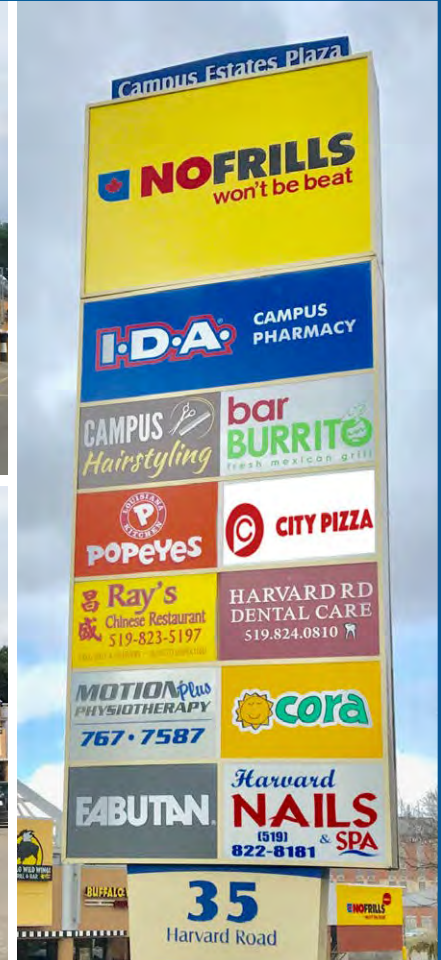


CAMPUS ESTATES

35 HARVARD ROAD, GUELPH, ON

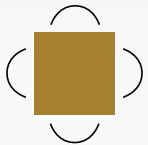


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Goudy Real Estate Corp.

Real Estate Brokerage

Commercial Real Estate
Sales & Leasing



505 Hood Rd., Unit 20, Markham, ON L3R 5V6 | **(905) 477-3000**

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OVERVIEW

CAMPUS ESTATES

35 HARVARD ROAD, GUELPH, ON



KEY FEATURES & AREA DETAILS:

- Very strong grocery anchored shopping centre with ample of parking and excellent access.
- Major Tenants include No Frills, Cora Breakfast & Lunch, IDA, and Buffalo Wild Wings and many other medical, food and service uses.
- Excellent location in the heart of Guelph.
- Walking distance to the University of Guelph, Stone Road, the Delta Hotel, Service Ontario (Stone Road Complex), Office/Employment and residential.
- Service a market with household income levels in excess of \$106,000, far exceeding the national average.
- Traffic counts on Gordon Street passing the shopping centre are over 26,000 cars / day (which is higher than on Stone Road).

UNIT DETAILS:

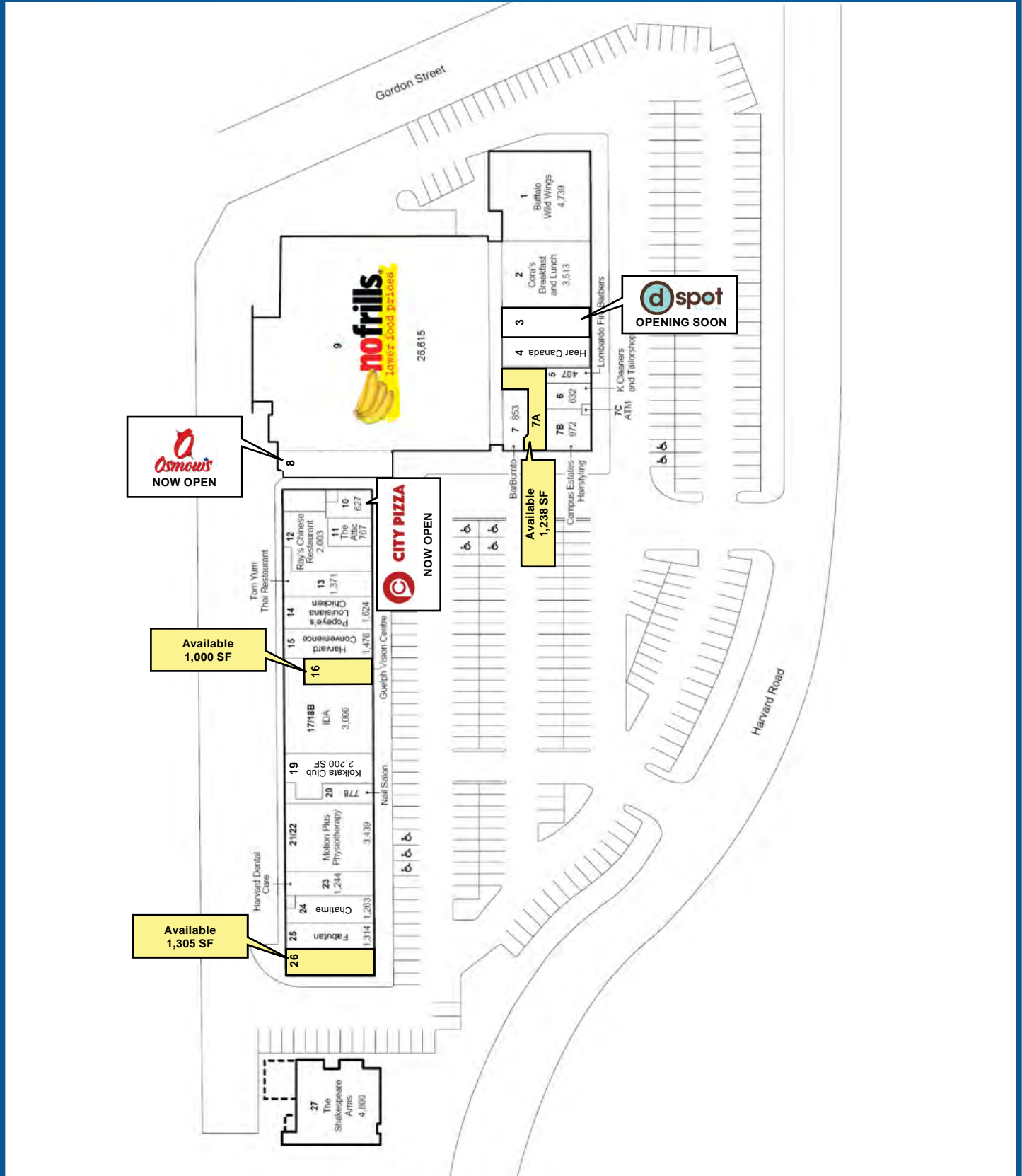
Unit 7A: 1,238 sq.ft.

Unit 16: 1,000 sq.ft.

Unit 26: 1,305 sq.ft.

Estimated TMI (2021): \$16.15 per sq.ft.

SITE PLAN CAMPUS ESTATES 35 HARVARD ROAD, GUELPH, ON



DEMOGRAPHICS CAMPUS ESTATES

35 HARVARD ROAD, GUELPH, ON



35 Harvard Rd, Guelph, ON N1G 2X9
Sitewise Online
2017 Demographic Snapshot

2017 Demographic Snapshot	35 Harvard Rd, Guelph, ON N1G 2X9 0 - 3 km		35 Harvard Rd, Guelph, ON N1G 2X9 0 - 5 km	
		%		%
Total Population				
2012 estimated	34,670		94,500	
2017 estimated	36,993		98,603	
2022 Projected	39,381		102,730	
% Pop. Change (2012-2017)	6.7%		4.3%	
% Pop. Change (2017-2022)	6.5%		4.2%	
2017 Total Population by Age	36,993		98,603	
0 to 4 years	1,680	4.5%	5,220	5.3%
5 to 19 years	5,613	15.2%	16,253	16.5%
20 to 24 years	3,346	9.0%	7,387	7.5%
25 to 34 years	6,017	16.3%	16,160	16.4%
35 to 44 years	4,182	11.3%	12,838	13.0%
45 to 54 years	4,899	13.2%	14,269	14.5%
55 to 64 years	4,907	13.3%	12,951	13.1%
65 to 74 years	3,461	9.4%	7,701	7.8%
75 years & over	2,887	8%	5,822	6%
Median Age	39.4		38.3	
2017 Total Census Families	9,771		26,411	
Average Persons Per Family	2.9		2.9	
Total Couples	8,443	86.4%	22,428	84.9%
Without children at home	4,168	42.7%	10,182	38.6%
With children at home	4,275	43.8%	12,245	46.4%
Lone-parent families	1,328	13.6%	3,983	15.1%
Children Per Census Family	1.0		1.1	
2017 Educational Attainment (15 years+)	31,225		81,923	
Less than a bachelor degree	18,405	58.9%	53,933	65.8%
Bachelor degree & higher	12,820	41.1%	27,990	34.2%
2017 Households	15,121		39,527	
Persons per household	2.41		2.47	
Average household income	\$ 106,155		\$ 102,202	
2017 Occupied Dwellings	15,121		39,527	
Owned dwellings	10,461	69.2%	27,280	69.0%
Rented dwellings	4,660	30.8%	12,248	31.0%
Dominant building type	Houses		Houses	
Dominant period of construction	1961-1980		Before 1960	

Source: Sitewise