

# RETAIL SPACE FOR LEASE

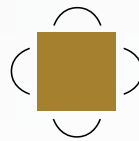
## IMPERIAL CENTRE

### 2460 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

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# 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.

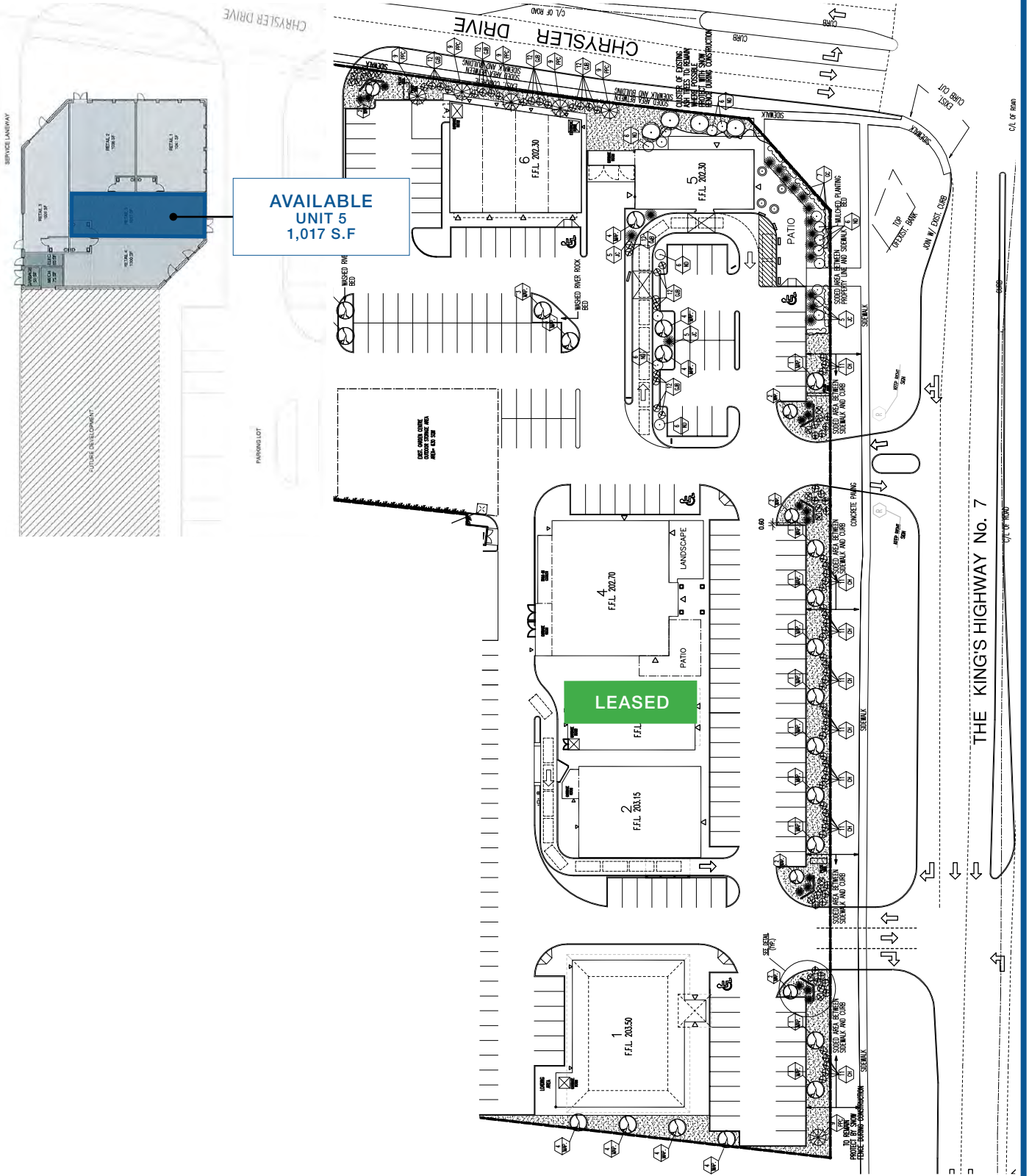
**UNIT 5 AVAILABLE:** 1,017 s.f.

**RENT:** \$20 psf pa net (plus escalations)

**TMI:** \$11.76 psf

# SITE PLAN

## IMPERIAL CENTRE



**AVAILABLE  
UNIT 5  
1,017 S.F.**

**LEASED**

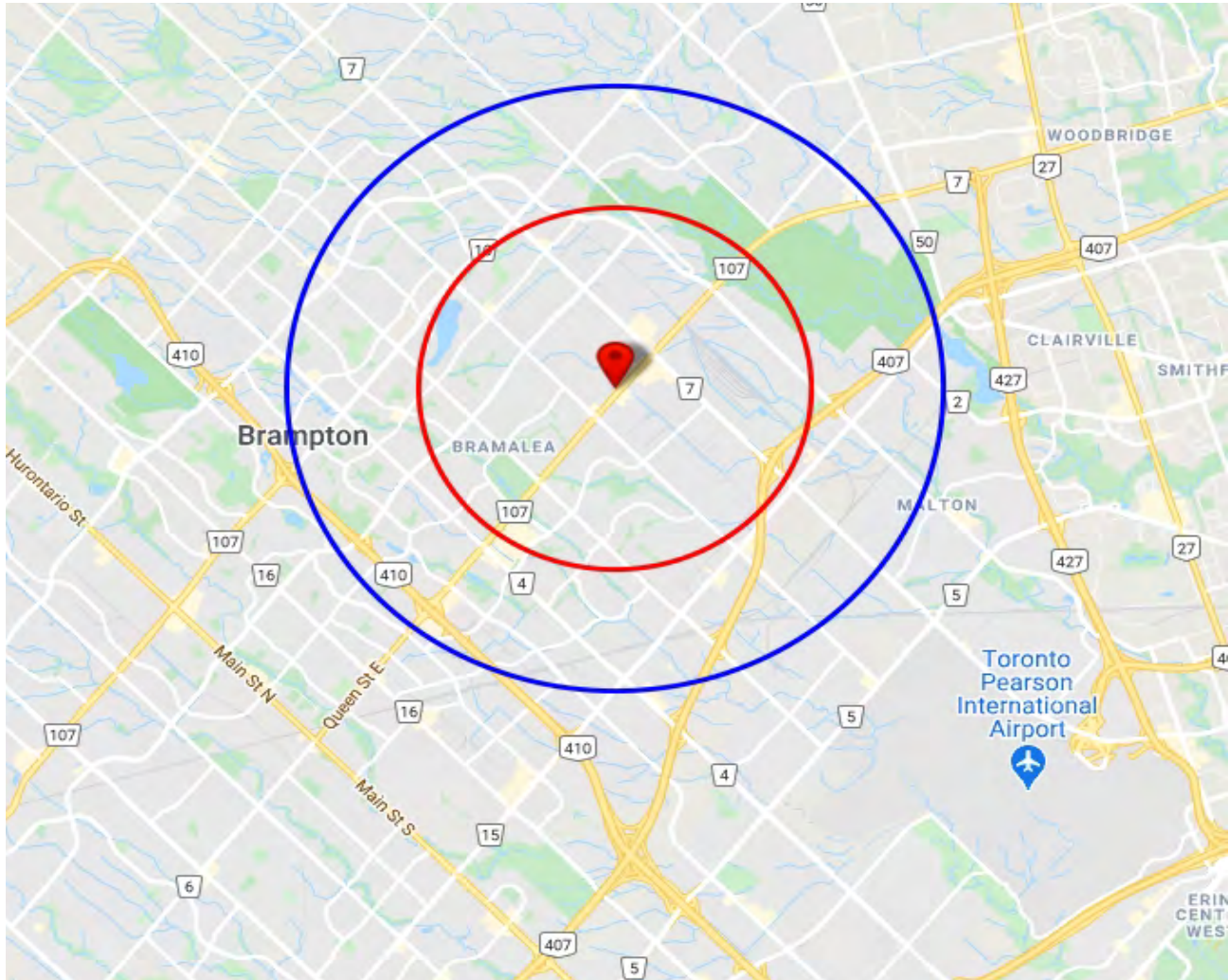
THE KING'S HIGHWAY No. 7

C/L OF ROAD

C/L OF ROAD

# TRADE AREA MAP & DAYTIME POPULATION

2460 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	
		%		%
<b>Total Estimated Population</b>	<b>58,558</b>		<b>209,940</b>	
<b>Total Daytime Population</b>	<b>62,624</b>		<b>210,343</b>	
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

## 2460 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	
		%		%
<b>Total Population</b>				
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%	
<b>2019 Total Population by Age</b>	<b>58,558</b>		<b>209,940</b>	
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%
<b>Median Age</b>	39.3		37.3	
<b>2019 Total Census Families</b>	<b>14,873</b>		<b>49,583</b>	
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	
<b>2019 Educational Attainment (15 years+)</b>	<b>48,703</b>		<b>172,391</b>	
Less than a bachelor degree	38,579	79.2%	131,728	76.4%
Bachelor degree & higher	10,124	20.8%	40,663	23.6%
<b>2019 Households</b>	<b>19,248</b>		<b>59,152</b>	
Persons per household	3.04		3.54	
Average household income	\$ 92,869		\$ 104,157	
<b>2019 Occupied Dwellings</b>	<b>19,248</b>		<b>59,152</b>	
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	