

# RETAIL SPACE FOR LEASE

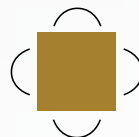
## THE SHOPPES ON TRANSCANADA

### 625 TRUNK ROAD, SAULT STE MARIE, ONTARIO



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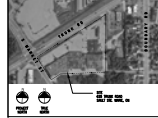
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# SITE PLAN & DETAILS

## THE SHOPPES ON TRANSCANADA

625 TRUNK ROAD  
SAULT STE MARIE, ON

ARCHITECT  
GOUDEY & GOUDEY ARCHITECTURAL  
100 BAYVIEW AVENUE, SUITE 107  
TORONTO, ON  
M2W 1G7  
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### SITE STATISTICS

SHOPPES ON TRANSCANADA  
625 TRUNK ROAD  
SAULT STE MARIE, ON

ZONING: SHOPPING CENTER ZONE (C3)

LOT AREA

ACRES SQFT SQM

EXISTING MILL (SHADING IS IFA) 158,309 13,808

PROPOSED MILL (SHADING IS IFA) 80,820 8,192

FOOTPRINT

SQFT SQM

EXISTING MILL (SHADING IS IFA) 158,309 13,808

PROPOSED MILL (SHADING IS IFA) 80,820 8,192

GFA

BUILDING A

ORU 1 23,800 2,201

ORU 2 1,504 140

ORU 3 861 80

ORU 4 1,236 115

ORU 5 1,236 115

ORU 6 1,236 115

ORU 7 1,236 115

ORU 8 1,236 115

ORU 9 2,296 213

ORU 10 1,840 171

ORU 11 3,225 299

ORU 12 3,300 307

ORU 13 7,880 729

ORU 14 480 45

ORU 15 3,548 328

ORU 16 3,524 325

ORU 17 495 46

TOTAL LEASABLE GFA 80,820 8,192

BUILDING B

LEASABLE AREA 2,295 213

BUILDING C

LEASABLE AREA (REMARKS 1-11) 3,236 299

TOTAL LEASABLE GFA 107,012 10,004

PARKING

REQUIRE BY OFFICIAL PLAN

MINIMUM 4.0 SPACES/100 SQM 400

REQUIRE BY OFFICIAL PLAN

MINIMUM 4.0 SPACES/100 SQM 400

REQUIRE BY OFFICIAL PLAN

MINIMUM 4.0 SPACES/100 SQM 400

TOTAL PARKING PROVIDED 420

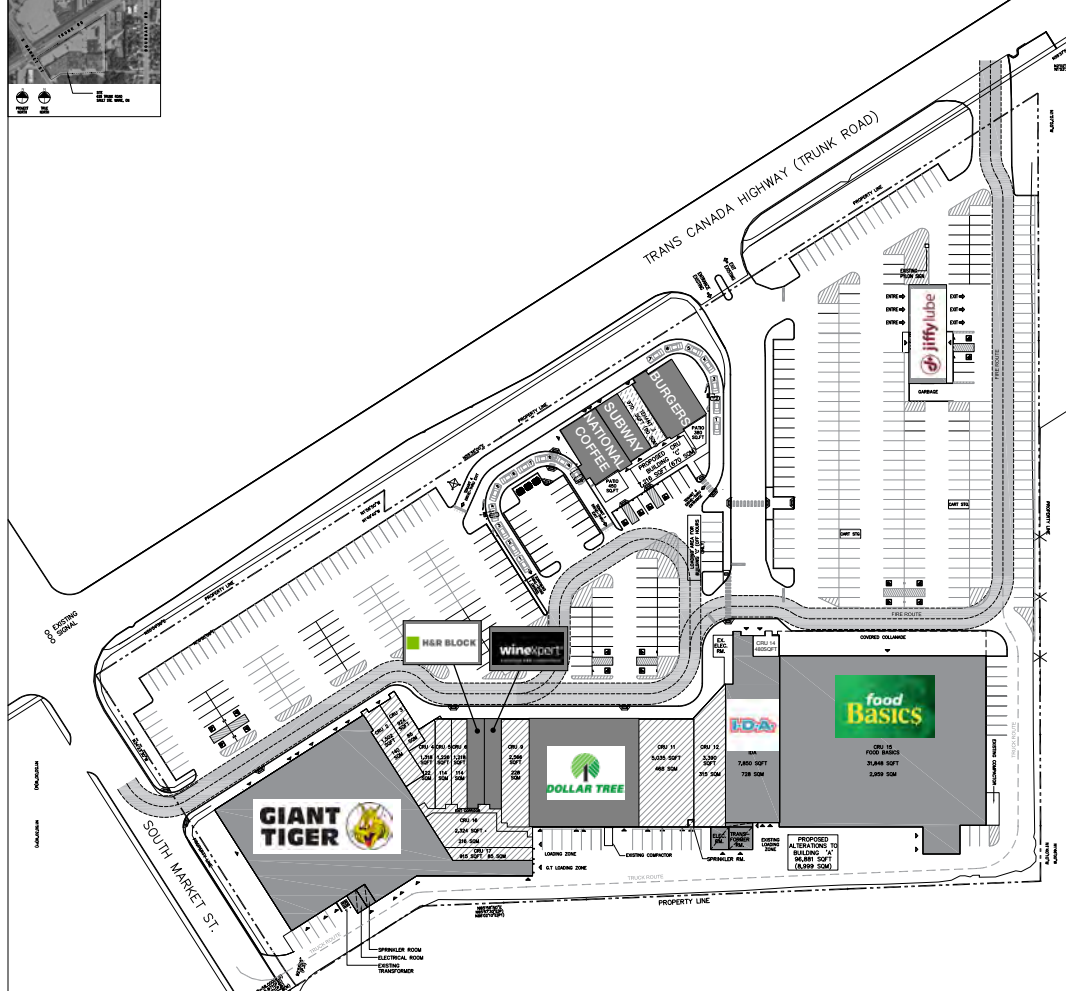
REMARKS: FREE PARKING PROVIDED

STANDARD PARKING PROVIDED 420

NOTE:  
SEE PLAN INFORMATION IS TAKEN FROM PLAN OF SURVEY  
PREPARED BY S.L. GOSWAMI SURVEYING LTD.  
DATE: 01/11/2016  
PART OF OFFICIAL PLAN IS  
REGISTRY'S CHARGED PLAN #16-726

### LEGEND

- EXISTING MILL (SHADING IS IFA)
- PROPOSED MILL (SHADING IS IFA)
- FOOTPRINT
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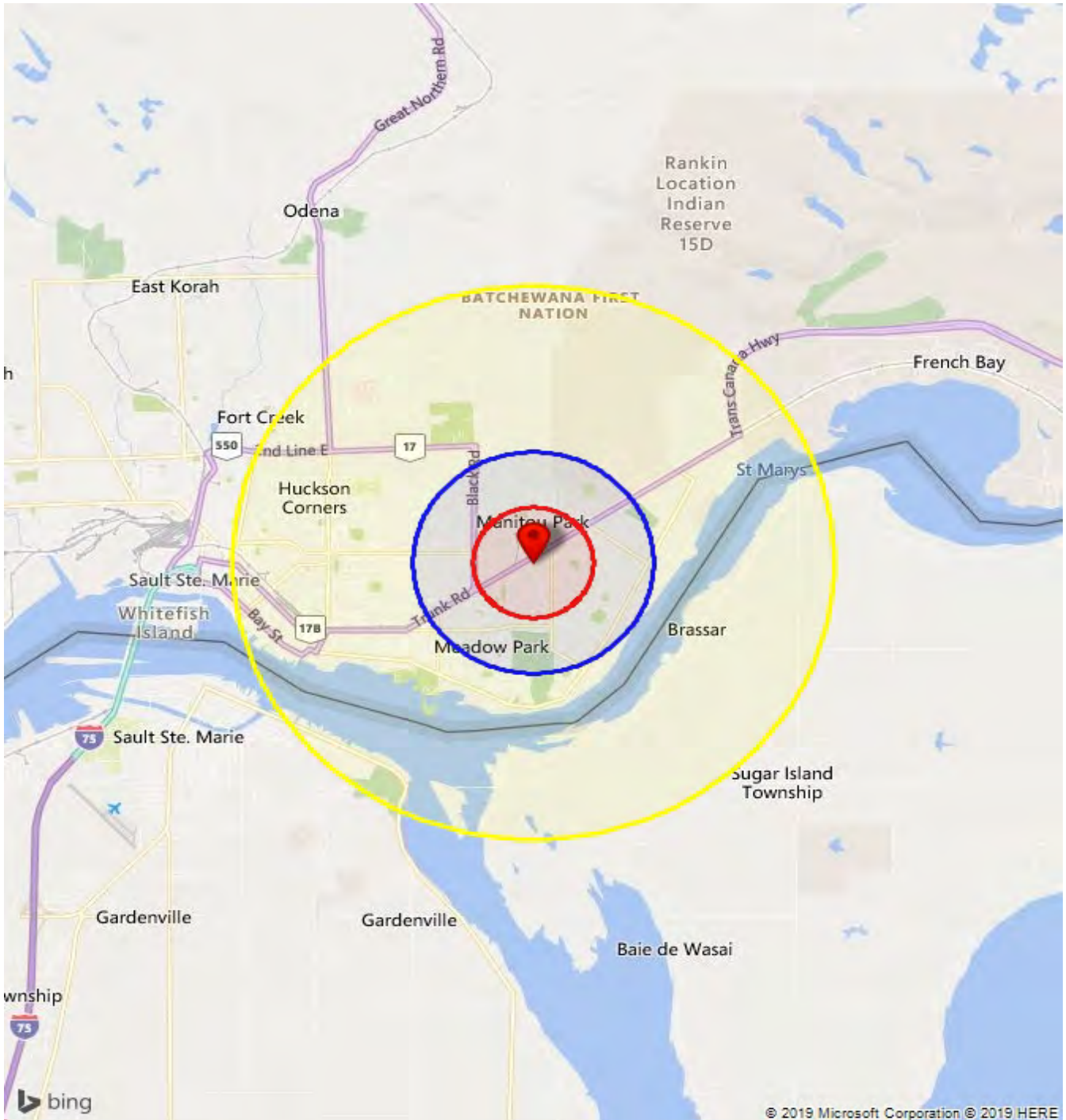


PROPOSED SITE PLAN

**TMI:** \$7.70 per sq.ft  
**Possession:** Q4 2020  
**Asking Rent:** Please Contact  
**Size:** From 1,000 to 5,000 sq.ft available  
**Traffic Count on Trunk Rd.:** 21,500 per day  
 \*New Facade, parking lot and pylon signage

# TRADE AREA MAP

## THE SHOPPES ON TRANSCANADA



# DEMOGRAPHICS

## THE SHOPPES ON TRANSCANADA

2019 Demographic Snapshot	625 Trunk Rd, Sault Ste. Marie, ON P6A 3T1 0 - 1 km		625 Trunk Rd, Sault Ste. Marie, ON P6A 3T1 0 - 2 km		625 Trunk Rd, Sault Ste. Marie, ON P6A 3T1 0 - 5 km	
		%		%		%
<b>Total Population</b>						
2014 estimated	4,768		18,332		46,942	
2019 estimated	4,564		17,764		45,961	
2024 Projected	4,350		17,437		45,191	
% Pop. Change (2014-2019)	-4.3%		-3.1%		-2.1%	
% Pop. Change (2019-2024)	-4.7%		-1.8%		-1.7%	
<b>2019 Total Population by Age</b>	<b>4,564</b>		<b>17,764</b>		<b>45,961</b>	
0 to 4 years	242	5.3%	949	5.3%	2,286	5.0%
5 to 19 years	688	15.1%	2,820	15.9%	6,475	14.1%
20 to 24 years	315	6.9%	1,254	7.1%	3,012	6.6%
25 to 34 years	582	12.7%	2,246	12.6%	5,720	12.4%
35 to 44 years	500	11.0%	1,906	10.7%	4,660	10.1%
45 to 54 years	493	10.8%	2,025	11.4%	5,152	11.2%
55 to 64 years	724	15.9%	2,750	15.5%	7,188	15.6%
65 to 74 years	562	12.3%	2,137	12.0%	5,766	12.5%
75 years & over	457	10%	1,676	9%	5,703	12%
<b>Median Age</b>	<b>44.0</b>		<b>43.4</b>		<b>46.7</b>	
<b>2019 Total Census Families</b>	<b>1,387</b>		<b>5,454</b>		<b>13,001</b>	
Average Persons Per Family	2.7		2.8		2.7	
Total Couples	1,073	77.4%	4,428	81.2%	10,499	80.8%
Without children at home	584	42.1%	2,328	42.7%	5,852	45.0%
With children at home	489	35.3%	2,100	38.5%	4,647	35.7%
Lone-parent families	314	22.6%	1,026	18.8%	2,502	19.2%
Children Per Census Family	0.9		1.0		0.9	
<b>2019 Educational Attainment (15 years+)</b>	<b>3,750</b>		<b>14,878</b>		<b>38,045</b>	
Less than a bachelor degree	3,136	83.6%	11,631	78.2%	29,674	78.0%
Bachelor degree & higher	614	16.4%	3,248	21.8%	8,372	22.0%
<b>2019 Households</b>	<b>2,006</b>		<b>7,659</b>		<b>20,930</b>	
Persons per household	2.23		2.32		2.13	
Average household income	\$ 80,080		\$ 93,867		\$ 86,989	
<b>2019 Occupied Dwellings</b>	<b>2,006</b>		<b>7,659</b>		<b>20,930</b>	
Owned dwellings	1,319	65.7%	5,468	71.4%	13,668	65.3%
Rented dwellings	687	34.3%	2,191	28.6%	7,262	34.7%
Dominant building type	Houses		Houses		Houses	
Dominant period of construction	1961-1980		1961-1980		1961-1980	
<b>2019 Daytime Population</b>	<b>3,356</b>		<b>13,726</b>		<b>49,289</b>	
<b>Total Estimated Population</b>	<b>4,564</b>		<b>17,764</b>		<b>45,961</b>	
<b>Total Daytime Population</b>	<b>3,356</b>		<b>13,726</b>		<b>49,289</b>	
Daytime Population at Home	2,555	76.1%	10,289	75.0%	26,305	53.4%
0 to 14 years	720	21.4%	2,848	20.7%	6,585	13.4%
15 to 64 years	960	28.6%	4,006	29.2%	10,122	20.5%
65 years and over	876	26.1%	3,435	25.0%	9,597	19.5%
Daytime Population at Work	801	23.9%	3,437	25.0%	22,985	46.6%
Work At Usual Place	570	17.0%	2,788	20.3%	18,912	38.4%
Work Mobile	102	3.0%	308	2.2%	3,275	6.6%
Work At Home	129	3.8%	342	2.5%	798	1.6%