

SPACE FOR LEASE WESTSIDE MARKET VILLAGE 510-520 RIDDELL RD., ORANGEVILLE, ON

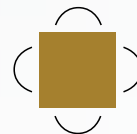


Richard Green

Broker of Record
Goudy Retail Consulting Services
Real Estate Brokerage
(416) 931-4636

Len Goudy

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



Goudy Real Estate Corp.

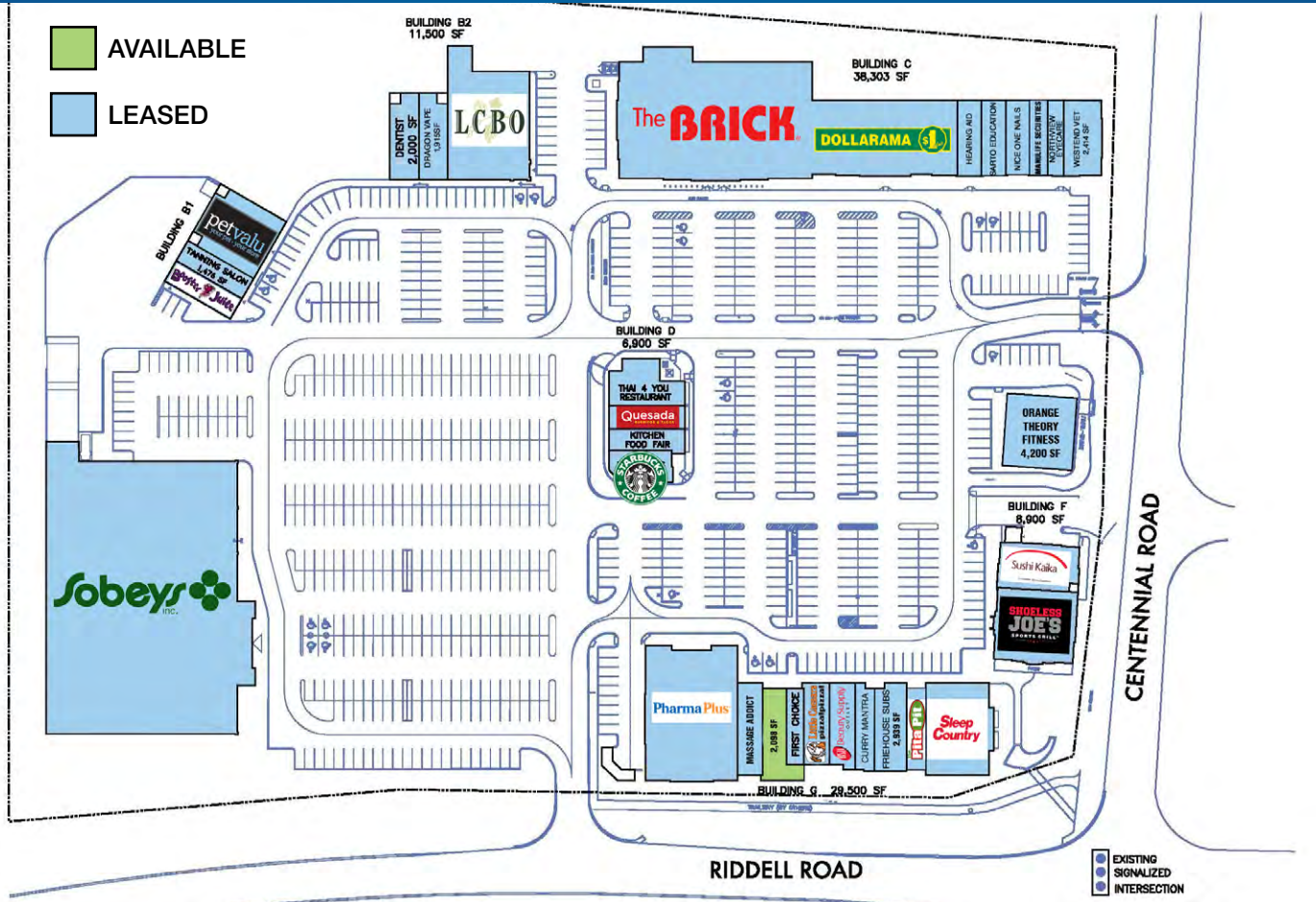
Real Estate Brokerage
Commercial Real Estate
Sales & Leasing

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

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 The property may be withdrawn from the market at any time without notice.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

510-520 RIDDELL RD., ORANGEVILLE, ON



Westside Market Village is located in the southwest quadrant of Orangeville at the intersection of Centennial Road and Riddell Road.

Surrounded by residential, business and schools all within walking distance of the centre, creating a strong day time work force and opportunities for retail, services restaurant and other uses.

25,552 people live within 3 km with an average income of \$103,276 per annum and 35,481 people live within 5 km with an average income of \$103,612.

Westside Market Village is comprised of strong anchor and national Tenants such as, Sobeys, LCBO, Pharma Plus, Dollarama, The Brick, GNC, Little Caesars Pizza, Sleep Country, Beauty Supply Outlet, First Choice Haircutters, Pet Valu, Pita Pit, Shoeless Joes, Starbucks, Kitchen Food Fair, Booster Juice, Specs by George, Thai 4 You, Nice One Nails, Sushi Karma, Westend Vet. and others.

These Tenants and demographics create a strong draw from the community and offer a diverse offering for any potential retailer or business service to locate here.

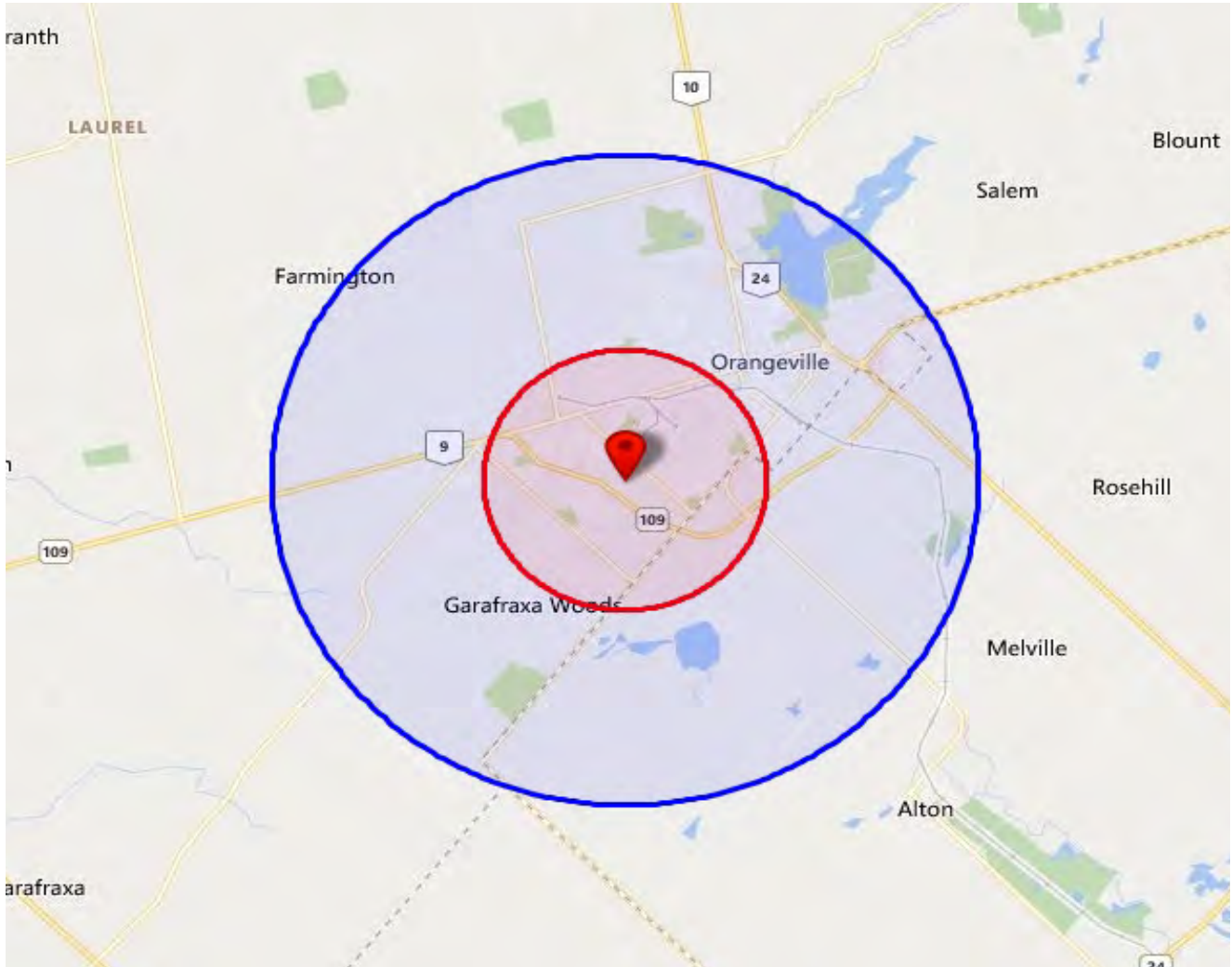
UNIT AVAILABLE: Previously GNC, 2,098 Sq. Ft.

NET RENT: \$25.00 p.s.f. p.a.

TMI: \$10.00 p.s.f. (2020 estimate)

TRADE AREA MAP

510-520 RIDDELL RD., ORANGEVILLE, ON



2019 Daytime Population	215 Centennial Rd, Orangeville, ON L9W 5K9 0 - 2 km		215 Centennial Rd, Orangeville, ON L9W 5K9 0 - 5 km	
		%		%
Total Estimated Population	16,319		33,833	
Total Daytime Population	15,491		33,788	
Daytime Population at Home	6,602	42.6%	14,338	42.4%
0 to 14 years	3,025	19.5%	5,865	17.4%
15 to 64 years	2,107	13.6%	4,660	13.8%
65 years and over	1,471	9.5%	3,813	11.3%
Daytime Population at Work	8,889	57.4%	19,449	57.6%
Work At Usual Place	7,487	48.3%	16,375	48.5%
Work Mobile	882	5.7%	1,981	5.9%
Work At Home	520	3.4%	1,093	3.2%

DEMOGRAPHICS

510-520 RIDDELL RD., ORANGEVILLE, ON

2019 Demographic Snapshot	215 Centennial Rd, Orangeville, ON L9W 5K9 0 - 2 km		215 Centennial Rd, Orangeville, ON L9W 5K9 0 - 5 km	
		%		%
Total Population				
2014 estimated	15,006		31,661	
2019 estimated	16,319		33,833	
2024 Projected	17,363		35,755	
% Pop. Change (2014-2019)	8.8%		6.9%	
% Pop. Change (2019-2024)	6.4%		5.7%	
2019 Total Population by Age	16,319		33,833	
0 to 4 years	971	5.9%	1,889	5.6%
5 to 19 years	3,187	19.5%	6,164	18.2%
20 to 24 years	1,103	6.8%	2,282	6.7%
25 to 34 years	2,336	14.3%	4,865	14.4%
35 to 44 years	2,293	14.1%	4,362	12.9%
45 to 54 years	2,372	14.5%	4,901	14.5%
55 to 64 years	1,877	11.5%	4,349	12.9%
65 to 74 years	1,259	7.7%	2,925	8.6%
75 years & over	922	6%	2,095	6%
Median Age	37.5		38.9	
2019 Total Census Families	4,440		9,257	
Average Persons Per Family	3.2		3.1	
Total Couples	3,685	83.0%	7,585	81.9%
Without children at home	1,329	29.9%	2,997	32.4%
With children at home	2,355	53.1%	4,588	49.6%
Lone-parent families	755	17.0%	1,671	18.1%
Children Per Census Family	1.3		1.2	
2019 Educational Attainment (15 years+)	12,839		27,438	
Less than a bachelor degree	10,647	82.9%	22,707	82.8%
Bachelor degree & higher	2,192	17.1%	4,731	17.2%
2019 Households	5,453		12,186	
Persons per household	2.91		2.73	
Average household income	\$ 120,979		\$ 113,371	
2019 Occupied Dwellings	5,453		12,186	
Owned dwellings	4,770	87.5%	9,525	78.2%
Rented dwellings	682	12.5%	2,661	21.8%
Dominant building type	Houses		Houses	