGE



Join Tim Horton's, Scotiabank, Short Stop convenience store, Double Double Pizza, Subway, Dental Practice, pharmacy, Quesada, St. Louis Bar & Grille, Sketchley Cleaners, and PharmaSave and others.

This unit is directly across the street from a Grocery anchored centre and Shoppers Drug Mart.

42,627 average daily traffic count along Franklin Blvd and 7,113 vehicles along Saginaw Parkway.

### Available Space:

- Unit 2 – 1,893 s.f.
- Net Rent is \$28 psf pa and the TMI is \$16.50 psf (2020 estimate)

### Nearby Schools:

- St. Margaret of Scotland Catholic Elementary School, 210 Cowan Blvd., where they have approx 365 students, 39 staff
- St Benedict Catholic Secondary School, 50 Saginaw Parkway, over 100 teachers, 42 staff, 1800 students,
- Clements Mills Public School, 335 Saginaw, approx 750 students

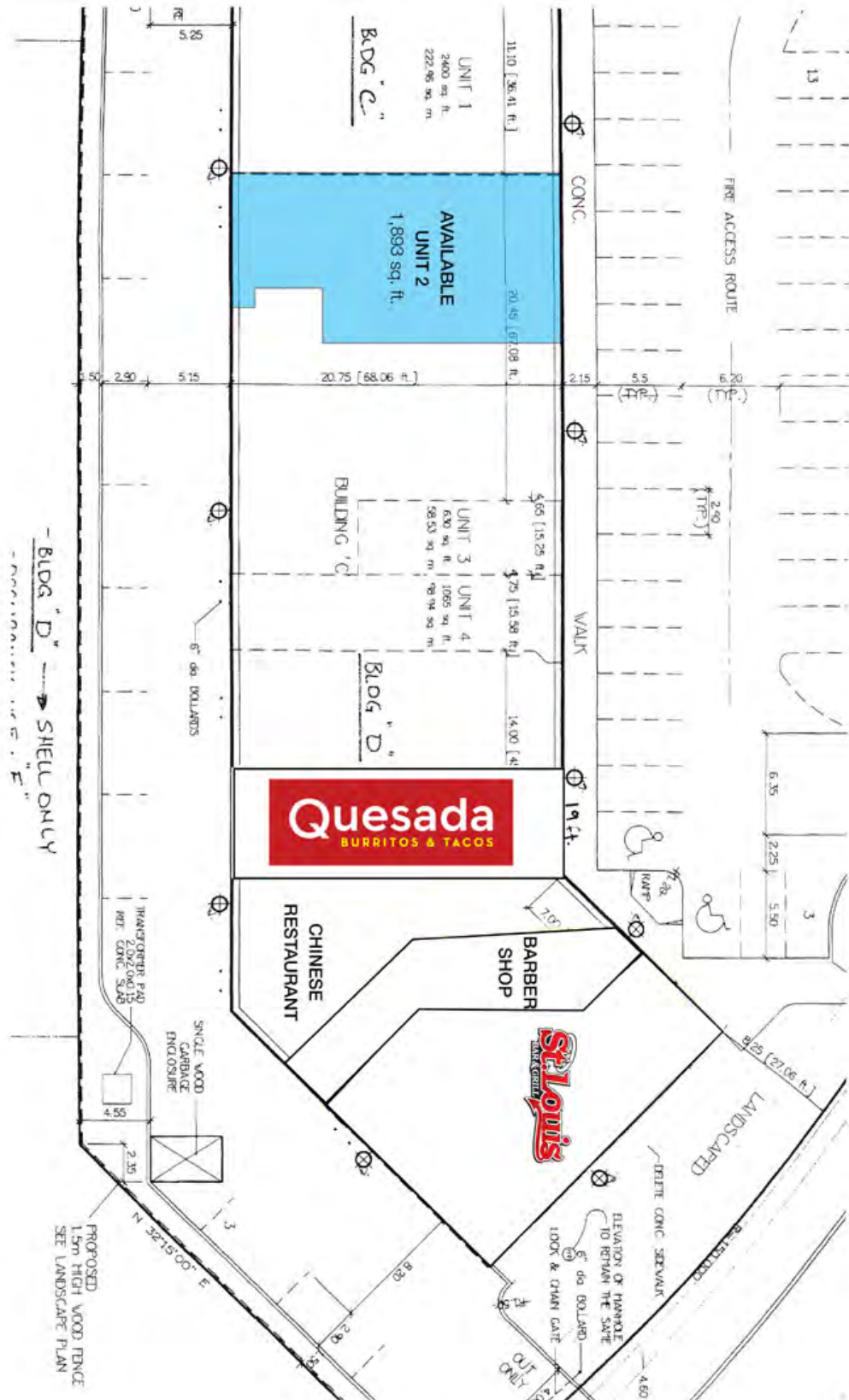
### Cambridge Ice Park:

- 2 NHL sized ice surfaces, 4 championship slo-pitch diamonds, 2 outdoor beach volleyball courts.



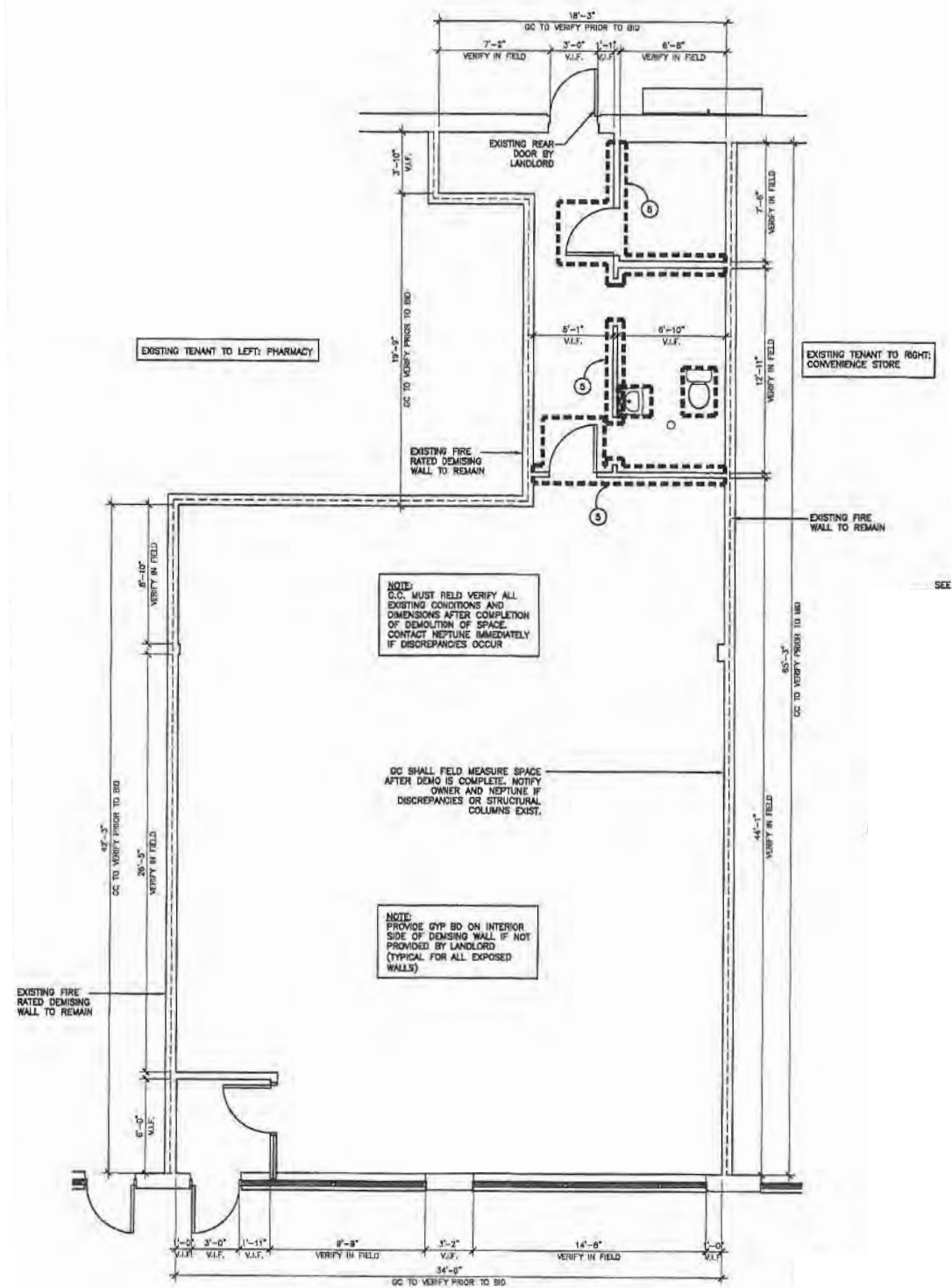
# SITE PLAN

95 SAGINAW PARKWAY, CAMBRIDGE



# UNIT 2 - FLOOR PLAN

## 95 SAGINAW PARKWAY, CAMBRIDGE

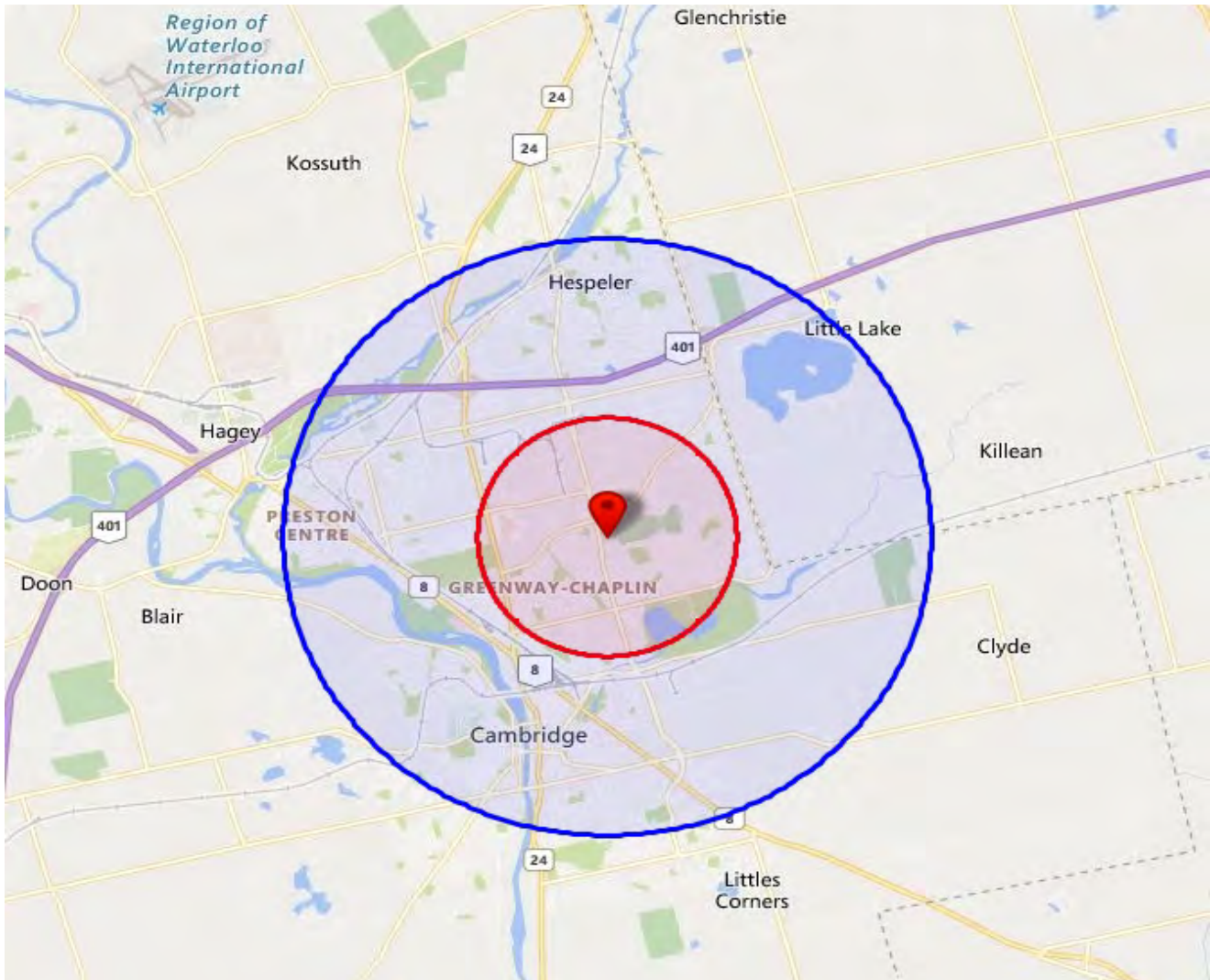


**EXISTING PLAN**

SCALE: 1/4" = 1'-0"

# TRADE AREA MAP

## 95 SAGINAW PARKWAY, CAMBRIDGE



2019 Daytime Population	95 Saginaw Pkwy, Cambridge, ON N1T 1W2 0 - 2 km		95 Saginaw Pkwy, Cambridge, ON N1T 1W2 0 - 5 km	
		%		%
<b>Total Estimated Population</b>	<b>23,905</b>		<b>94,758</b>	
<b>Total Daytime Population</b>	<b>35,591</b>		<b>107,247</b>	
Daytime Population at Home	11,694	32.9%	43,933	41.0%
0 to 14 years	4,362	12.3%	15,794	14.7%
15 to 64 years	4,832	13.6%	15,949	14.9%
65 years and over	2,500	7.0%	12,190	11.4%
Daytime Population at Work	23,897	67.1%	63,315	59.0%
Work At Usual Place	20,024	56.3%	51,323	47.9%
Work Mobile	3,413	9.6%	9,678	9.0%
Work At Home	460	1.3%	2,314	2.2%

# DEMOGRAPHICS

## 95 SAGINAW PARKWAY, CAMBRIDGE

2019 Demographic Snapshot	95 Saginaw Pkwy, Cambridge, ON N1T 1W2 0 - 2 km		95 Saginaw Pkwy, Cambridge, ON N1T 1W2 0 - 5 km	
		%		%
<b>Total Population</b>				
2014 estimated	23,504		92,101	
2019 estimated	23,905		94,758	
2024 Projected	24,583		97,795	
% Pop. Change (2014-2019)	1.7%		2.9%	
% Pop. Change (2019-2024)	2.8%		3.2%	
<b>2019 Total Population by Age</b>	<b>23,905</b>		<b>94,758</b>	
0 to 4 years	1,298	5.4%	5,032	5.3%
5 to 19 years	4,768	19.9%	16,310	17.2%
20 to 24 years	1,736	7.3%	5,771	6.1%
25 to 34 years	3,237	13.5%	12,972	13.7%
35 to 44 years	3,144	13.2%	12,820	13.5%
45 to 54 years	3,403	14.2%	13,322	14.1%
55 to 64 years	3,244	13.6%	13,009	13.7%
65 to 74 years	1,871	7.8%	8,841	9.3%
75 years & over	1,204	5%	6,680	7%
<b>Median Age</b>	<b>38.0</b>		<b>40.7</b>	
<b>2019 Total Census Families</b>	<b>6,495</b>		<b>25,873</b>	
Average Persons Per Family	3.3		3.1	
Total Couples	5,258	81.0%	21,079	81.5%
Without children at home	1,778	27.4%	9,080	35.1%
With children at home	3,481	53.6%	11,999	46.4%
Lone-parent families	1,237	19.0%	4,794	18.5%
Children Per Census Family	1.4		1.2	
<b>2019 Educational Attainment (15 years+)</b>	<b>19,413</b>		<b>77,478</b>	
Less than a bachelor degree	16,256	83.7%	64,745	83.6%
Bachelor degree & higher	3,157	16.3%	12,734	16.4%
<b>2019 Households</b>	<b>7,866</b>		<b>35,964</b>	
Persons per household	3.02		2.59	
Average household income	\$ 112,076		\$ 101,720	
<b>2019 Occupied Dwellings</b>	<b>7,866</b>		<b>35,964</b>	
Owned dwellings	5,569	70.8%	24,401	67.8%
Rented dwellings	2,298	29.2%	11,563	32.2%
Dominant building type	Houses		Houses	

Source: Sitewise