

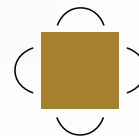
OFFICE SPACE FOR LEASE

APPLEVIEW SQUARE

676 APPLEBY LINE, BURLINGTON, ONTARIO



Len Goudy
Broker of Record
(416) 830-0880



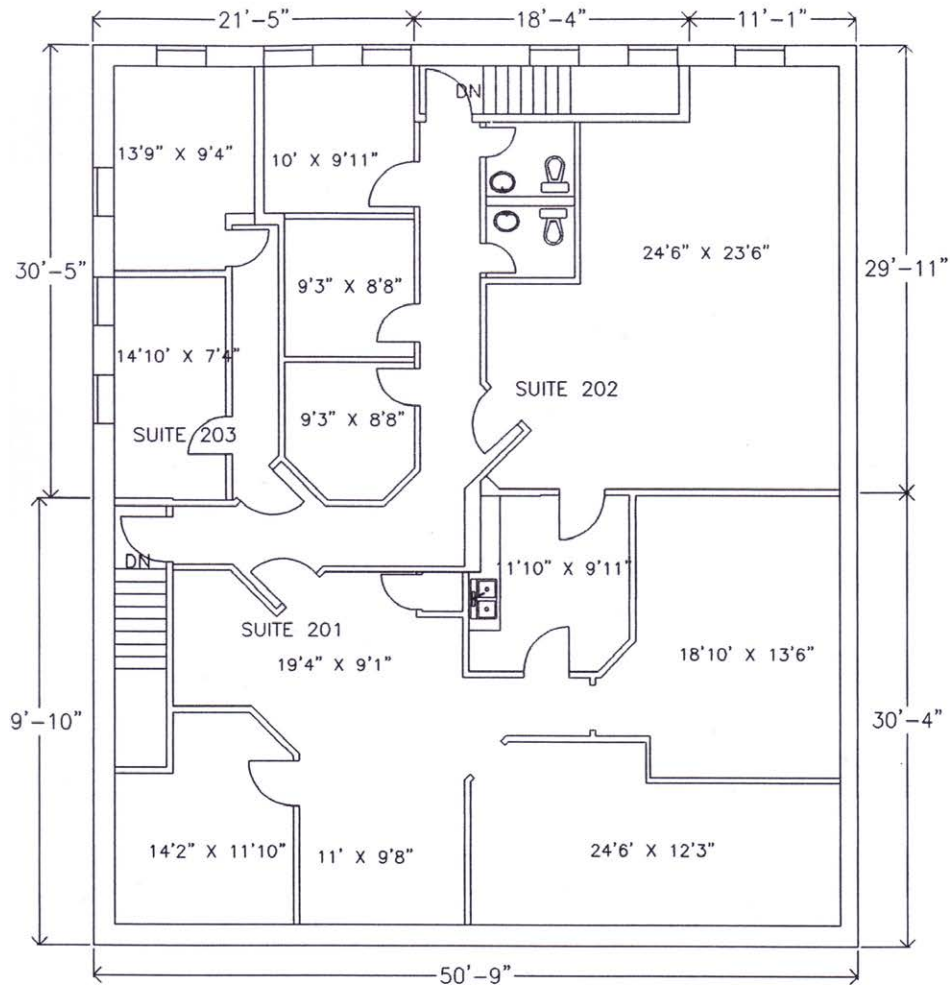
Goudy Real Estate Corp.
Real Estate Brokerage
Commercial Real Estate
Sales & Leasing

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

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FLOOR PLAN

APPLEVIEW SQUARE



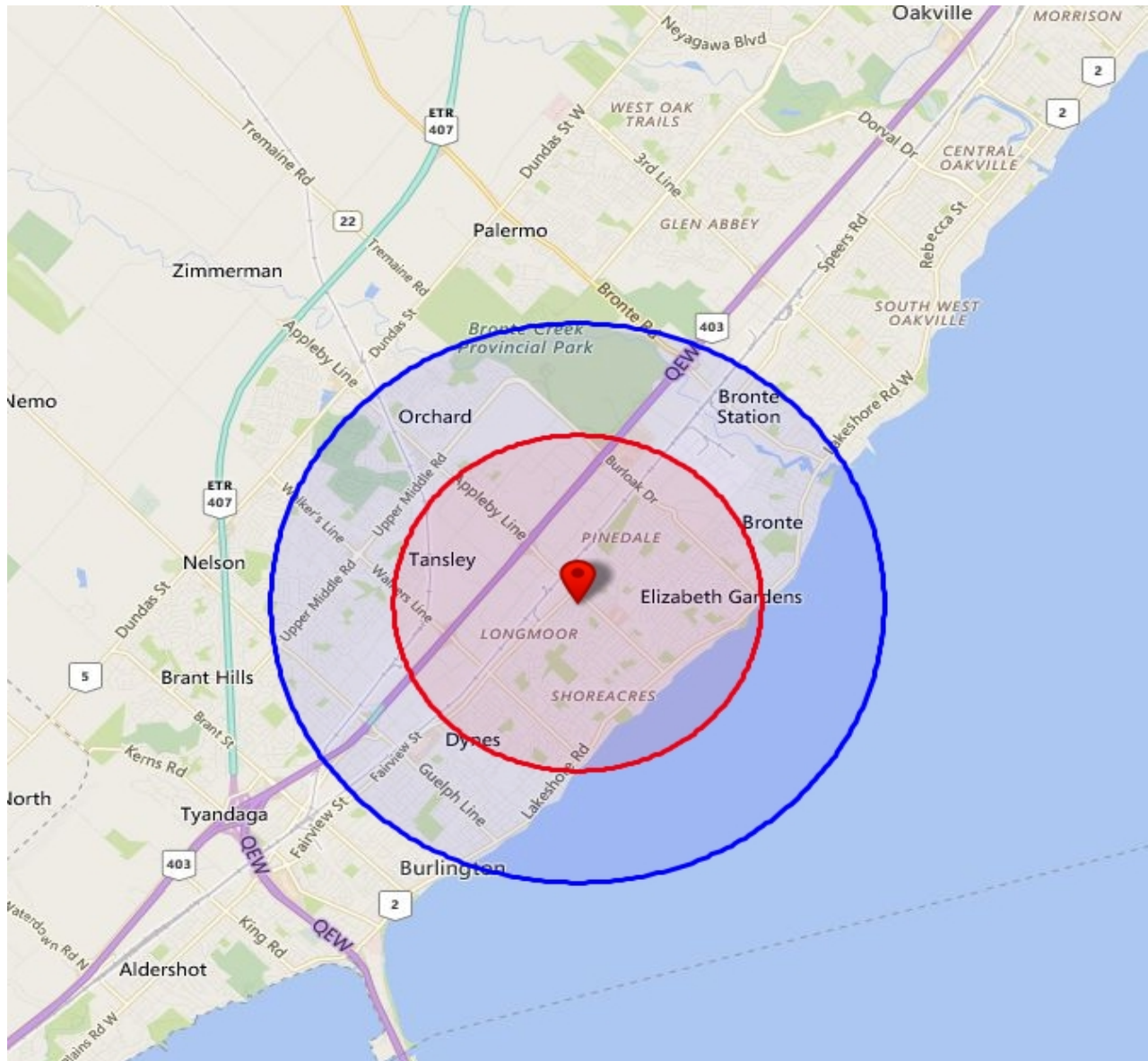
SHARE OF COMMON RENTABLE		
SUITE 201	264 SQ.FT.	1,586 SQ.FT.
SUITE 202	117 SQ.FT.	706 SQ.FT.
SUITE 203	128 SQ.FT.	768 SQ.FT.
TOTAL RENTABLE AREA:		3,060 SQ.FT.

DETAILS:

- 3,060 Sq. Ft. Available
- Public transit at the corner of Appleby & Fairview
- GO Train a short block away.
- Within 3 kms there are over 20,000 day time persons at work, thus a strong labour force to draw from
- Plenty of convenient free parking
- Bright offices with lots of window space
- Walk up to second floor over retail plaza
- Plenty of amenities including restaurants, fitness, shops and services
- **Rent:** \$12.00 psf pa net
- **T.M.I:** \$10.15 psf (2020 estimate)

TRADE AREA MAP

APPLEVIEW SQUARE



		%		%
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%

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	