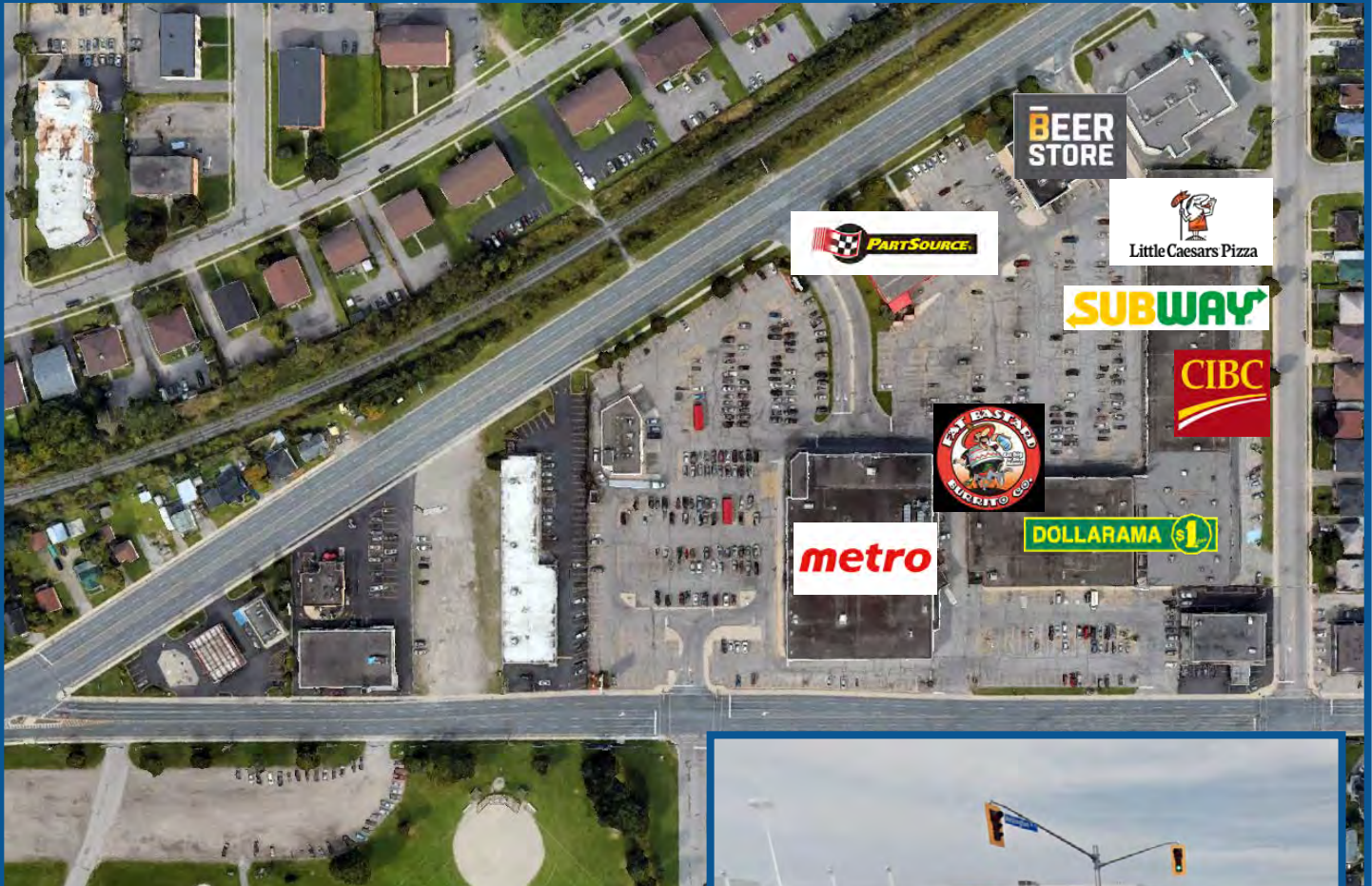
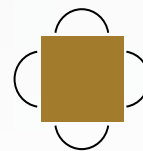


RETAIL SPACE FOR LEASE

150 CHURCHILL BLVD, SAULT STE. MARIE, ON



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

The information contained herein has been provided to Goudy Real Estate Corp. by others. We do not warrant its accuracy. You are advised to independently verify the information prior to submitting an Offer and to provide for sufficient due diligence in an offer. The information contained herein may change from time to time without notice. The property may be withdrawn from the market at any time without notice.

DETAILS & SITE PLAN

150 CHURCHILL BLVD, SAULT STE. MARIE, ON



CENTRE HIGHLIGHTS

- Located at the intersection of Highway 17B & Churchill Boulevard in Sault Ste. Marie, this grocery anchored centre offers 31 units totalling 143,203 sq. ft featuring retailers such as Metro, Dollarama, PartSource, and The Beer Store.
- Located in the fastest growing quadrant of Sault Ste. Marie.
- Excellent access and exposure in strong retail community with high traffic volumes.
- Sault Ste. Marie, located on the shores of Lake Superior and Lake Huron, is truly a gateway to world class outdoors.

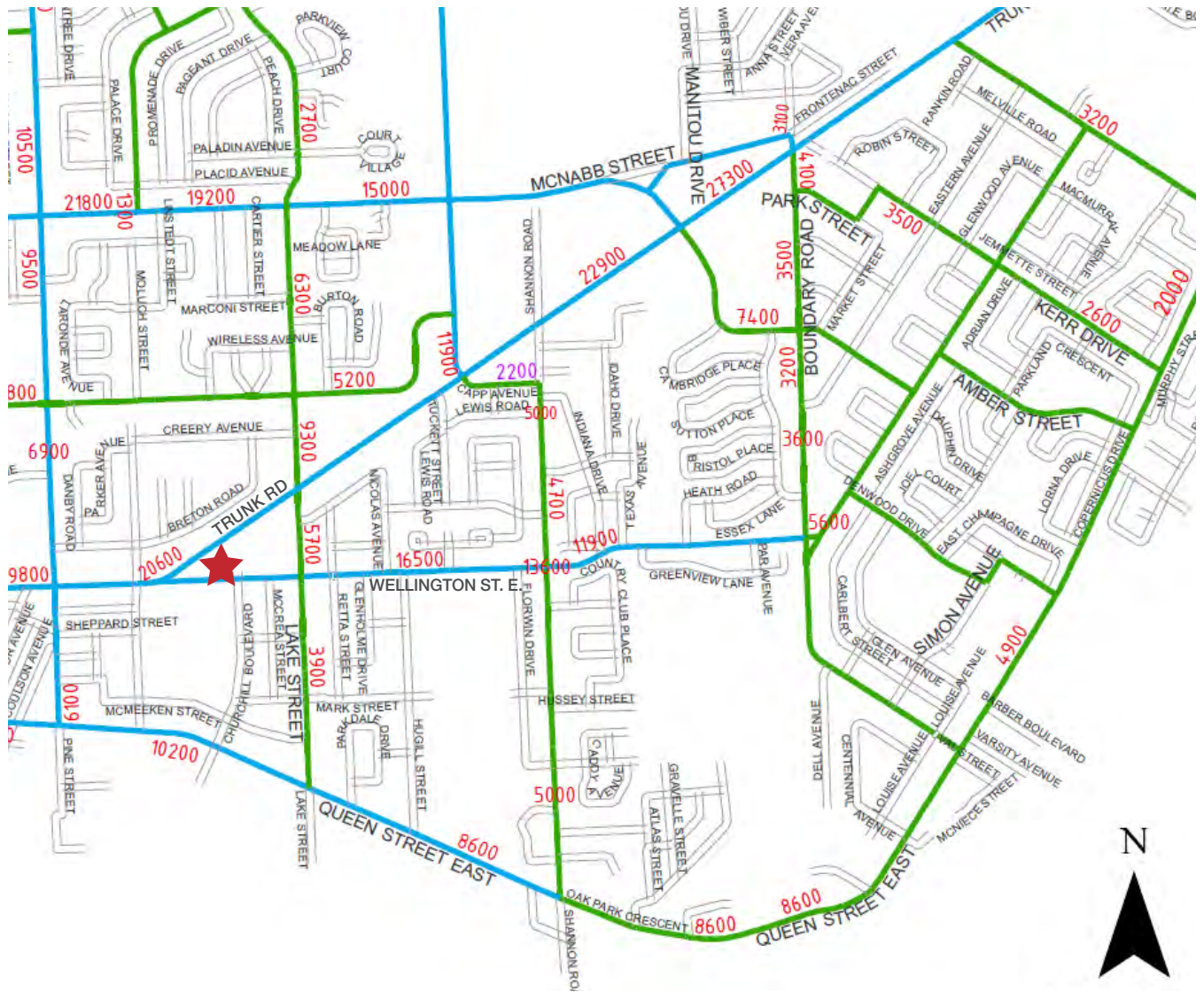
UNITS AVAILABLE:

- B004:** 8,339 sq. ft. *Plus partial basement of approximately 3,840 s.f.
- B005:** 2,278 sq. ft.
- C004:** 3,004 sq. ft.
- C012:** 896 sq. ft.
- C019:** 4,574 sq. ft.
- C020:** 2,572 sq. ft.

TMI: \$11.00 per sq. ft. (estimated 2021)

TRAFFIC COUNTS

150 CHURCHILL BLVD, SAULT STE. MARIE, ON



TRAFFIC COUNTS:

Trunk Rd(In front of Churchill Plaza): 20,600

Lake St: 5,700

Wellington St: 16,500

Total of 42,800 cars per day by the site

Legend

- Arterial Street
- Collector Street

0000* Average Daily Traffic (Bi-Directional)

0000* Average Daily Traffic (Single-Direction)

*Traffic volumes are rounded to the nearest hundredth

*Source The Sault Ste. Marie Transportation Master Plan, Final Report, 2011-2012

DEMOGRAPHICS

150 CHURCHILL BLVD, SAULT STE. MARIE, ON

2020 Demographic Snapshot	150 Churchill Blvd, Sault Ste. Marie, ON P6A 3Z9 0 - 3 km		150 Churchill Blvd, Sault Ste. Marie, ON P6A 3Z9 0 - 5 km	
		%		%
Total Population				
2015 estimated	35,072		52,813	
2020 estimated	34,456		52,019	
2025 Projected	33,762		51,172	
% Pop. Change (2015-2020)	-1.8%		-1.5%	
% Pop. Change (2020-2025)	-2.0%		-1.6%	
2020 Total Population by Age	34,456		52,019	
0 to 4 years	1,549	4.5%	2,379	4.6%
5 to 19 years	4,825	14.0%	7,377	14.2%
20 to 24 years	2,030	5.9%	3,068	5.9%
25 to 34 years	4,268	12.4%	6,453	12.4%
35 to 44 years	3,616	10.5%	5,633	10.8%
45 to 54 years	3,747	10.9%	5,908	11.4%
55 to 64 years	5,485	15.9%	8,209	15.8%
65 to 74 years	4,652	13.5%	6,679	12.8%
75 years & over	4,284	12%	6,312	12%
Median Age	47.6		46.9	
2020 Total Census Families	9,820		14,695	
Average Persons Per Family	2.7		2.7	
Total Couples	7,893	80.4%	11,714	79.7%
Without children at home	4,523	46.1%	6,566	44.7%
With children at home	3,370	34.3%	5,148	35.0%
Lone-parent families	1,926	19.6%	2,982	20.3%
Children Per Census Family	0.9		0.9	
2020 Educational Attainment (15 years+)	29,002		43,336	
Less than a bachelor degree	22,330	77.0%	34,448	79.5%
Bachelor degree & higher	6,672	23.0%	8,888	20.5%
2020 Households	16,174		24,047	
Persons per household	2.09		2.10	
Average household income	\$ 87,573		\$ 84,687	
2020 Occupied Dwellings	16,174		24,047	
Owned dwellings	10,226	63.2%	15,564	64.7%
Rented dwellings	5,948	36.8%	8,483	35.3%
Dominant building type	Houses		Houses	
Total Daytime Population	33,000		58,627	
Daytime Population at Home	18,983	57.5%	28,781	49.1%
0 to 14 years	4,751	14.4%	7,268	12.4%
15 to 64 years	6,583	19.9%	10,693	18.2%
65 years and over	7,648	23.2%	10,820	18.5%
Daytime Population at Work	14,017	42.5%	29,845	50.9%
Work At Usual Place	11,457	34.7%	24,760	42.2%
Work Mobile	1,883	5.7%	4,168	7.1%
Work At Home	677	2.1%	917	1.6%