

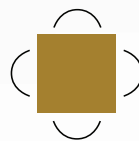
RETAIL SPACE FOR LEASE

5118 OLD HIGHWAY 69 N,
HANMER, ON



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

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PROPERTY DETAILS & SITE PLAN

5118 OLD HIGHWAY 69 N



Just North of Sudbury, this property is located in the heart of the shopping district of Hanmer. Offering easy access off of Old Highway 69, this highly visible site also offers ample parking, and is shared by two nationally branded retailers that draw a heavy amount of traffic into the site. This property is surrounded by several residential neighbourhoods and other nationally branded retailers.

Closest Major Intersection:

Old Highway 69 North & Elmview Dr.

HIGHLIGHTS

- Professionally managed property
- Large, dedicated parking lot with ample parking
- Forward facing signage facing Old Hwy 69
- Across from the Hanmer Valley Shopping Centre
- Across the street from the Independent Grocer

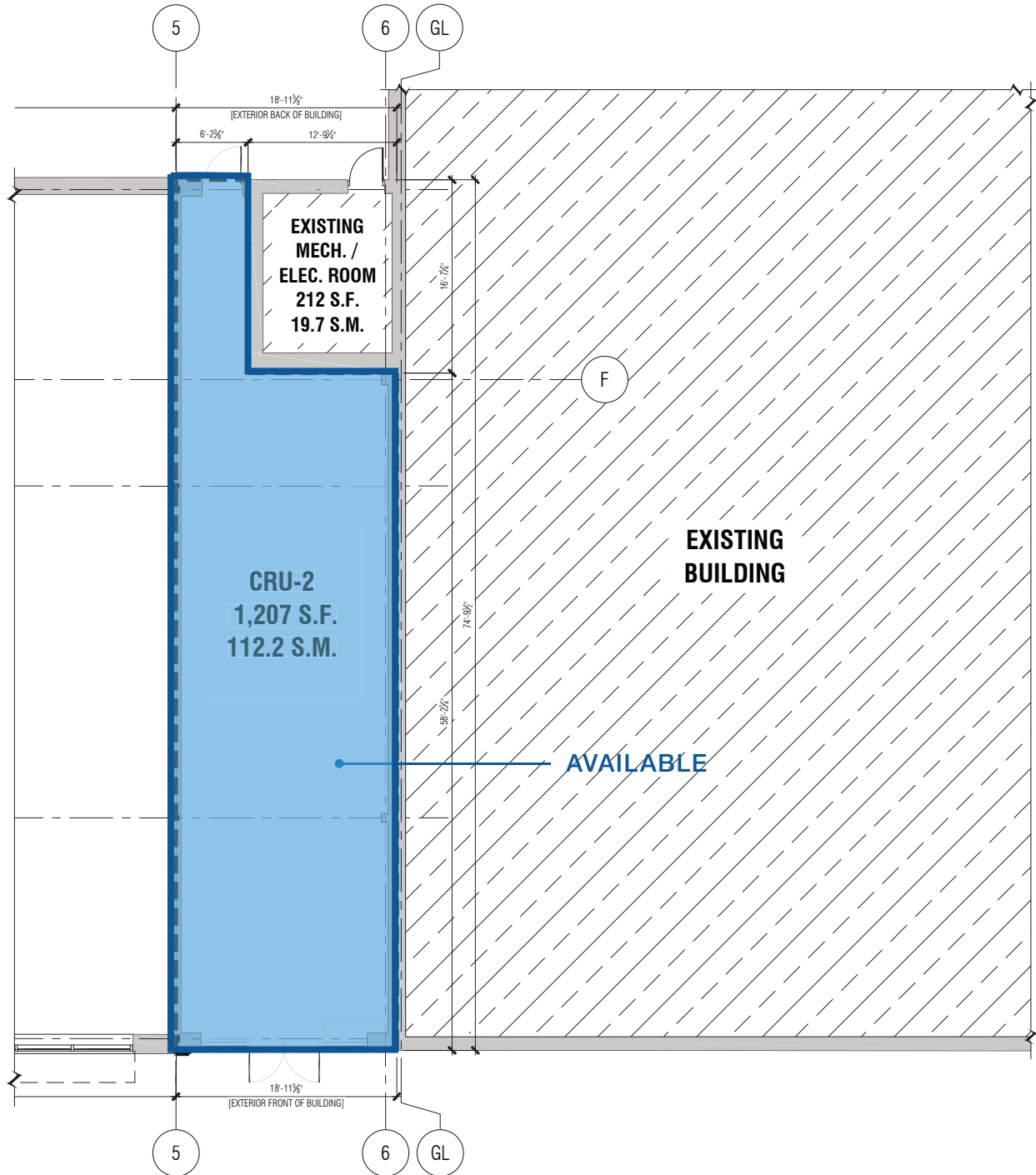
UNIT AVAILABLE: 1,207 s.f.

RENT: \$30 p.s.f pa net

TMI: \$10.93 p.s.f (2020 estimate)

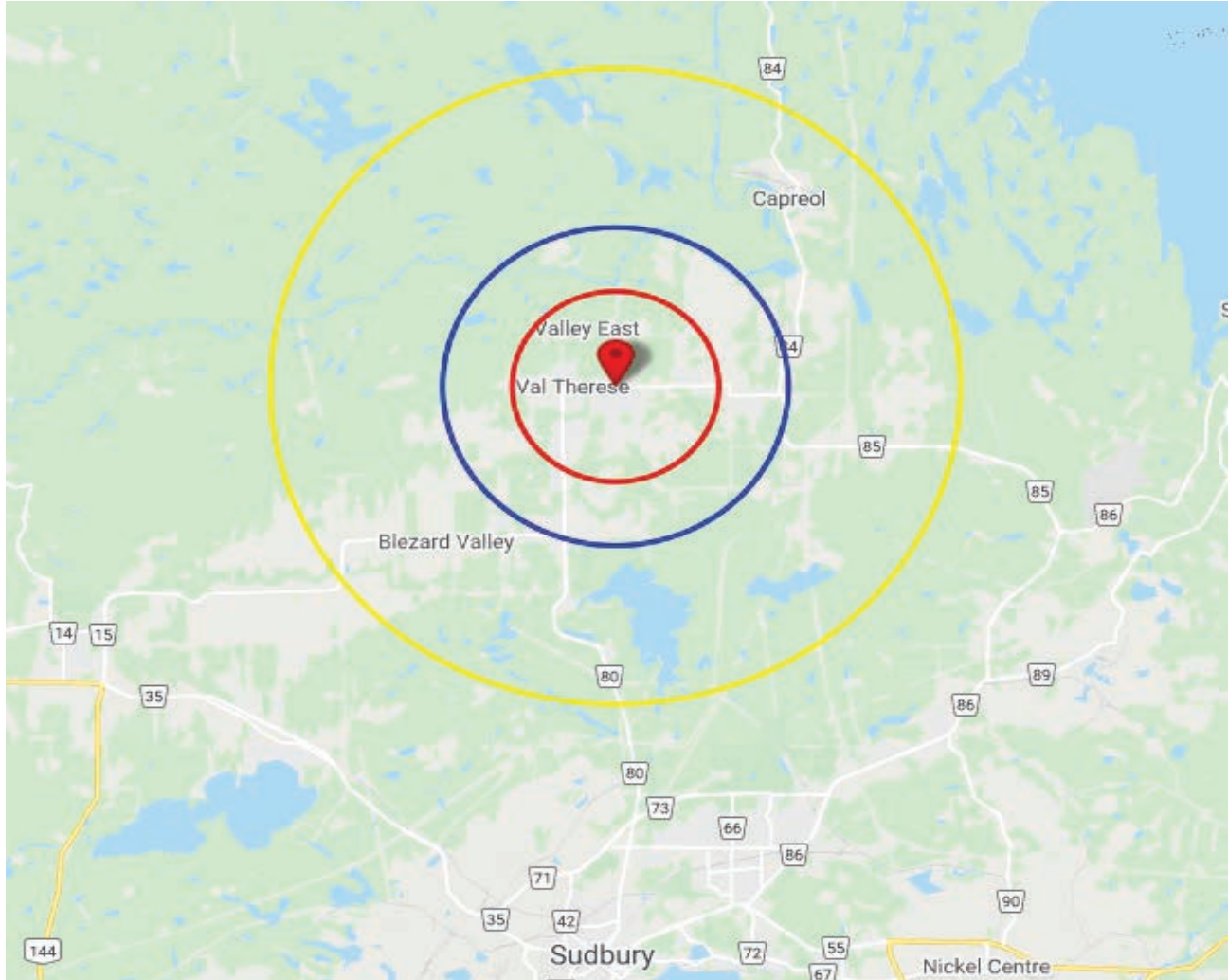
FLOOR PLAN

5118 OLD HIGHWAY 69 N



TRADE AREA MAP & DAYTIME POPULATION

5118 OLD HIGHWAY 69 N



2019 Daytime Population	5118 Old Hwy 69, Hanmer, ON P3P 1A9 0 - 3 km		5118 Old Hwy 69, Hanmer, ON P3P 1A9 0 - 5 km		5118 Old Hwy 69, Hanmer, ON P3P 1A9 0 - 10 km	
		%		%		%
Total Estimated Population	10,572		18,202		27,633	
Total Daytime Population	6,463		11,136		19,060	
Daytime Population at Home	5,067	78.4%	8,740	78.5%	13,532	71.0%
0 to 14 years	1,916	29.6%	3,211	28.8%	4,778	25.1%
15 to 64 years	1,844	28.5%	3,205	28.8%	5,058	26.5%
65 years and over	1,307	20.2%	2,323	20.9%	3,696	19.4%
Daytime Population at Work	1,396	21.6%	2,396	21.5%	5,527	29.0%
Work At Usual Place	1,052	16.3%	1,798	16.1%	4,272	22.4%
Work Mobile	129	2.0%	276	2.5%	705	3.7%
Work At Home	215	3.3%	321	2.9%	551	2.9%

DEMOGRAPHICS SNAPSHOT

5118 OLD HIGHWAY 69 N

2019 Demographic Snapshot	5118 Old Hwy 69, Hanmer, ON P3P 1A9 0 - 3 km		5118 Old Hwy 69, Hanmer, ON P3P 1A9 0 - 5 km		5118 Old Hwy 69, Hanmer, ON P3P 1A9 0 - 10 km	
		%		%		%
Total Population						
2014 estimated	10,463		17,976		27,416	
2019 estimated	10,572		18,202		27,633	
2024 Projected	10,628		18,328		27,783	
% Pop. Change (2014-2019)	1.0%		1.3%		0.8%	
% Pop. Change (2019-2024)	0.5%		0.7%		0.5%	
2019 Total Population by Age	10,572		18,202		27,633	
0 to 4 years	579	5.5%	966	5.3%	1,455	5.3%
5 to 19 years	2,026	19.2%	3,375	18.5%	4,970	18.0%
20 to 24 years	639	6.0%	1,107	6.1%	1,635	5.9%
25 to 34 years	1,277	12.1%	2,253	12.4%	3,413	12.4%
35 to 44 years	1,532	14.5%	2,589	14.2%	3,876	14.0%
45 to 54 years	1,491	14.1%	2,511	13.8%	3,837	13.9%
55 to 64 years	1,482	14.0%	2,572	14.1%	4,024	14.6%
65 to 74 years	1,053	10.0%	1,809	9.9%	2,782	10.1%
75 years & over	491	5%	1,020	6%	1,641	6%
Median Age	40.2		40.6		41.2	
2019 Total Census Families	3,236		5,514		8,334	
Average Persons Per Family	3.0		3.0		3.0	
Total Couples	2,806	86.7%	4,723	85.7%	7,090	85.1%
Without children at home	1,192	36.8%	2,133	38.7%	3,281	39.4%
With children at home	1,614	49.9%	2,590	47.0%	3,810	45.7%
Lone-parent families	430	13.3%	791	14.3%	1,244	14.9%
Children Per Census Family	1.1		1.1		1.1	
2019 Educational Attainment (15 years+)	8,658		14,782		22,544	
Less than a bachelor degree	7,546	87.2%	12,986	87.8%	19,940	88.4%
Bachelor degree & higher	1,112	12.8%	1,796	12.2%	2,604	11.6%
2019 Households	3,855		6,751		10,482	
Persons per household	2.74		2.66		2.61	
Average household income	\$ 128,324		\$ 122,148		\$ 117,366	
2019 Occupied Dwellings	3,855		6,751		10,482	
Owned dwellings	3,418	88.7%	5,840	86.5%	8,832	84.3%
Rented dwellings	437	11.3%	912	13.5%	1,650	15.7%
Dominant building type	Houses		Houses		Houses	
Dominant period of construction	1961-1980		1961-1980		1961-1980	
Dominant Demographics						
Official Home Language	English		English		English	