

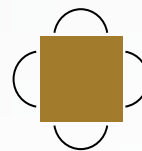
# RETAIL SPACE FOR LEASE

4140-4150 WALKER ROAD, WINDSOR, ONTARIO



## 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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# AERIAL MAP & PROPERTY DETAILS

## 4140-4150 WALKER ROAD, WINDSOR, ONTARIO



### PROPERTY DETAILS:

- Join Lone Star Texas Grill, Dollar Tree, A&W, Pita Pit, Dan Dan Asian Diner, and My Insurance Broker, sitting in front of Canadian Tire.
- Located in the heart of Windsor's dominant retail node
- Located at a signalized intersection with full turn access
- Highly accessible to highway 401

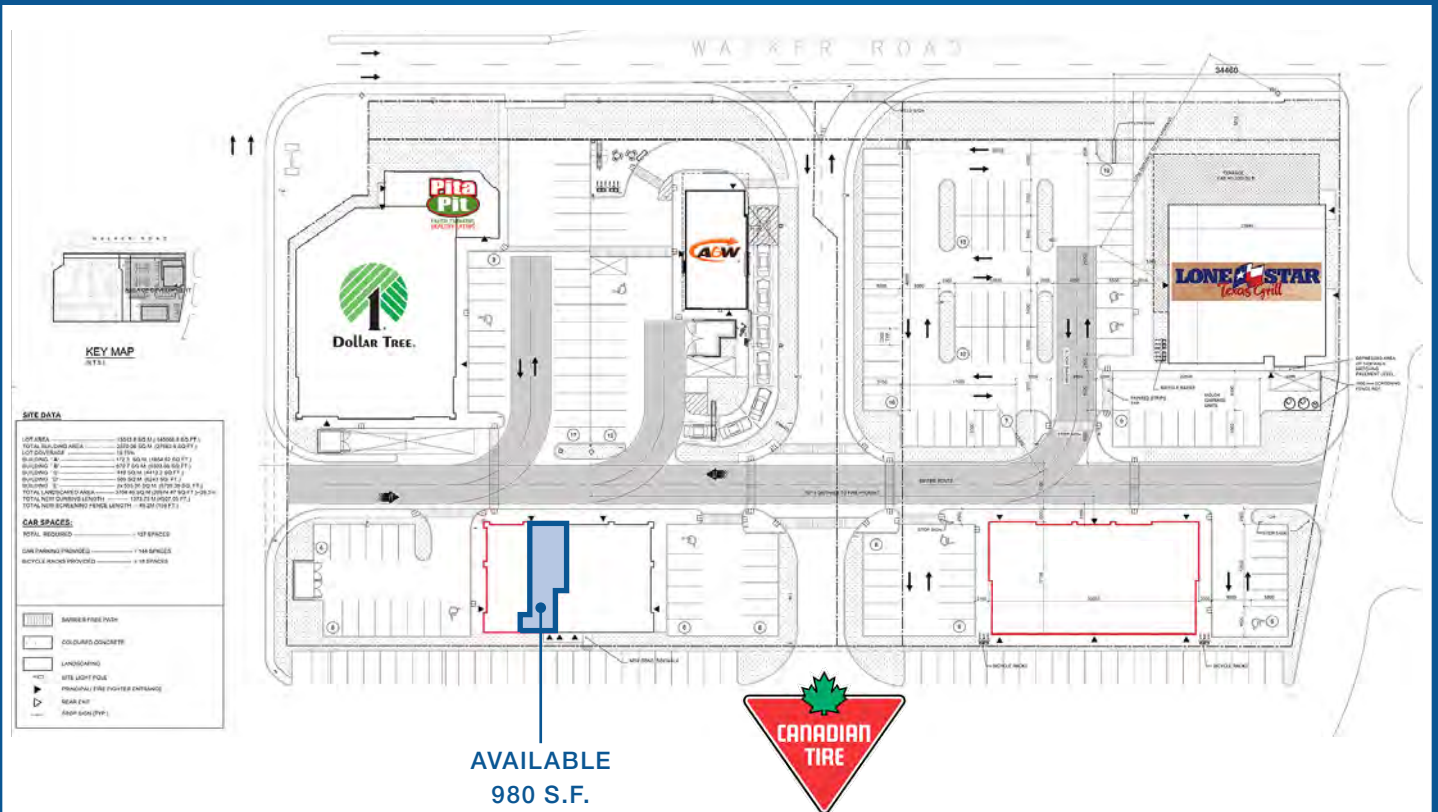
**Unit Available:** 980 s.f.

**Net Rent:** \$30 p.s.f.

**TMI (2020 Est.):** \$14.55 p.s.f.

# SITE PLAN AND AREA RETAILERS

## 4140-4150 WALKER ROAD, WINDSOR, ONTARIO



### AREA RETAILERS:

- Located immediately in front of Canadian Tire (Shadow Anchored).

#### Home Sense

Bell

#### Winners

Wendy's

#### Costco

Cora's

Best Buy

#### Home Outfitters

Kelsey's

National Sports

EB Games

#### Home Depot

Telus

TD Bank

#### The Brick

#### Canadian Tire

Pier 1

#### Loblaws Supercentre

Boston Pizza

Swiss Chalet

M&M Meats

Dollarama

Bulk Barn

McDonald's

Starbucks

Burger King

#### Michael's

#### Sears Home

PetSmart

#### SilverCity (Cineplex)





# RETAIL SPACE FOR LEASE

4140-4150 WALKER ROAD, WINDSOR, ONTARIO

2019 Demographic Snapshot	4140 Walker Rd, Windsor, ON N8W 3T5 0 - 3 km		4140 Walker Rd, Windsor, ON N8W 3T5 0 - 5 km	
		%		%
<b>Total Population</b>				
2014 estimated	23,502		60,709	
2019 estimated	24,328		62,028	
2024 Projected	25,082		63,674	
% Pop. Change (2014-2019)	3.5%		2.2%	
% Pop. Change (2019-2024)	3.1%		2.7%	
<b>2019 Total Population by Age</b>	<b>24,328</b>		<b>62,028</b>	
0 to 4 years	1,286	5.3%	2,947	4.8%
5 to 19 years	5,338	21.9%	11,691	18.8%
20 to 24 years	1,862	7.7%	4,480	7.2%
25 to 34 years	2,820	11.6%	7,284	11.7%
35 to 44 years	3,042	12.5%	6,945	11.2%
45 to 54 years	3,860	15.9%	9,033	14.6%
55 to 64 years	2,981	12.3%	8,522	13.7%
65 to 74 years	1,750	7.2%	5,730	9.2%
75 years & over	1,390	6%	5,397	9%
<b>Median Age</b>	38.1		41.8	
<b>2019 Total Census Families</b>	<b>6,592</b>		<b>17,193</b>	
Average Persons Per Family	3.4		3.1	
Total Couples	5,695	86.4%	14,303	83.2%
Without children at home	1,909	29.0%	5,892	34.3%
With children at home	3,786	57.4%	8,411	48.9%
Lone-parent families	897	13.6%	2,890	16.8%
Children Per Census Family	1.4		1.3	
<b>2019 Educational Attainment (15 years+)</b>	<b>19,536</b>		<b>50,569</b>	
Less than a bachelor degree	14,239	72.9%	37,902	75.0%
Bachelor degree & higher	5,297	27.1%	12,666	25.0%
<b>2019 Households</b>	<b>8,097</b>		<b>22,524</b>	
Persons per household	3.00		2.70	
Average household income	\$ 110,335		\$ 105,038	
<b>2019 Occupied Dwellings</b>	<b>8,097</b>		<b>22,524</b>	
Owned dwellings	7,245	89.5%	19,540	86.8%
Rented dwellings	851	10.5%	2,984	13.2%
Dominant building type	Houses		Houses	
Dominant period of construction	1991-2000		Before 1960	