

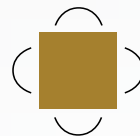
RETAIL SPACE FOR LEASE

14846 YONGE ST.
AURORA, 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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LOCATION

14846 YONGE ST.



SUBLET OPPORTUNITY:

AREA: 2,557 s.f.

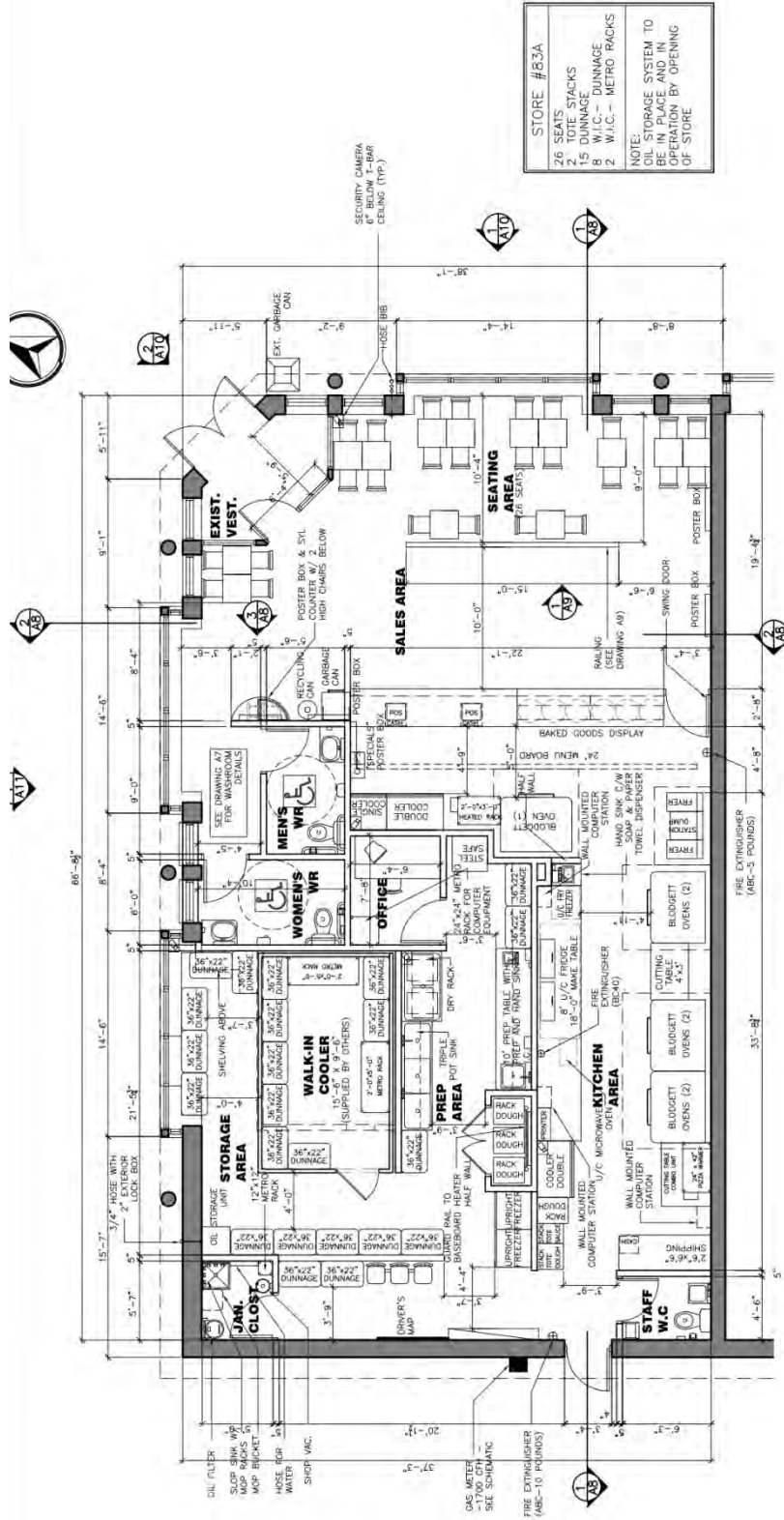
NET RENT: \$30 psf net

TMI: \$10.00 psf (2021 estimate)

This is a former restaurant situated at the south west corner of Yonge Street and Golf Links in the busy retail district of south Aurora. Yonge & Golf Links is a signalized intersection permitting full turns. TRULY A PRIME CORNER!!!

FLOOR PLAN

14846 YONGE ST.



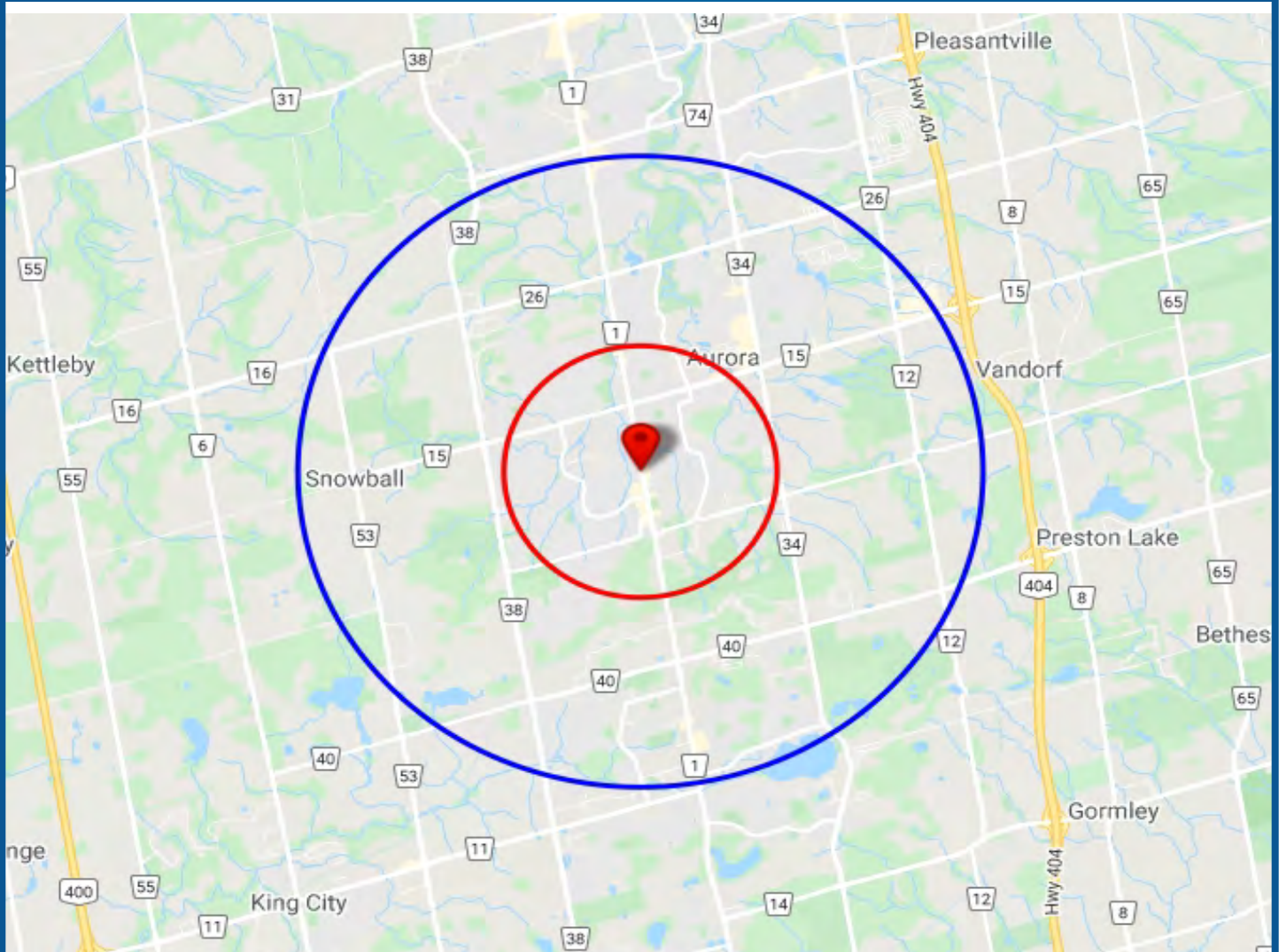
STORE #83A	
26	SEATS
2	TOTE STACKS
15	DUNNAGE
8	W.I.C. - DUNNAGE
2	W.I.C. - METRO RACKS

NOTE:
OIL STORAGE SYSTEM TO BE IN PLACE AND IN OPERATION BY OPENING OF STORE

SPEEDY GROUP F, DIVISION 2

TRADE AREA MAP & DAYTIME POPULATION

14846 YONGE ST.



2020 Daytime Population	14846 Yonge St, Aurora, ON L4G 1N2 0 - 2 km		14846 Yonge St, Aurora, ON L4G 1N2 0 - 5 km	
		%		%
Total Estimated Population	24,740		91,611	
Total Daytime Population	25,778		81,441	
Daytime Population at Home	11,631	45.1%	42,909	52.7%
0 to 14 years	3,118	12.1%	15,576	19.1%
15 to 64 years	4,722	18.3%	17,347	21.3%
65 years and over	3,791	14.7%	9,986	12.3%
Daytime Population at Work	14,147	54.9%	38,532	47.3%
Work At Usual Place	11,255	43.7%	28,764	35.3%
Work Mobile	1,629	6.3%	4,976	6.1%
Work At Home	1,263	4.9%	4,793	5.9%

DEMOGRAPHICS - SNAPSHOT

14846 YONGE ST.

2020 Demographic Snapshot	14846 Yonge St, Aurora, ON L4G 1N2 0 - 2 km		14846 Yonge St, Aurora, ON L4G 1N2 0 - 5 km	
		%		%
Total Population				
2015 estimated	23,508		84,337	
2020 estimated	24,740		91,611	
2025 Projected	25,967		98,826	
% Pop. Change (2015-2020)	5.2%		8.6%	
% Pop. Change (2020-2025)	5.0%		7.9%	
2020 Total Population by Age	24,740		91,611	
0 to 4 years	881	3.6%	4,310	4.7%
5 to 19 years	4,009	16.2%	18,117	19.8%
20 to 24 years	1,815	7.3%	6,411	7.0%
25 to 34 years	2,768	11.2%	10,280	11.2%
35 to 44 years	2,368	9.6%	11,117	12.1%
45 to 54 years	3,734	15.1%	15,048	16.4%
55 to 64 years	4,296	17.4%	13,438	14.7%
65 to 74 years	2,682	10.8%	7,671	8.4%
75 years & over	2,188	9%	5,218	6%
Median Age	46.6		41.2	
2020 Total Census Families	6,858		24,832	
Average Persons Per Family	3.1		3.3	
Total Couples	5,661	82.5%	21,443	86.4%
Without children at home	2,222	32.4%	6,569	26.5%
With children at home	3,439	50.1%	14,874	59.9%
Lone-parent families	1,197	17.5%	3,388	13.6%
Children Per Census Family	1.2		1.4	
2020 Educational Attainment (15 years+)	21,486		75,263	
Less than a bachelor degree	14,299	66.6%	48,023	63.8%
Bachelor degree & higher	7,187	33.4%	27,240	36.2%
2020 Households	9,135		29,734	
Persons per household	2.70		3.05	
Average household income	\$ 160,982		\$ 162,458	
2020 Occupied Dwellings	9,135		29,734	
Owned dwellings	6,737	73.7%	25,634	86.2%
Rented dwellings	2,398	26.3%	4,100	13.8%
Dominant building type	Houses		Houses	
Dominant period of construction	1961-1980		1991-2000	