

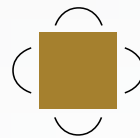
# RETAIL SPACE FOR LEASE

792 BROADWAY STREET,  
KINCARDINE, 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

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# LOCATION & DETAILS

## 792 BROADWAY STREET



### DETAILS:

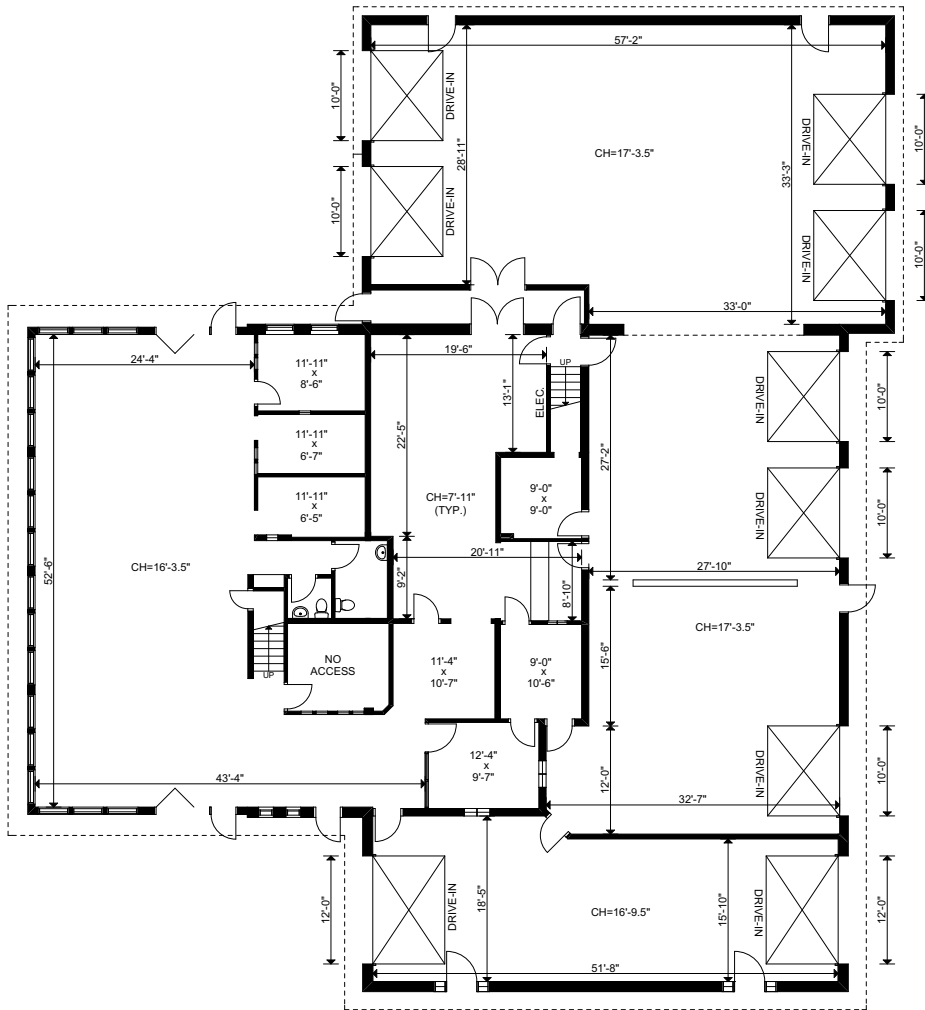
792 Broadway St., Kincardine is a 8 service bays, 9,974 sq.ft. fully built auto dealership. The facility offers plenty of parking spaces and benefits from strong car traffic and visibility from Highway 21. It also offers expansion opportunities given the size of the land.

### About Kincardine

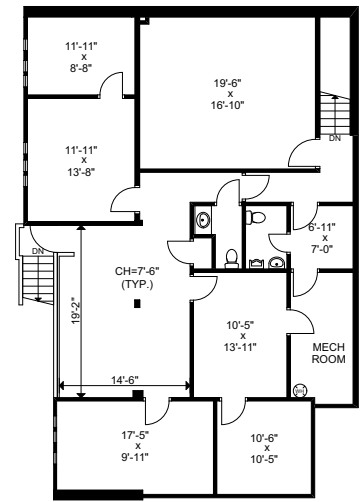
Kincardine has a population of approx. 12,000 people having a median age of 46.5 years old. Median household income is 16% higher than the rest of Ontario (Just under 90K) Employment in Kincardine centers around utilities, retail trade and Health care and social assistance. One of the drivers of Kincardine's economy is Bruce Power who just announced a 13 Billion dollar refurbishment program to ensure that the plant and it's 4,000 employees will remain a key component of Kincardine growth until at least 2064. Tourism is also a major component to the area due to the proximity of Lake Huron.

# FLOOR PLAN & UNIT DETAILS

## 792 BROADWAY STREET



GROUND FLOOR



MEZZANINE

**GROUND FLOOR:** 8,056 s.f.  
**NET RENT:** \$15.00 p.s.f. net  
**TMI:** \$4.50 p.s.f.

**MEZZANINE FLOOR:** 1,918 s.f.  
**NET RENT:** \$5.00 p.s.f. net  
**TMI:** \$4.50 p.s.f.

**TOTAL BUILDING SIZE:** 9,974 s.f.

# TRADE AREA MAP

## 792 BROADWAY STREET



2020 Daytime Population	792 Broadway St, Kincardine, ON N2Z 2G1 0 - 5 km		792 Broadway St, Kincardine, ON N2Z 2G1 0 - 10 km		792 Broadway St, Kincardine, ON N2Z 2G1 0 - 20 km	
		%		%		%
<b>Total Estimated Population</b>	<b>8,670</b>		<b>10,931</b>		<b>16,669</b>	
<b>Total Daytime Population</b>	<b>13,129</b>		<b>14,973</b>		<b>20,863</b>	
Daytime Population at Home	4,685	35.7%	5,856	39.1%	8,804	42.2%
0 to 14 years	1,409	10.7%	1,812	12.1%	2,798	13.4%
15 to 64 years	1,395	10.6%	1,667	11.1%	2,452	11.8%
65 years and over	1,882	14.3%	2,377	15.9%	3,554	17.0%
Daytime Population at Work	8,444	64.3%	9,117	60.9%	12,059	57.8%
Work At Usual Place	7,543	57.5%	8,002	53.4%	10,305	49.4%
Work Mobile	647	4.9%	683	4.6%	789	3.8%
Work At Home	253	1.9%	432	2.9%	965	4.6%

# DEMOGRAPHICS

## 792 BROADWAY STREET

2020 Demographic Snapshot	792 Broadway St, Kincardine, ON N2Z 2G1 0 - 5 km		792 Broadway St, Kincardine, ON N2Z 2G1 0 - 10 km		792 Broadway St, Kincardine, ON N2Z 2G1 0 - 20 km	
		%		%		%
<b>Total Population</b>						
2015 estimated	8,378		10,520		16,133	
2020 estimated	8,670		10,931		16,669	
2025 Projected	8,991		11,513		17,267	
% Pop. Change (2015-2020)	3.5%		3.9%		3.3%	
% Pop. Change (2020-2025)	3.7%		5.3%		3.6%	
<b>2020 Total Population by Age</b>	<b>8,670</b>		<b>10,931</b>		<b>16,669</b>	
0 to 4 years	442	5.1%	566	5.2%	878	5.3%
5 to 19 years	1,400	16.1%	1,789	16.4%	2,758	16.5%
20 to 24 years	411	4.7%	519	4.8%	818	4.9%
25 to 34 years	957	11.0%	1,184	10.8%	1,829	11.0%
35 to 44 years	1,023	11.8%	1,269	11.6%	1,876	11.3%
45 to 54 years	888	10.2%	1,132	10.4%	1,722	10.3%
55 to 64 years	1,313	15.1%	1,685	15.4%	2,609	15.7%
65 to 74 years	1,270	14.6%	1,624	14.9%	2,466	14.8%
75 years & over	966	11%	1,162	11%	1,714	10%
<b>Median Age</b>	46.2		46.2		46.1	
<b>2020 Total Census Families</b>	<b>2,553</b>		<b>3,249</b>		<b>4,948</b>	
Average Persons Per Family	2.8		2.8		2.8	
Total Couples	2,268	88.8%	2,918	89.8%	4,493	90.8%
Without children at home	1,321	51.7%	1,679	51.7%	2,585	52.3%
With children at home	947	37.1%	1,238	38.1%	1,908	38.6%
Lone-parent families	286	11.2%	332	10.2%	455	9.2%
Children Per Census Family	0.9		0.9		0.9	
<b>2020 Educational Attainment (15 years+)</b>	<b>7,013</b>		<b>8,830</b>		<b>13,569</b>	
Less than a bachelor degree	5,403	77.0%	6,794	76.9%	10,871	80.1%
Bachelor degree & higher	1,611	23.0%	2,036	23.1%	2,698	19.9%
<b>2020 Households</b>	<b>3,761</b>		<b>4,637</b>		<b>6,977</b>	
Persons per household	2.24		2.29		2.35	
Average household income	\$ 125,427		\$ 131,144		\$ 124,407	
<b>2020 Occupied Dwellings</b>	<b>3,761</b>		<b>4,637</b>		<b>6,977</b>	
Owned dwellings	2,922	77.7%	3,724	80.3%	5,762	82.6%
Rented dwellings	839	22.3%	913	19.7%	1,215	17.4%
Dominant building type	Houses		Houses		Houses	
Dominant period of construction	1961-1980		1961-1980		1961-1980	
<b>Dominant Demographics</b>						
Official Home Language	English		English		English	
Dominant non-official language	German		German		German	