

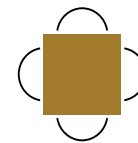
RETAIL OPPORTUNITY

99 BALSAM STREET IN COLLINGWOOD



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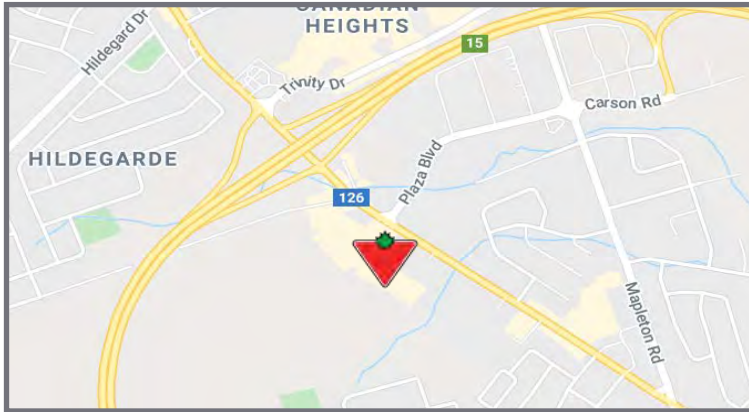
CT REIT

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SITE PLAN

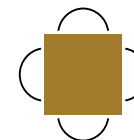
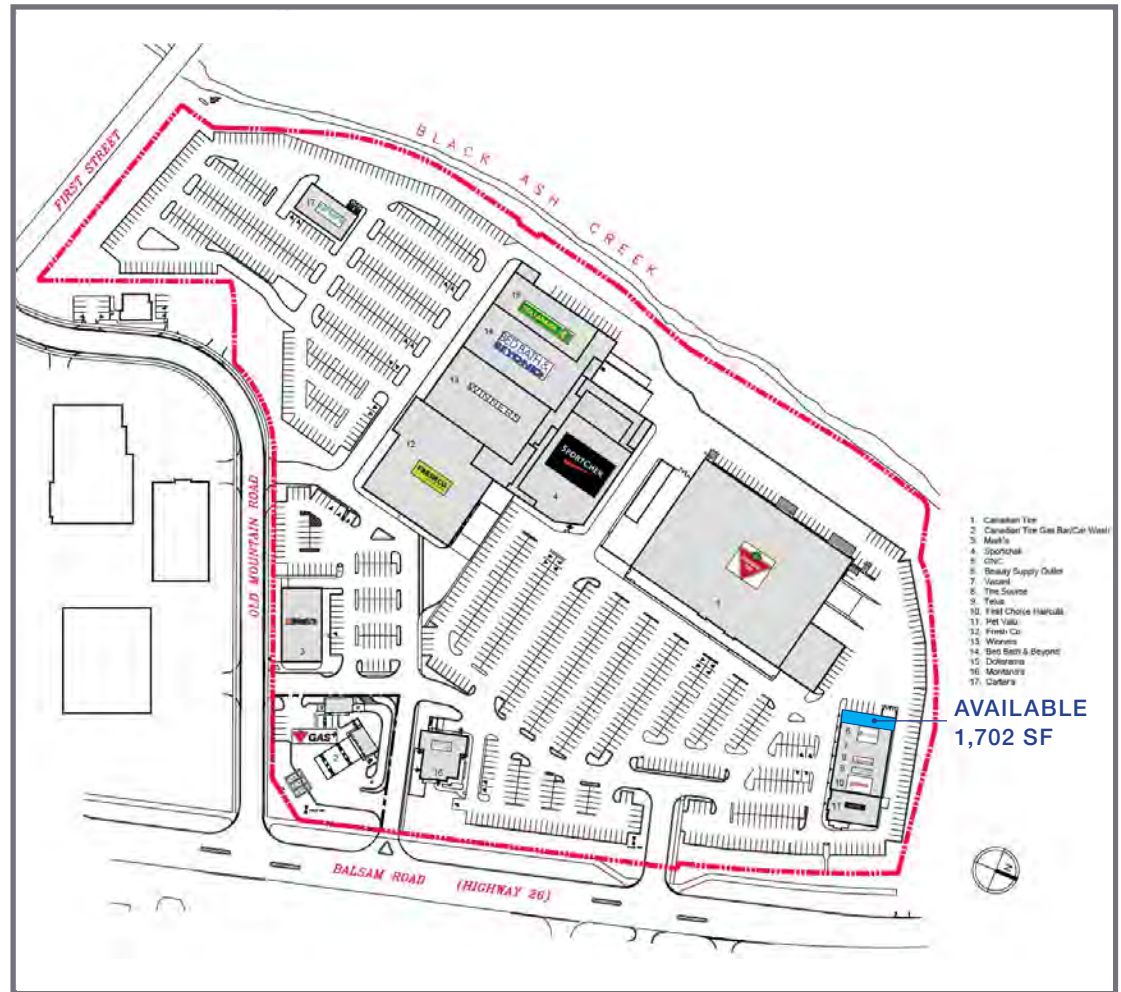
LOCATION



AERIAL



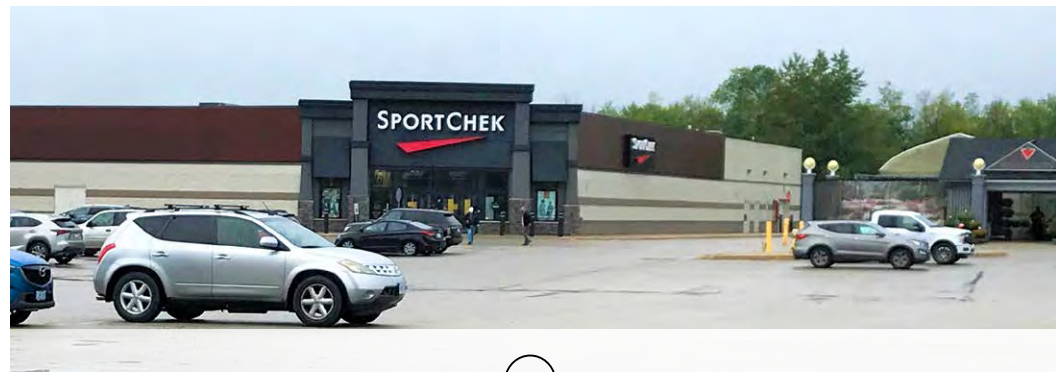
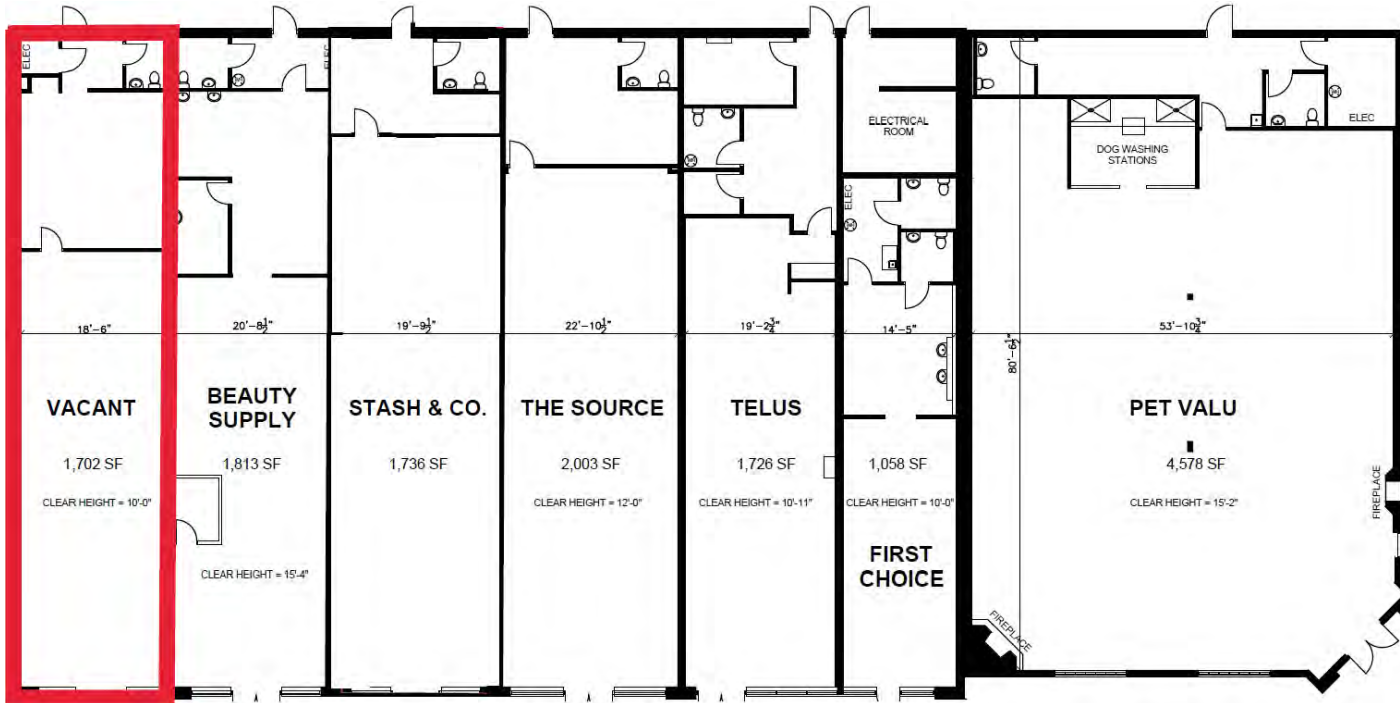
SITE PLAN



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FLOOR PLAN



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PROPERTY DETAILS

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- ❖ Exciting retail opportunity in Collingwood Ontario. Join tenants such as Canadian Tire, Sport Check, Freshco, Winners, Bed Bath & Beyond, Marks Works Warehouse, Pet Valu and more.
- ❖ The site benefits from ample parking, easy access, and close proximity to downtown Collingwood.
- ❖ Services a market with household income levels in excess of \$102,000, far exceeding the national average.
- ❖ The site is a quick drive to the Blue Mountain village.
- ❖ Pylon signage opportunity.

UNIT DETAILS:

- ❖ Area: 1,702 SF
- ❖ Starting Net Rent: Contact Listing Broker
- ❖ TMI \$8.82 per SF. (Estimated 2021)

DEMOGRAPHICS:

	0-5KM	0-10KM	0-20KM
Population	24,315	29,676	61,518
Daytime Population	25,823	31,161	57,409
Avg. Household Income	\$94,675	\$102,619	\$97,015
Median Age	48.9	49.7	51.6

Source: Sitewise



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