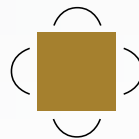


RETAIL SPACE FOR LEASE

IMPERIAL CENTRE
2456 QUEEN ST. EAST, BRAMPTON



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

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 The property may be withdrawn from the market at any time without notice.

PROPERTY AND UNIT DETAILS

IMPERIAL CENTRE



PROPERTY & UNIT DETAILS:

- The available unit is located in the Imperial Centre, on the north west corner of Queen St. E. and Chrysler Drive.
- Imperial Centre tenants include Boston Pizza, Williams Fresh Café, A&W, Burrito Boyz, Pay2Day, Baskin Robins, Convenience Store, Nail Salon and Heritage Fish & Chips.

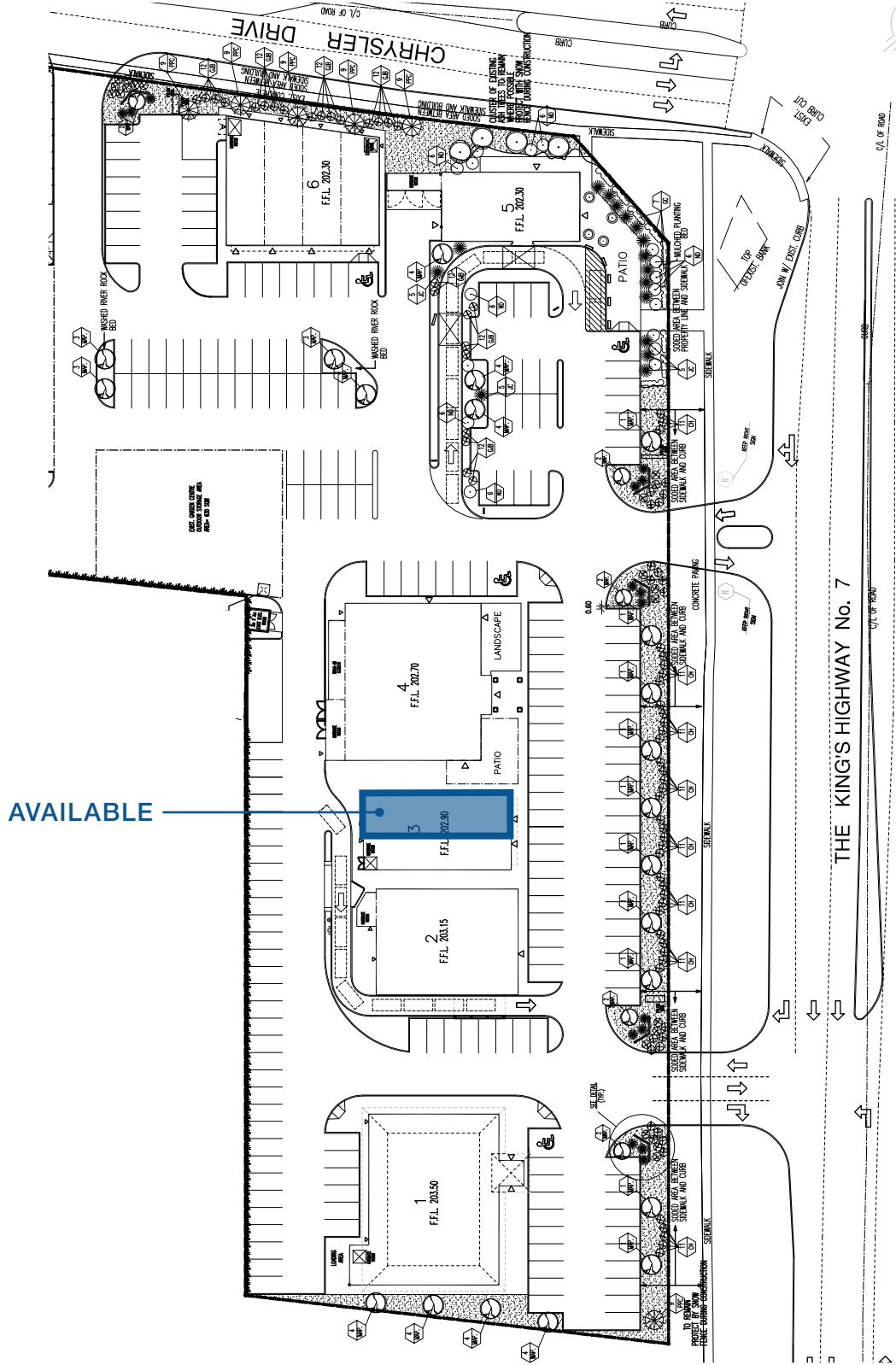
UNIT AVAILABLE: 1,800 s.f.

RENT: \$36.00 per s.f.

TMI: \$11.76 per s.f.

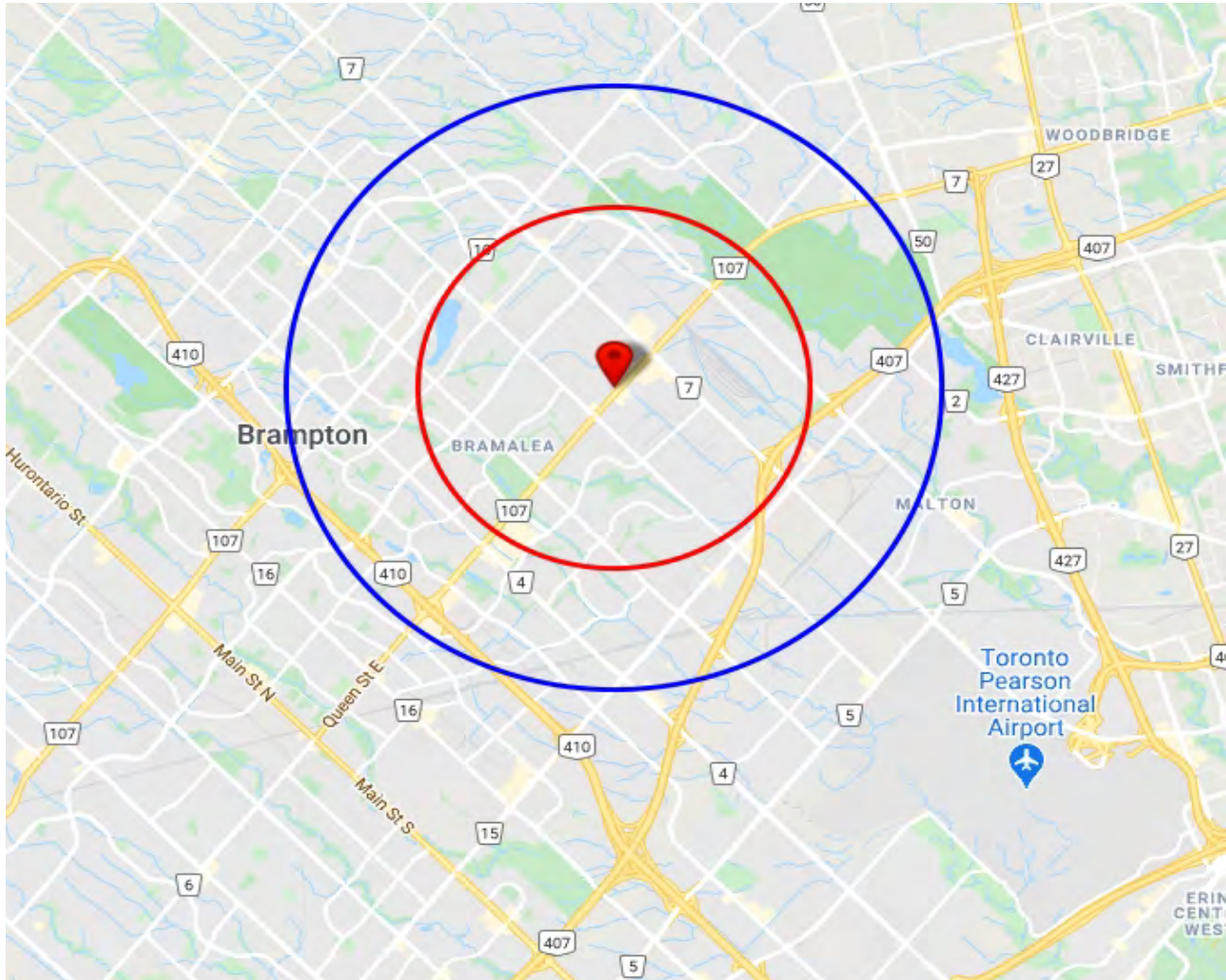
MLS#: W4917881

SITE PLAN IMPERIAL CENTRE



TRADE AREA MAP & DAYTIME POPULATION

2456 QUEEN ST. EAST, BRAMPTON



2019 Daytime Population	2456 Queen St E, Brampton, ON L6S 5X9 0 - 3 km		2456 Queen St E, Brampton, ON L6S 5X9 0 - 5 km	
		%		%
Total Estimated Population	58,558		209,940	
Total Daytime Population	62,624		210,343	
Daytime Population at Home	32,360	51.7%	112,650	53.6%
0 to 14 years	9,806	15.7%	36,797	17.5%
15 to 64 years	14,665	23.4%	51,644	24.6%
65 years and over	7,889	12.6%	24,209	11.5%
Daytime Population at Work	30,264	48.3%	97,693	46.4%
Work At Usual Place	25,500	40.7%	83,304	39.6%
Work Mobile	3,784	6.0%	10,404	4.9%
Work At Home	980	1.6%	3,985	1.9%

DEMOGRAPHICS SNAPSHOT

2456 QUEEN ST. EAST, BRAMPTON

2019 Demographic Snapshot	2456 Queen St E, Brampton, ON L6S 5X9 0 - 3 km		2456 Queen St E, Brampton, ON L6S 5X9 0 - 5 km	
		%		%
Total Population				
2014 estimated	54,056		192,141	
2019 estimated	58,558		209,940	
2024 Projected	65,781		232,737	
% Pop. Change (2014-2019)	8.3%		9.3%	
% Pop. Change (2019-2024)	12.3%		10.9%	
2019 Total Population by Age	58,558		209,940	
0 to 4 years	3,097	5.3%	11,655	5.6%
5 to 19 years	10,242	17.5%	38,850	18.5%
20 to 24 years	3,909	6.7%	15,080	7.2%
25 to 34 years	8,511	14.5%	32,258	15.4%
35 to 44 years	8,043	13.7%	29,988	14.3%
45 to 54 years	7,872	13.4%	27,643	13.2%
55 to 64 years	7,613	13.0%	25,431	12.1%
65 to 74 years	5,548	9.5%	17,895	8.5%
75 years & over	3,723	6%	11,140	5%
Median Age	39.3		37.3	
2019 Total Census Families	14,873		49,583	
Average Persons Per Family	3.3		3.7	
Total Couples	11,482	77.2%	42,310	85.3%
Without children at home	3,996	26.9%	12,326	24.9%
With children at home	7,486	50.3%	29,985	60.5%
Lone-parent families	3,391	22.8%	7,273	14.7%
Children Per Census Family	1.4		1.6	
2019 Educational Attainment (15 years+)	48,703		172,391	
Less than a bachelor degree	38,579	79.2%	131,728	76.4%
Bachelor degree & higher	10,124	20.8%	40,663	23.6%
2019 Households	19,248		59,152	
Persons per household	3.04		3.54	
Average household income	\$ 92,869		\$ 104,157	
2019 Occupied Dwellings	19,248		59,152	
Owned dwellings	14,332	74.5%	46,071	77.9%
Rented dwellings	4,916	25.5%	13,081	22.1%
Dominant building type	Houses		Houses	
Dominant period of construction	1961-1980		1961-1980	