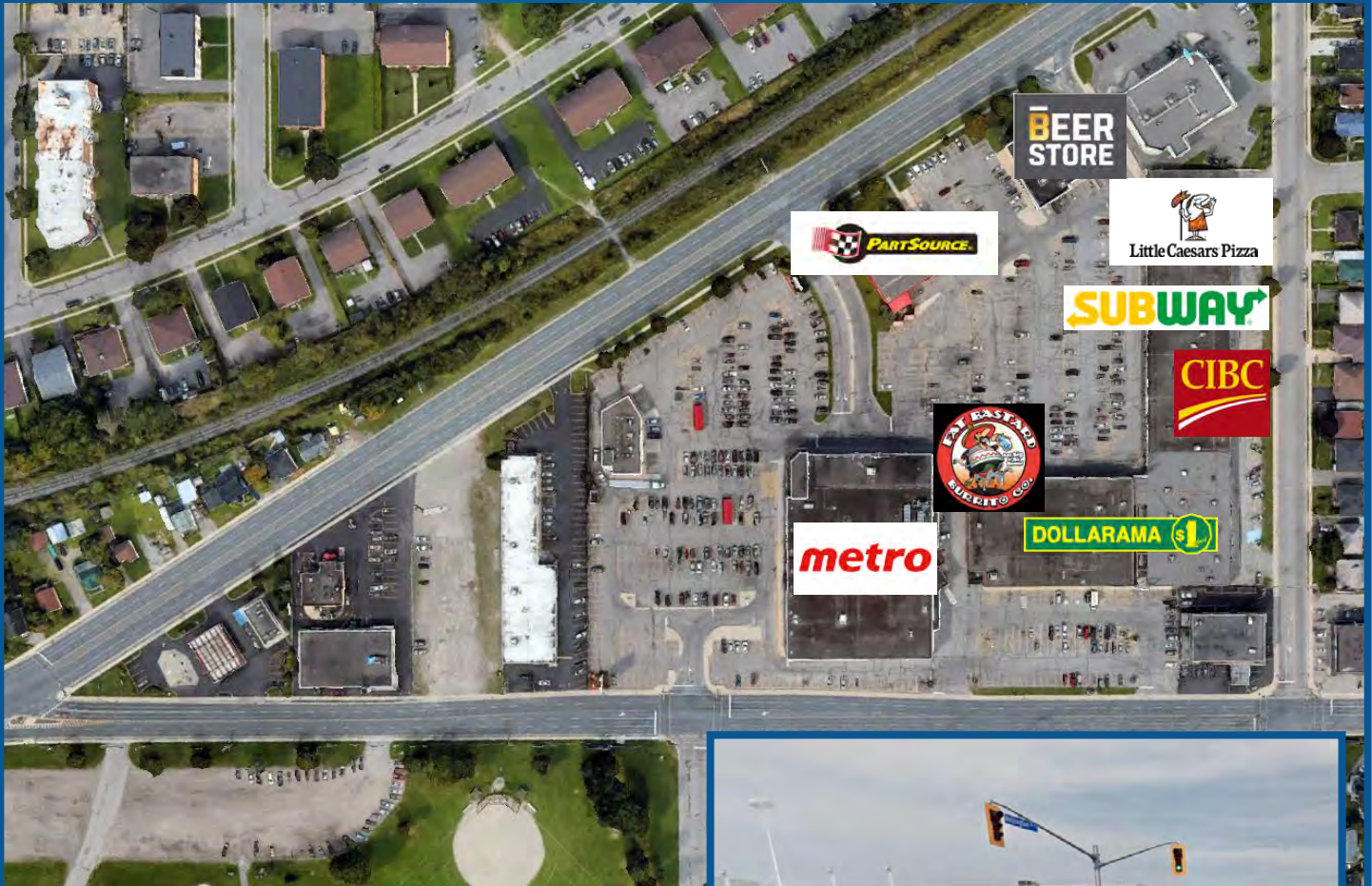
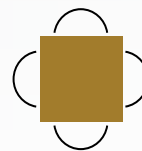


RETAIL SPACE FOR LEASE

150 CHURCHILL BLVD, SAULT STE. MARIE, ON



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

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 The property may be withdrawn from the market at any time without notice.

DETAILS & SITE PLAN

150 CHURCHILL BLVD, SAULT STE. MARIE, ON



CENTRE HIGHLIGHTS

- Located at the intersection of Highway 17B & Churchill Boulevard in Sault Ste. Marie, this grocery anchored centre offers 31 units totalling 143,203 sq. ft featuring retailers such as Metro, Dollarama, PartSource, and The Beer Store.
- Located in the fastest growing quadrant of Sault Ste. Marie.
- Excellent access and exposure in strong retail community with high traffic volumes.
- Sault Ste. Marie, located on the shores of Lake Superior and Lake Huron, is truly a gateway to world class outdoors.

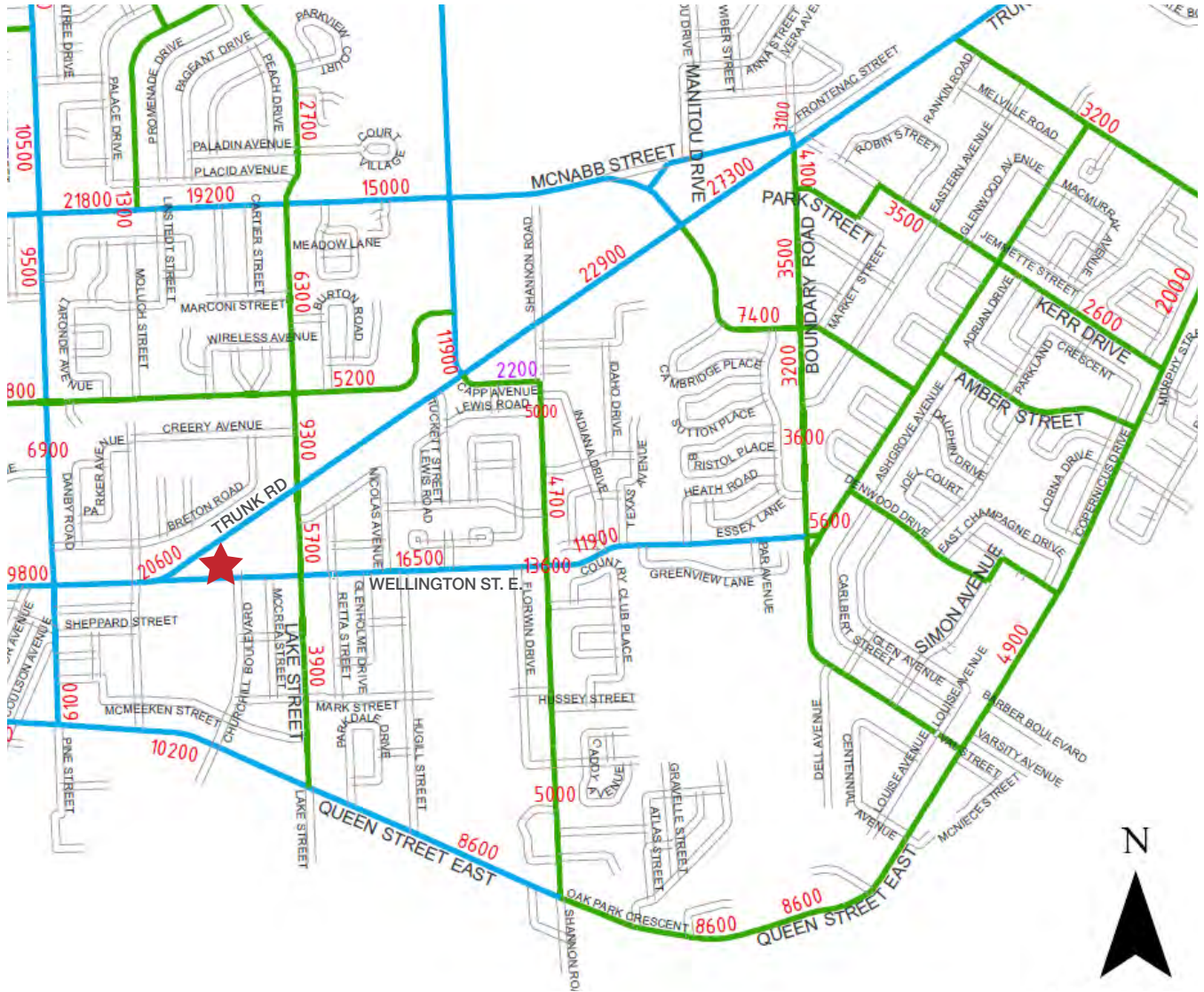
UNITS AVAILABLE:

B003: 4,404 sq. ft. **C019:** 4,574 sq. ft.
C004: 3,004 sq. ft. **C020:** 2,572 sq. ft.
C012: 896 sq. ft. **C023:** 858 sq. ft.
C015: 3,975 sq. ft.

TMI: \$11.00 per sq. ft. (estimated 2020)

TRAFFIC COUNTS

150 CHURCHILL BLVD, SAULT STE. MARIE, ON



TRAFFIC COUNTS:

Trunk Rd(In front of Churchill Plaza): 20,600

Lake St: 5,700

Wellington St: 16,500

Total of 42,800 cars per day by the site

Legend

- Arterial Street
- Collector Street

0000* Average Daily Traffic (Bi-Directional)

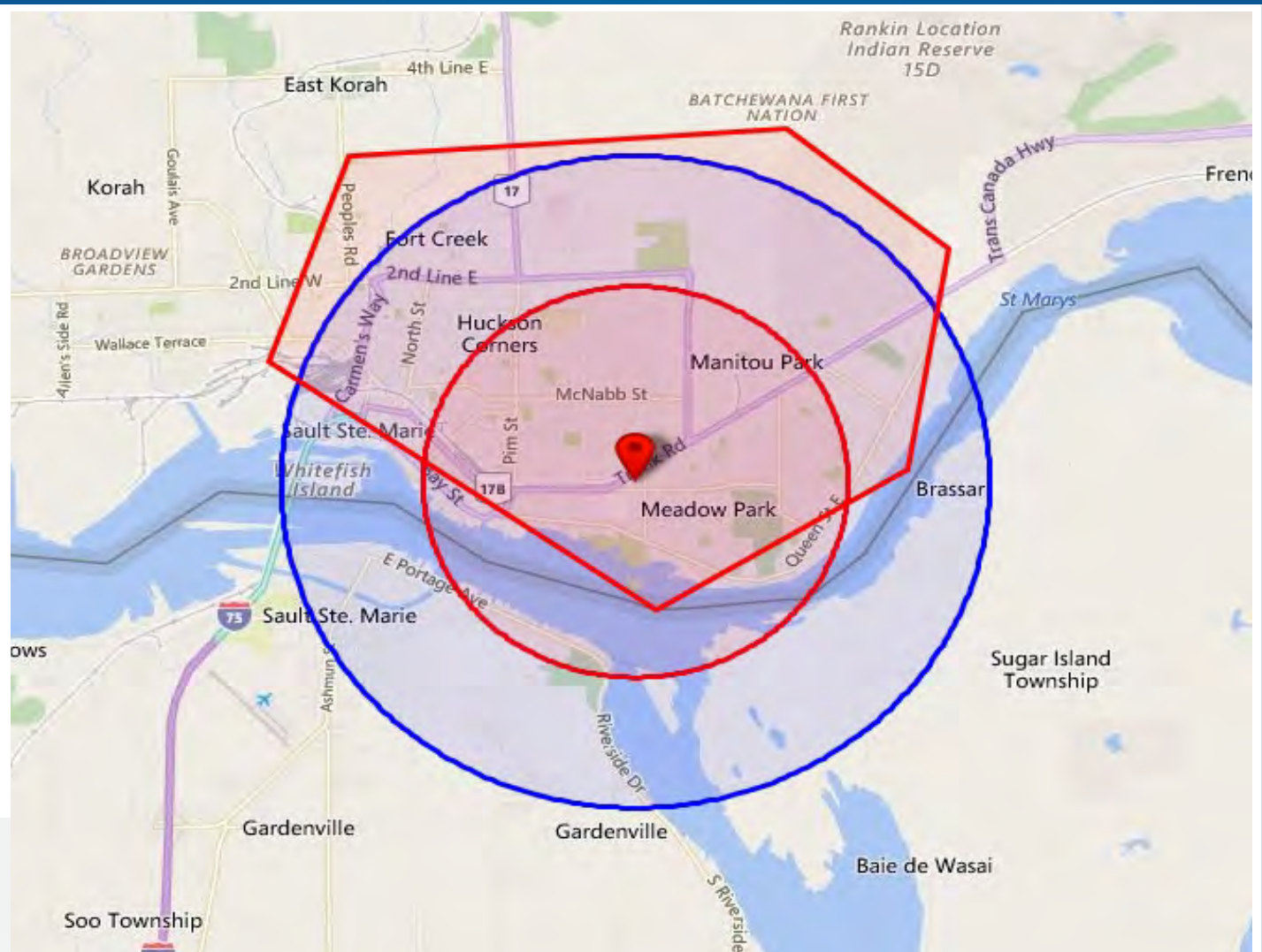
0000* Average Daily Traffic (Single-Direction)

*Traffic volumes are rounded to the nearest hundredth

*Source The Sault Ste. Marie Transportation Master Plan, Final Report, 2011-2012

TRADE MAP

150 CHURCHILL BLVD, SAULT STE. MARIE, ON



2017 Daytime Population	150 Churchill Blvd, Sault Ste. Marie, ON P6A 3Z9 0 - 3 km		150 Churchill Blvd, Sault Ste. Marie, ON P6A 3Z9 0 - 5 km		Site B	
		%		%		%
Total Estimated Population	34,726		53,239		53,350	
Total Daytime Population	33,376		61,351		56,292	
Daytime Population at Home	19,012	57.0%	29,262	47.7%	29,045	51.6%
0 to 14 years	4,603	13.8%	7,050	11.5%	7,130	12.7%
15 to 64 years	7,433	22.3%	11,942	19.5%	11,935	21.2%
65 years and over	6,976	20.9%	10,270	16.7%	9,980	17.7%
Daytime Population at Work	14,364	43.0%	32,089	52.3%	27,247	48.4%
Work At Usual Place	12,158	36.4%	27,154	44.3%	22,854	40.6%
Work Mobile	1,611	4.8%	4,080	6.7%	3,565	6.3%
Work At Home	596	1.8%	855	1.4%	829	1.5%

DEMOGRAPHICS

150 CHURCHILL BLVD, SAULT STE. MARIE, ON

2017 Demographic Snapshot	150 Churchill Blvd, Sault Ste. Marie, ON P6A 3Z9 0 - 3 km		150 Churchill Blvd, Sault Ste. Marie, ON P6A 3Z9 0 - 5 km		Site B	
		%		%		%
Total Population						
2012 estimated	35,895		54,798		54,841	
2017 estimated	34,726		53,239		53,350	
2022 Projected	34,478		53,037		53,223	
% Pop. Change (2012-2017)	-3.3%		-2.8%		-2.7%	
% Pop. Change (2017-2022)	-0.7%		-0.4%		-0.2%	
2017 Total Population by Age	34,726		53,239		53,350	
0 to 4 years	1,498	4.3%	2,249	4.2%	2,246	4.2%
5 to 19 years	4,757	13.7%	7,282	13.7%	7,408	13.9%
20 to 24 years	2,273	6.5%	3,372	6.3%	3,420	6.4%
25 to 34 years	4,269	12.3%	6,527	12.3%	6,573	12.3%
35 to 44 years	3,523	10.1%	5,567	10.5%	5,646	10.6%
45 to 54 years	4,337	12.5%	6,800	12.8%	6,923	13.0%
55 to 64 years	6,081	17.5%	9,091	17.1%	9,083	17.0%
65 to 74 years	4,180	12.0%	6,203	11.7%	6,061	11.4%
75 years & over	3,809	11%	6,148	12%	5,989	11%
Median Age	47.9		47.9		47.4	
2017 Total Census Families	10,127		15,287		15,447	
Average Persons Per Family	2.6		2.6		2.6	
Total Couples	8,263	81.6%	12,450	81.4%	12,572	81.4%
Without children at home	4,651	45.9%	6,912	45.2%	6,930	44.9%
With children at home	3,613	35.7%	5,538	36.2%	5,642	36.5%
Lone-parent families	1,863	18.4%	2,837	18.6%	2,875	18.6%
Children Per Census Family	0.9		0.9		0.9	
2017 Educational Attainment (15 years+)	29,574		44,703		44,720	
Less than a bachelor degree	22,367	75.6%	35,178	78.7%	35,349	79.0%
Bachelor degree & higher	7,207	24.4%	9,525	21.3%	9,371	21.0%
2017 Households	16,103		24,182		23,800	
Persons per household	2.12		2.14		2.18	
Average household income	\$ 87,338		\$ 84,264		\$ 85,050	
2017 Occupied Dwellings	16,103		24,182		23,800	
Owned dwellings	10,222	63.5%	15,650	64.7%	15,977	67.1%
Rented dwellings	5,881	36.5%	8,532	35.3%	7,823	32.9%
Dominant building type	Houses		Houses		Houses	