

SPACE FOR LEASE

155 & 225 Edward Street and 351-431 Talisman Drive
Gravenhurst, ON



Sobeys

LCBO

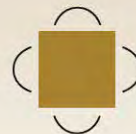
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155 & 225 EDWARD STREET AND 351-431 TALISMAN DR. Unit & Area Details



DETAILS:

Located in central Gravenhurst, this newly developed multi-tenant retail plaza is shared by many nationally branded retailers such as Sobeys, the L.C.B.O., Canadian Tire, and Dollarama. With direct access from Highway 11, this site offers ample parking, is adjacent to many other strong retailers, and services the over 12,000 residents of the surrounding neighbourhoods.

Unit Available: Unit E03 2,246 sf, Possession T.B.N.

Rent: \$26.00 net

TMI: \$13.00 psf

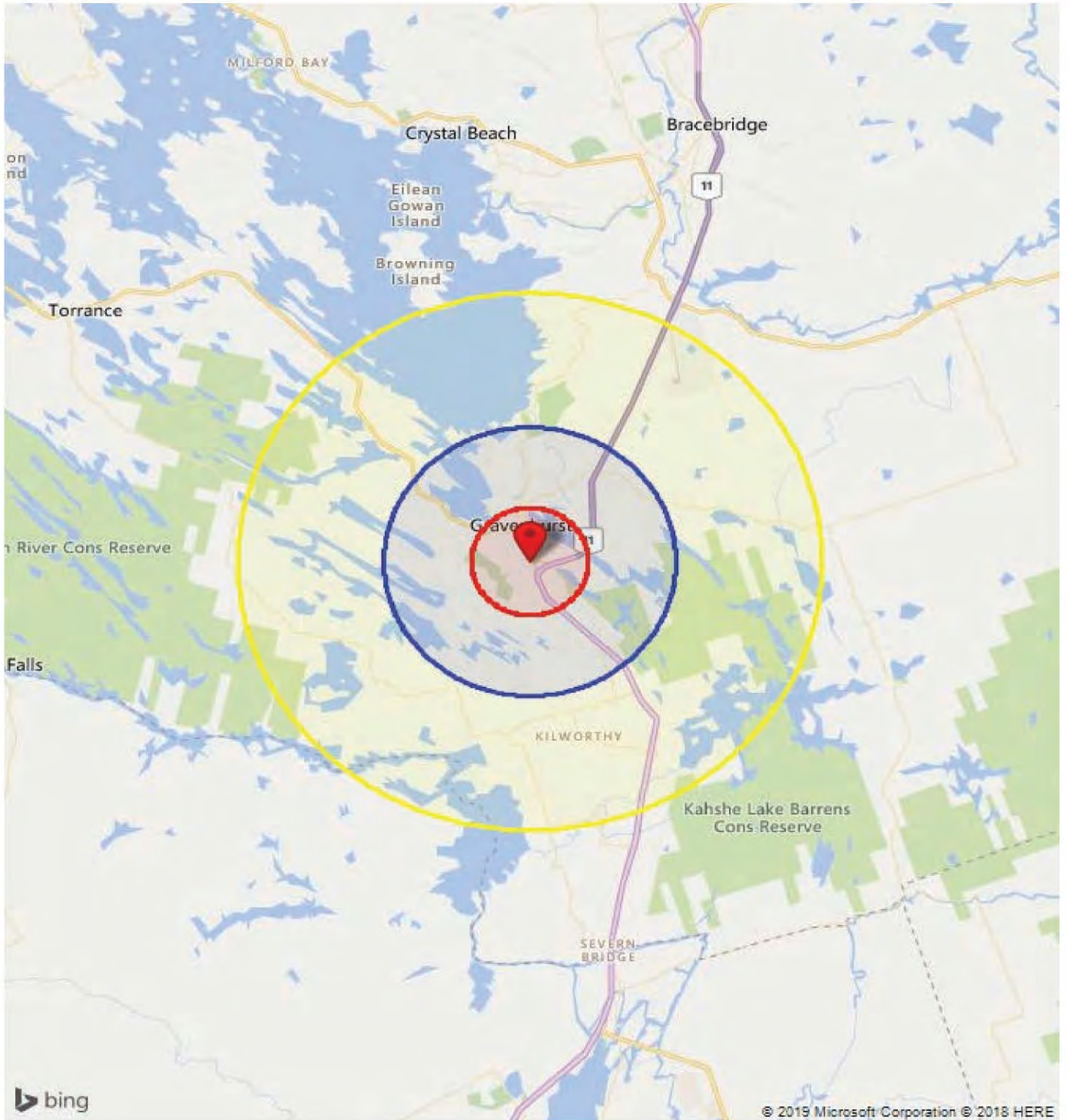
HIGHLIGHTS:

- New development comprising of a strong mix of national retailers
- Excellent location with direct access to Hwy 11
- Many opportunities for future development

155 & 225 EDWARD STREET AND 351-431 TALISMAN DR. Site Plan



155 & 225 EDWARD STREET AND
351-431 TALISMAN DR.
Trade Area Map



155 & 225 EDWARD STREET AND 351-431 TALISMAN DR. Demographics

2018 Demographic Snapshot	155 Edward St, Gravenhurst, ON P1P 1K8 0 - 2 km		155 Edward St, Gravenhurst, ON P1P 1K8 0 - 5 km		155 Edward St, Gravenhurst, ON P1P 1K8 0 - 10 km	
		%		%		%
Total Population						
2013 estimated	3,633		6,799		10,452	
2018 estimated	3,731		7,060		10,772	
2023 Projected	3,825		7,261		11,016	
% Pop. Change (2013-2018)	2.7%		3.8%		3.1%	
% Pop. Change (2018-2023)	2.5%		2.9%		2.3%	
2018 Total Population by Age	3,731		7,060		10,772	
0 to 4 years	150	4.0%	282	4.0%	379	3.5%
5 to 19 years	444	11.9%	884	12.5%	1,232	11.4%
20 to 24 years	167	4.5%	334	4.7%	514	4.8%
25 to 34 years	406	10.9%	763	10.8%	1,212	11.2%
35 to 44 years	330	8.8%	701	9.9%	1,122	10.4%
45 to 54 years	404	10.8%	835	11.8%	1,458	13.5%
55 to 64 years	554	14.8%	1,109	15.7%	1,820	16.9%
65 to 74 years	528	14.2%	1,028	14.6%	1,567	14.5%
75 years & over	748	20%	1,124	16%	1,468	14%
Median Age	54.2		52.0		51.7	
2018 Total Census Families	1,011		1,936		2,915	
Average Persons Per Family	2.6		2.6		2.6	
Total Couples	790	78.1%	1,550	80.0%	2,408	82.6%
Without children at home	542	53.6%	1,002	51.8%	1,567	53.8%
With children at home	248	24.5%	547	28.3%	840	28.8%
Lone-parent families	221	21.9%	387	20.0%	508	17.4%
Children Per Census Family	0.8		0.8		0.8	
2018 Educational Attainment (15 years+)	2,895		5,449		8,262	
Less than a bachelor degree	2,576	89.0%	4,732	86.8%	7,171	86.8%
Bachelor degree & higher	319	11.0%	717	13.2%	1,091	13.2%
2018 Households	1,599		2,903		4,303	
Persons per household	2.09		2.17		2.19	
Average household income	\$ 69,756		\$ 76,983		\$ 79,223	
2018 Occupied Dwellings	1,599		2,903		4,303	
Owned dwellings	984	61.5%	1,954	67.3%	3,185	74.0%
Rented dwellings	615	38.5%	948	32.7%	1,118	26.0%

Total Estimated Population	3,731		7,060		10,772	
Total Daytime Population	4,528		6,891		9,506	
Daytime Population at Home	2,037	45.0%	3,800	55.1%	5,300	55.8%
0 to 14 years	452	10.0%	871	12.6%	1,189	12.5%
15 to 64 years	650	14.4%	1,193	17.3%	1,683	17.7%
65 years and over	935	20.7%	1,736	25.2%	2,428	25.5%
Daytime Population at Work	2,491	55.0%	3,091	44.9%	4,206	44.2%
Work At Usual Place	1,966	43.4%	2,366	34.3%	3,222	33.9%
Work Mobile	429	9.5%	523	7.6%	715	7.5%