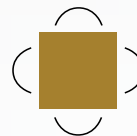


RETAIL SPACE FOR LEASE

250 KING GEORGE ROAD
BRANTFORD, ONTARIO



Len Goudy
Broker of Record
(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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DETAILS

250 KING GEORGE ROAD



DETAILS:

- King George Road retail node is a Regional draw, spanning approximately 10 kms.
- Within the 10 kms, there are 125,000 persons. The trade area income closest to the plaza is very high at \$102,748 within 2 kms and the daytime population at work within the 2 kms is 4,714 persons.
- Popular grocers Farm Boy adjacent to the property and Food Basics located across the street.

UNIT AVAILABLE:

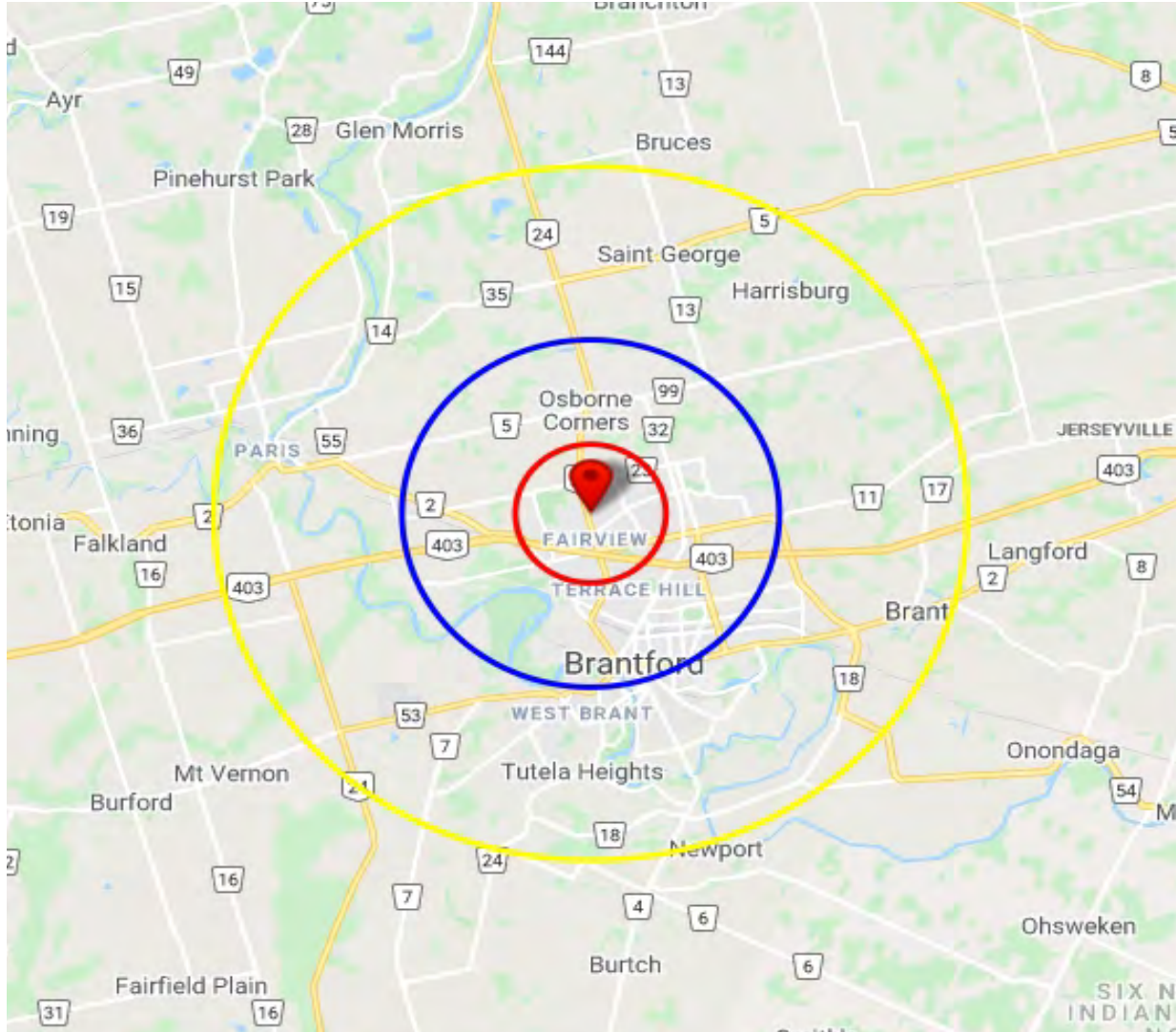
UNIT SIZE: 4,500 s.f.

ASKING RENT: \$24.00 p.s.f.

T.M.I.: \$7.60 p.s.f. (2020 estimate)

TRADE AREA MAP

250 KING GEORGE ROAD



2020 Daytime Population	250 King George Rd, Brantford, ON N3R 5L5 0 - 2 km		250 King George Rd, Brantford, ON N3R 5L5 0 - 5 km		250 King George Rd, Brantford, ON N3R 5L5 0 - 10 km	
		%		%		%
Total Estimated Population	22,943		68,684		125,480	
Total Daytime Population	15,597		72,416		120,466	
Daytime Population at Home	10,883	69.8%	33,119	45.7%	60,065	49.9%
0 to 14 years	3,474	22.3%	10,518	14.5%	21,161	17.6%
15 to 64 years	3,075	19.7%	11,256	15.5%	20,138	16.7%
65 years and over	4,334	27.8%	11,346	15.7%	18,766	15.6%
Daytime Population at Work	4,714	30.2%	39,296	54.3%	60,402	50.1%
Work At Usual Place	3,448	22.1%	31,897	44.0%	48,613	40.4%
Work Mobile	662	4.2%	5,753	7.9%	8,445	7.0%
Work At Home	604	3.9%	1,647	2.3%	3,343	2.8%

TRADE AREA DEMOGRAPHICS

250 KING GEORGE ROAD

2020 Demographic Snapshot	250 King George Rd, Brantford, ON N3R 5L5 0 - 2 km		250 King George Rd, Brantford, ON N3R 5L5 0 - 5 km		250 King George Rd, Brantford, ON N3R 5L5 0 - 10 km	
		%		%		%
Total Population						
2015 estimated	22,216		66,291		119,171	
2020 estimated	22,943		68,684		125,480	
2025 Projected	24,016		72,070		132,669	
% Pop. Change (2015-2020)	3.3%		3.6%		5.3%	
% Pop. Change (2020-2025)	4.7%		4.9%		5.7%	
2020 Total Population by Age	22,943		68,684		125,480	
0 to 4 years	989	4.3%	3,245	4.7%	6,415	5.1%
5 to 19 years	3,932	17.1%	11,306	16.5%	22,180	17.7%
20 to 24 years	1,447	6.3%	4,359	6.3%	7,495	6.0%
25 to 34 years	2,435	10.6%	9,149	13.3%	16,224	12.9%
35 to 44 years	2,596	11.3%	8,237	12.0%	16,171	12.9%
45 to 54 years	2,971	12.9%	8,535	12.4%	15,811	12.6%
55 to 64 years	3,397	14.8%	10,131	14.8%	17,654	14.1%
65 to 74 years	2,884	12.6%	7,818	11.4%	13,507	10.8%
75 years & over	2,292	10%	5,905	9%	10,024	8%
Median Age	45.2		42.5		41.4	
2020 Total Census Families	6,632		18,992		34,671	
Average Persons Per Family	3.0		2.9		3.0	
Total Couples	5,499	82.9%	14,951	78.7%	27,812	80.2%
Without children at home	2,624	39.6%	7,408	39.0%	13,171	38.0%
With children at home	2,875	43.3%	7,543	39.7%	14,640	42.2%
Lone-parent families	1,133	17.1%	4,041	21.3%	6,859	19.8%
Children Per Census Family	1.1		1.1		1.1	
2020 Educational Attainment (15 years+)	19,166		57,250		101,867	
Less than a bachelor degree	15,759	82.2%	48,582	84.9%	85,980	84.4%
Bachelor degree & higher	3,407	17.8%	8,668	15.1%	15,886	15.6%
2020 Households	8,777		28,447		49,452	
Persons per household	2.58		2.38		2.49	
Average household income	\$ 102,746		\$ 85,193		\$ 90,249	
2020 Occupied Dwellings	8,777		28,447		49,452	
Owned dwellings	6,944	79.1%	18,774	66.0%	34,726	70.2%
Rented dwellings	1,833	20.9%	9,673	34.0%	14,726	29.8%
Dominant building type	Houses		Houses		Houses	
Dominant period of construction	1961-1980		1961-1980		Before 1960	
Dominant Demographics						
Official Home Language	English		English		English	
Dominant non-official language	Polish		Polish		Punjabi	