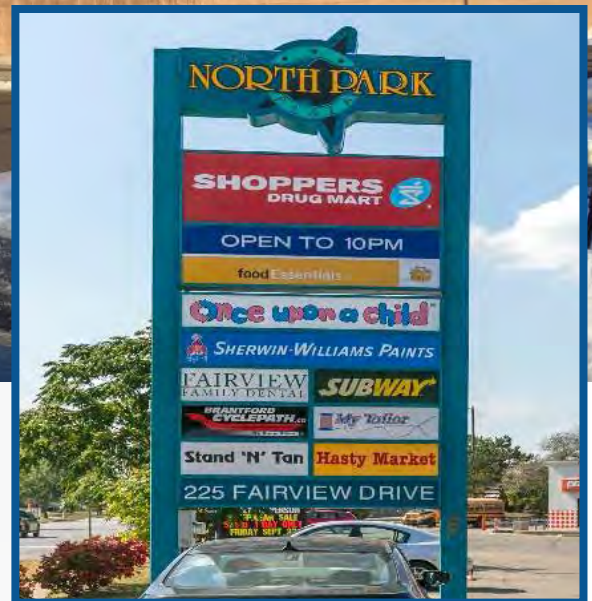
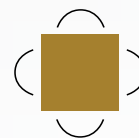


RETAIL SPACE FOR LEASE

NORTH PARK PLAZA AT 225 FAIRVIEW DRIVE,
BRANTFORD, ONTARIO



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 The property may be withdrawn from the market at any time without notice.

NORTH PARK PLAZA SITE PLAN



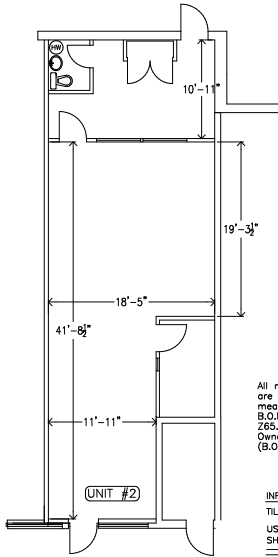
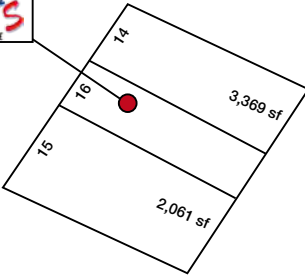
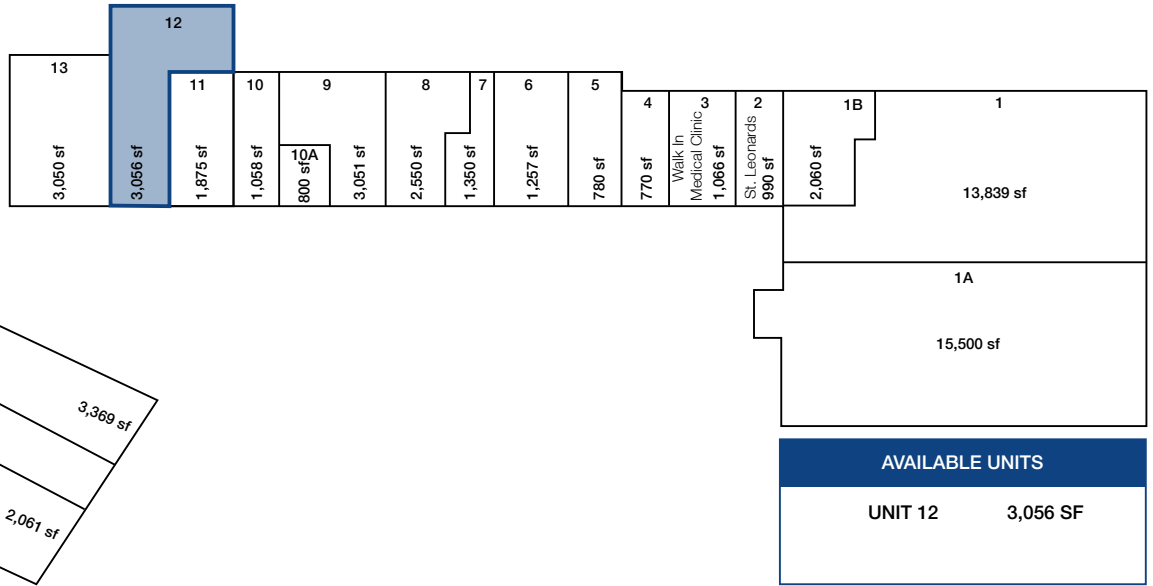
STRATEGIC LOCATION

The site has an exceptional location located across the street from North Park Collegiate High School and Wayne Gretzky Sports Centre which, in addition to the surrounding residential community bring a lot of people to the plaza. Wayne Gretzky Sports Centre recently underwent a reconstruction and expansion and now sees over 1,000,000 visitors annually from all across the province.

North Park Plaza is located in the heart of an established residential neighbourhood providing it with a loyal customer base. Directly behind and slightly east of the Site is a combination of low and high rise residential apartment buildings contributing to the abundance of residents in the immediate area.

TMI: 2020 \$8.58 psf.

NORTH PARK PLAZA UNIT PLAN

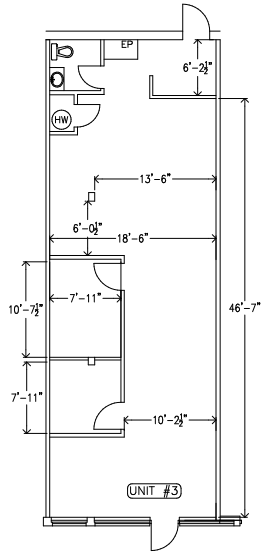


All measurements and calculations are based on the principles of measurements as set out in B.O.M.A. Standard ANSI/BOMA Z65.1-2010 Published by Building Owners and Managers Association (B.O.M.A.)

INFORMATION:
TILE HEIGHT: 9'10"
USABLE AREA: 968 SQ.FT.
SHARE OF COMMON: 22 SQ.FT.
TOTAL RENTABLE: 990 SQ.FT.

PREPARED FOR: DOVE CAPITAL
LOCATION: UNIT #2, 225 FAIRVIEW DRIVE, BRANTFORD, ON
NORTH: [Compass rose]
PREPARED BY: MEASURE DRAW CERTIFY
G. BLAIN: 905 469-0069
DATE: MAR 27, 2019
FILE # R-BR225F
SCALE: NOT TO SCALE

UNIT 2 - LEASED

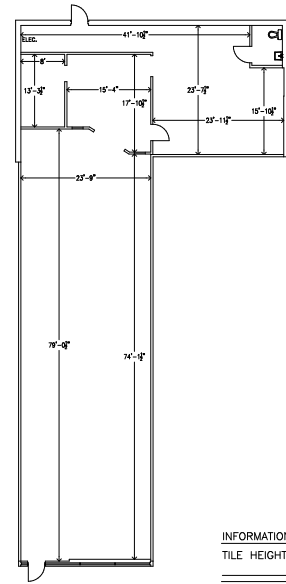


All measurements and calculations are based on the principles of measurements as set out in B.O.M.A. Standard ANSI/BOMA Z65.1-2010 Published by Building Owners and Managers Association (B.O.M.A.)

INFORMATION:
TILE HEIGHT: 9'10"
USABLE AREA: 1,042 SQ.FT.
SHARE OF COMMON: 24 SQ.FT.
TOTAL RENTABLE: 1,066 SQ.FT.

PREPARED FOR: DOVE CAPITAL
LOCATION: UNIT #3, 225 FAIRVIEW DRIVE, BRANTFORD, ON
NORTH: [Compass rose]
PREPARED BY: MEASURE DRAW CERTIFY
G. BLAIN: 905 469-0069
DATE: MAR 27, 2019
FILE # R-BR225F-3
SCALE: NOT TO SCALE

UNIT 3 - LEASED



INFORMATION:
TILE HEIGHT: 10'7"
TOTAL RENTABLE: 3,056 SQ.FT.

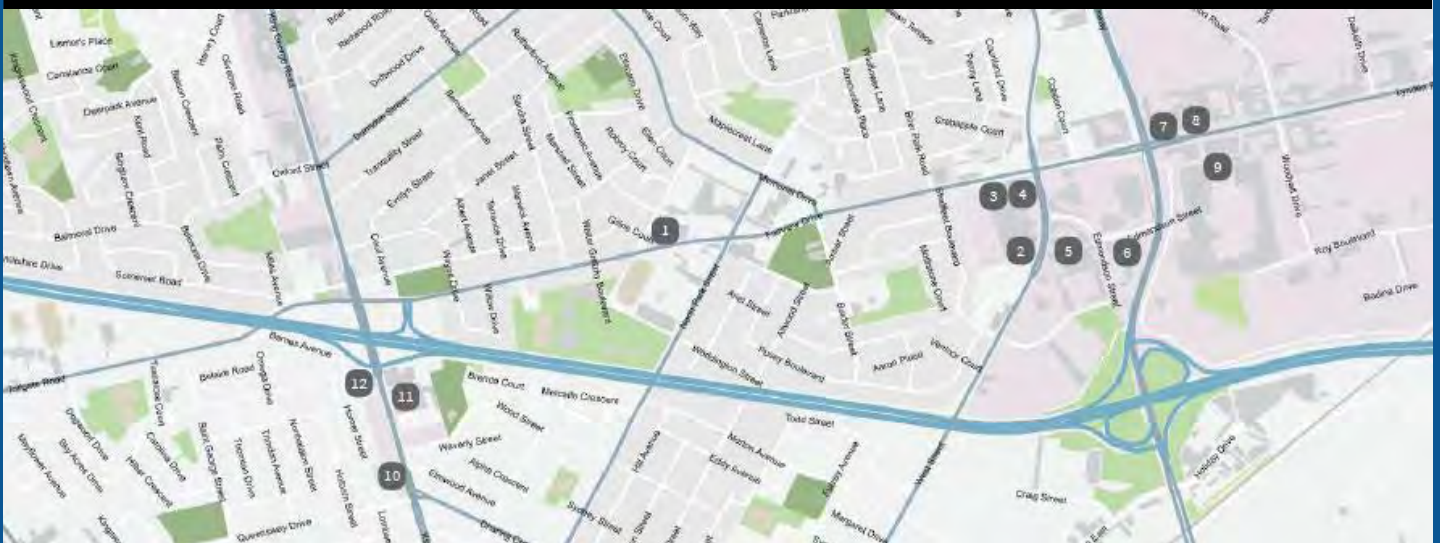
PREPARED FOR: DOVE CAPITAL
LOCATION: UNIT #12, 225 FAIRVIEW DRIVE, BRANTFORD, ON
NORTH: [Compass rose]
PREPARED BY: MEASURE DRAW CERTIFY
G. BLAIN: 905 469-0069
DATE: APRIL 23, 2018
FILE # R-BR225F
SCALE: NOT TO SCALE

UNIT 12

NORTH PARK PLAZA RETAIL TRADE AREA



RETAIL TRADE AREA



1. North Park Plaza

Type: Strip Plaza
Size: 60,117 SF
Tenants: Shoppers Drug Mart, Pizza Pizza, Cyclepath, Subway, Sherwin Williams

2. Fairview Crossing

Type: Strip Plaza
Size: 225,000 SF
Tenants: The Brick, Homesense, Zehrs, Party City, Dollarama

3. 444 Fairview Drive

Type: Single Tenant
Size: 7,475 SF
Tenants: TD Canada Trust

4. 620 West Street

Type: Single Tenant
Size: 3,170 SF
Tenants: Wendy's

5. 595 West Street

Type: Strip Plaza
Size: 46,190 SF
Tenants: Value Village, Staples, M&M Meat Shops, Penningtons

6. 299 Wayne Gretzky Pkwy

Type: Strip Plaza
Size: 19,865 SF
Tenants: Boston Pizza, McDonald's, Sylvan Learning Centre

7. 37 Lynden Road

Type: Single Tenant
Size: 109,693 SF
Tenants: Canadian Tire

8. Parkway Mall

Type: Strip Plaza
Size: 51,050 SF
Tenants: Best Buy, The Keg, Tin Cup, Subway, Scotiabank

9. Lynden Park Mall

Type: Enclosed Mall
Size: 468,800 SF
Tenants: Food Basics, Shoppers, LCBO, CIBC, Sportchek, Winners

10. 39 King George Road

Type: Strip Plaza
Size: 34,670 SF
Tenants: Rogers, Global Pet Foods, TD Canada Trust, M&M Meat Shops

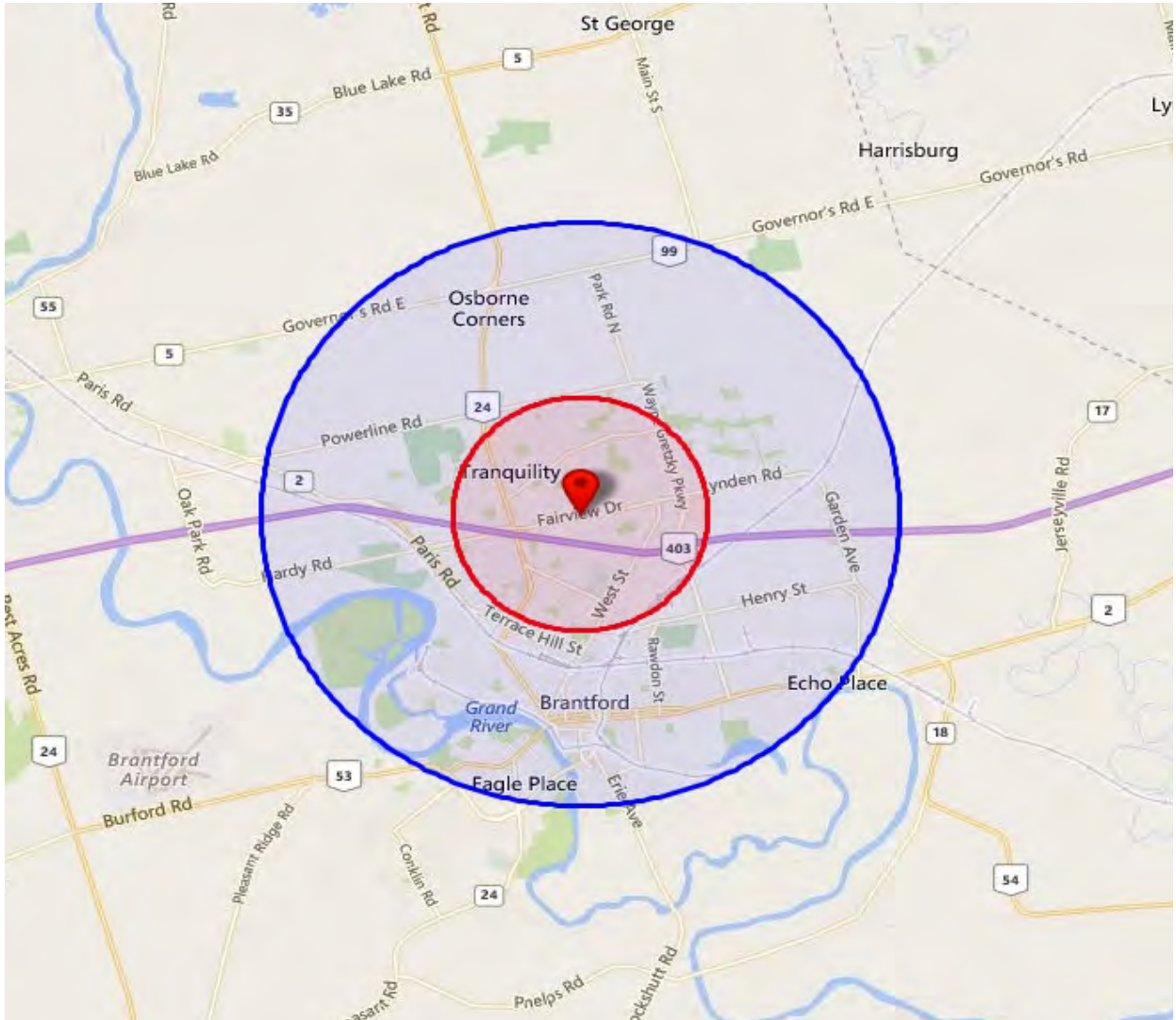
11. 82 King George Road

Type: Strip Plaza
Size: 72,400 SF
Tenants: Giant Tiger, Dollarama, A&W, Yong Great Wall Buffet

12. 73 King George Road

Type: Single Tenant
Size: 3,935 SF
Tenants: McDonald's

NORTH PARK PLAZA TRADE AREA MAP



2017 Daytime Population	225 Fairview Dr, Brantford, ON N3R 7E3 0 - 2 km		225 Fairview Dr, Brantford, ON N3R 7E3 0 - 5 km	
		%		%
Total Estimated Population	29,795		82,721	
Total Daytime Population	29,834		87,414	
Daytime Population at Home	14,889	49.9%	40,972	46.9%
0 to 14 years	4,523	15.2%	12,713	14.5%
15 to 64 years	4,753	15.9%	15,464	17.7%
65 years and over	5,613	18.8%	12,796	14.6%
Daytime Population at Work	14,945	50.1%	46,442	53.1%
Work At Usual Place	13,022	43.6%	38,907	44.5%
Work Mobile	1,444	4.8%	6,220	7.1%
Work At Home	479	1.6%	1,316	1.5%

NORTH PARK PLAZA

TRADE AREA DEMOGRAPHICS

2017 Demographic Snapshot	225 Fairview Dr, Brantford, ON N3R 7E3 0 - 2 km		225 Fairview Dr, Brantford, ON N3R 7E3 0 - 5 km	
		%		%
Total Population				
2012 estimated	29,488		82,091	
2017 estimated	29,795		82,721	
2022 Projected	30,204		83,899	
% Pop. Change (2012-2017)	1.0%		0.8%	
% Pop. Change (2017-2022)	1.4%		1.4%	
2017 Total Population by Age	29,795		82,721	
0 to 4 years	1,395	4.7%	4,121	5.0%
5 to 19 years	4,879	16.4%	13,279	16.1%
20 to 24 years	1,726	5.8%	5,253	6.3%
25 to 34 years	3,444	11.6%	11,209	13.6%
35 to 44 years	3,189	10.7%	9,198	11.1%
45 to 54 years	3,980	13.4%	11,424	13.8%
55 to 64 years	4,520	15.2%	12,777	15.4%
65 to 74 years	3,508	11.8%	8,731	10.6%
75 years & over	3,153	11%	6,730	8%
Median Age	45.7		43.1	
2017 Total Census Families	8,659		23,166	
Average Persons Per Family	2.9		2.8	
Total Couples	7,250	83.7%	18,575	80.2%
Without children at home	3,675	42.4%	9,388	40.5%
With children at home	3,575	41.3%	9,186	39.7%
Lone-parent families	1,409	16.3%	4,591	19.8%
Children Per Census Family	1.0		1.0	
2017 Educational Attainment (15 years+)	24,804		68,831	
Less than a bachelor degree	20,935	84.4%	59,426	86.3%
Bachelor degree & higher	3,869	15.6%	9,405	13.7%
2017 Households	12,130		34,522	
Persons per household	2.42		2.36	
Average household income	\$ 87,580		\$ 79,894	
2017 Occupied Dwellings	12,130		34,522	
Owned dwellings	8,954	73.8%	23,018	66.7%
Rented dwellings	3,176	26.2%	11,504	33.3%
Dominant building type	Houses		Houses	
Dominant period of construction	1961-1980		Before 1960	