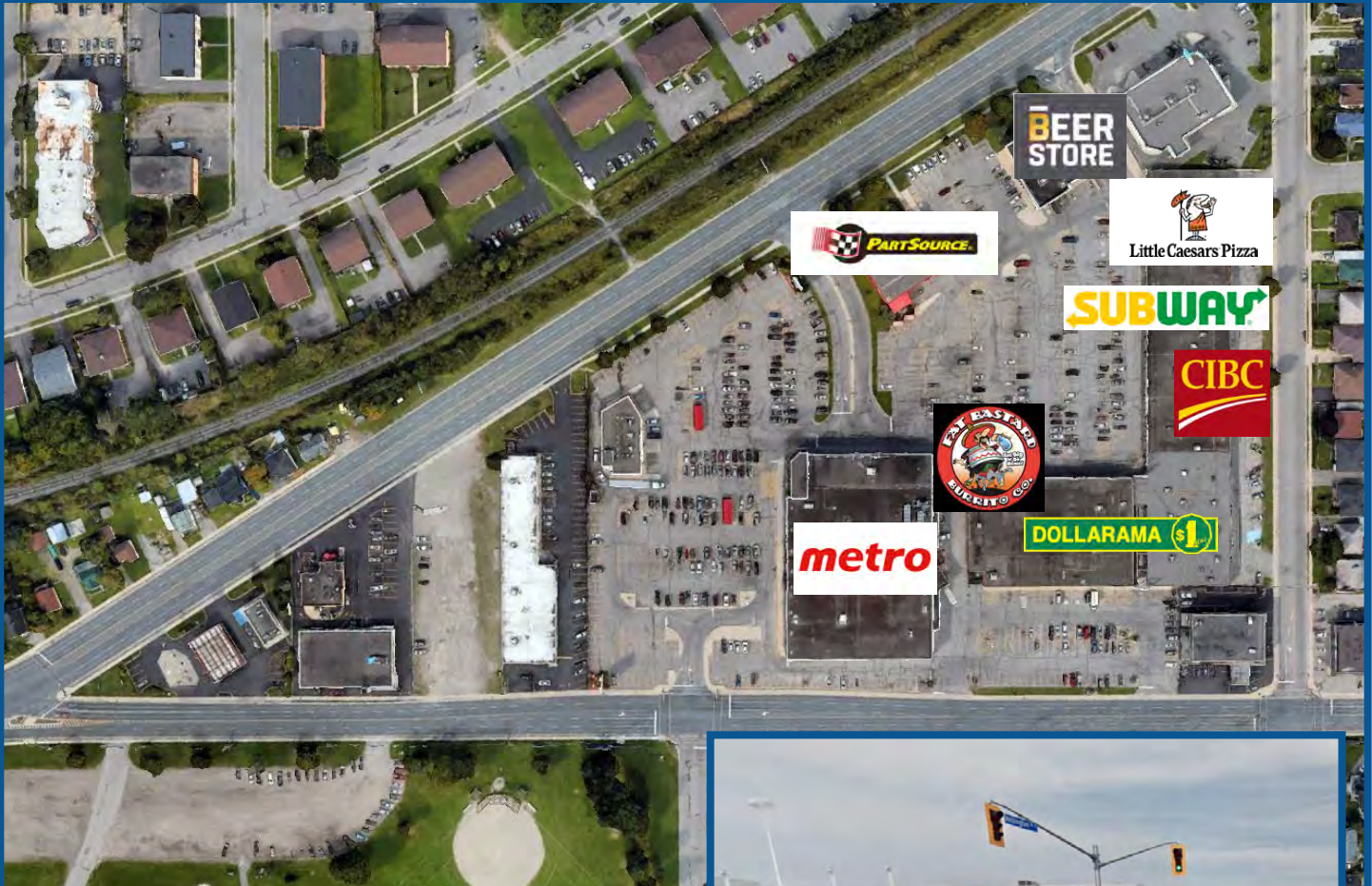
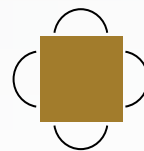


RETAIL SPACE FOR LEASE

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

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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:

C004: 3,004 sq. ft. **C020:** 2,572 sq. ft.

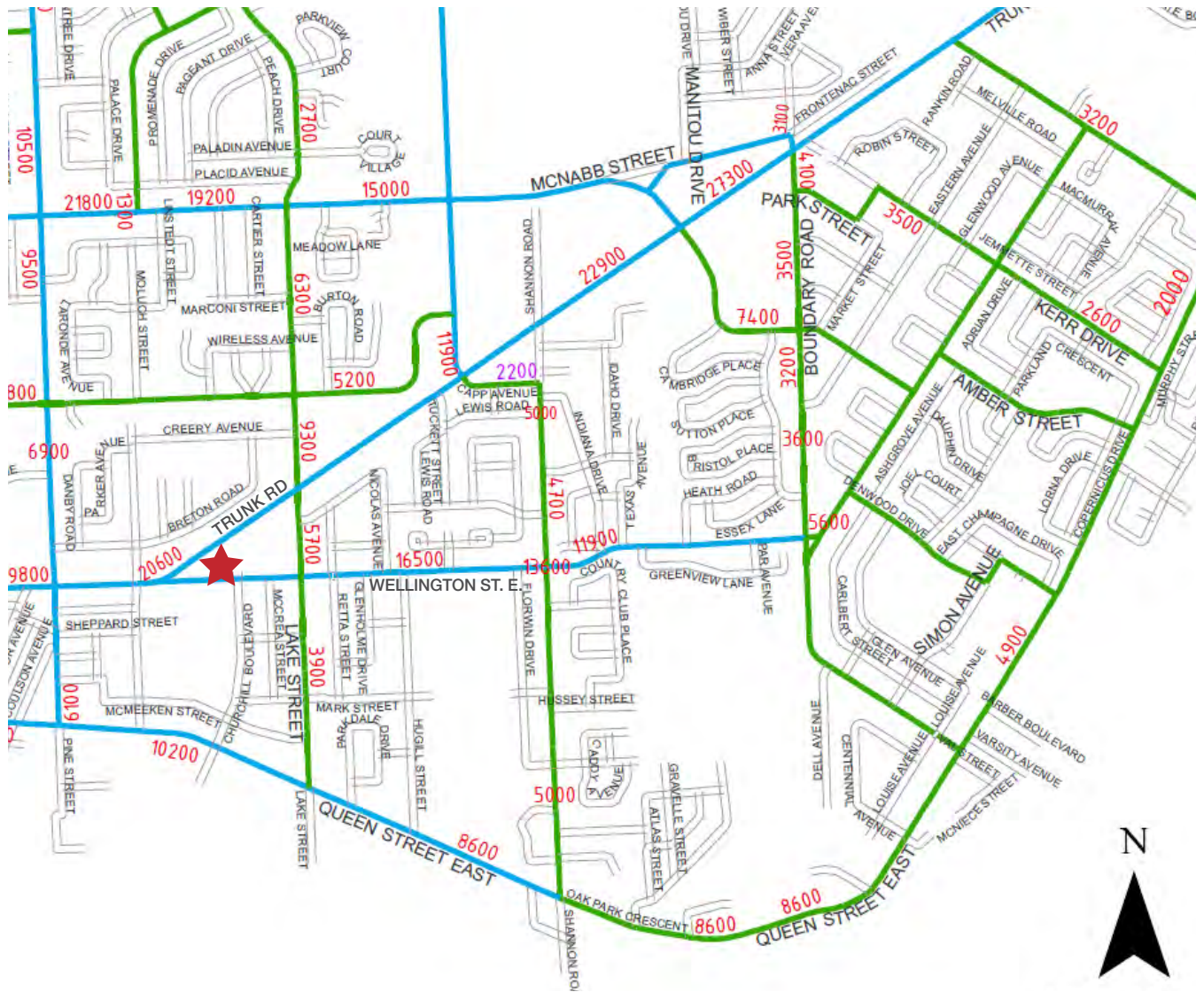
C012: 896 sq. ft. **C023:** 858 sq. ft.

C019: 4,574 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

DEMOGRAPHICS

150 CHURCHILL BLVD, SAULT STE. MARIE, ON

2019 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	
		%		%
Total Population				
2014 estimated	34,006		52,661	
2019 estimated	33,085		51,418	
2024 Projected	32,089		50,355	
% Pop. Change (2014-2019)	-2.7%		-2.4%	
% Pop. Change (2019-2024)	-3.0%		-2.1%	
2019 Total Population by Age	33,085		51,418	
0 to 4 years	1,632	4.9%	2,573	5.0%
5 to 19 years	4,585	13.9%	7,195	14.0%
20 to 24 years	2,179	6.6%	3,375	6.6%
25 to 34 years	4,207	12.7%	6,525	12.7%
35 to 44 years	3,260	9.9%	5,259	10.2%
45 to 54 years	3,636	11.0%	5,908	11.5%
55 to 64 years	5,204	15.7%	8,007	15.6%
65 to 74 years	4,257	12.9%	6,292	12.2%
75 years & over	4,125	12%	6,285	12%
Median Age	47.0		46.4	
2019 Total Census Families	9,405		14,471	
Average Persons Per Family	2.7		2.7	
Total Couples	7,559	80.4%	11,531	79.7%
Without children at home	4,296	45.7%	6,447	44.6%
With children at home	3,263	34.7%	5,084	35.1%
Lone-parent families	1,846	19.6%	2,939	20.3%
Children Per Census Family	0.9		0.9	
2019 Educational Attainment (15 years+)	27,809		42,734	
Less than a bachelor degree	21,474	77.2%	34,120	79.8%
Bachelor degree & higher	6,335	22.8%	8,613	20.2%
2019 Households	15,484		23,723	
Persons per household	2.10		2.11	
Average household income	\$ 86,644		\$ 83,311	
2019 Occupied Dwellings	15,484		23,723	
Owned dwellings	9,844	63.6%	15,338	64.7%
Rented dwellings	5,640	36.4%	8,386	35.3%
Dominant building type	Houses		Houses	
Total Daytime Population	32,121		59,961	
Daytime Population at Home	19,047	59.3%	29,681	49.5%
0 to 14 years	4,666	14.5%	7,332	12.2%
15 to 64 years	7,092	22.1%	11,770	19.6%
65 years and over	7,289	22.7%	10,579	17.6%
Daytime Population at Work	13,074	40.7%	30,279	50.5%
Work At Usual Place	10,890	33.9%	25,355	42.3%
Work Mobile	1,573	4.9%	4,075	6.8%
Work At Home	611	1.9%	849	1.4%