

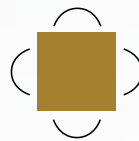
RETAIL SPACE FOR LEASE

162 VICTORIA STREET SOUTH, KITCHENER



Len Goudy

Broker of Record
Goudy Real Estate Corp.
Real Estate Brokerage
(416) 830-0880



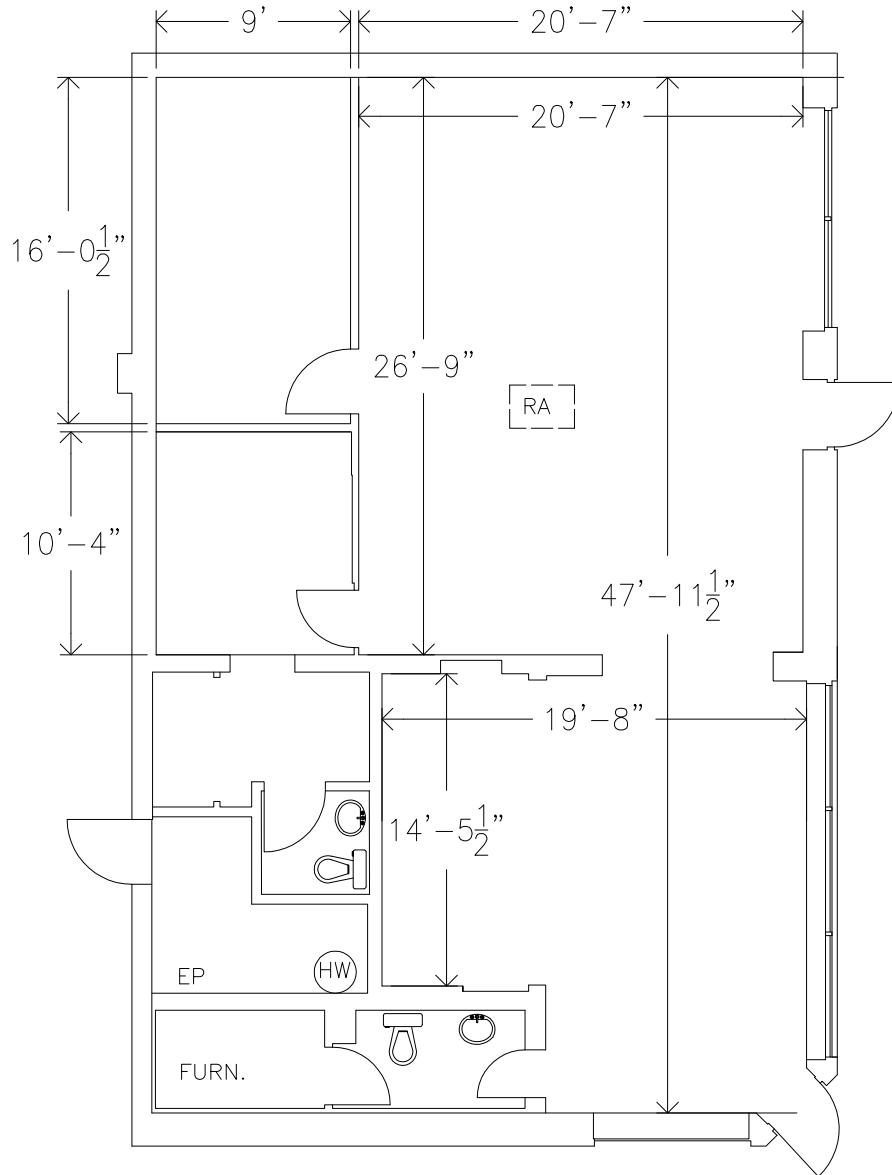
Goudy Real Estate Corp.
Real Estate Brokerage
Commercial Real Estate
Sales & Leasing

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

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FLOOR PLAN

162 VICTORIA STREET SOUTH, KITCHENER



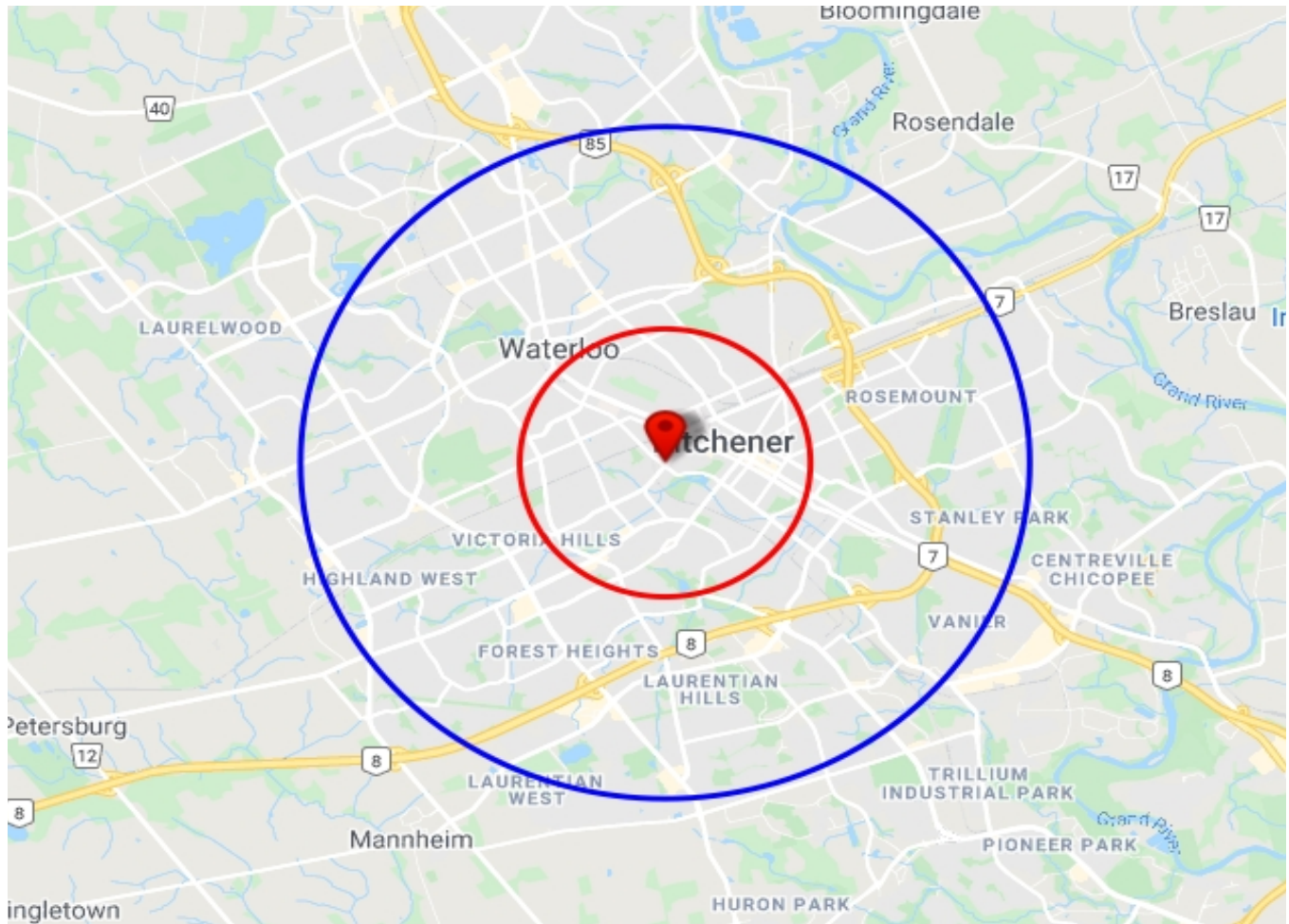
Available: 1,647 s.f.

Rent: \$42 psf includes the TMI but not utilities.

- The term is 18 months, with a Landlord's option to terminate anytime thereafter on 3 months notice.
- Shared parking lot.

TRADE AREA MAP

162 VICTORIA STREET SOUTH, KITCHENER



2020 Daytime Population	162 Victoria St S, Kitchener, ON N2G 2B7 0 - 2 km		162 Victoria St S, Kitchener, ON N2G 2B7 0 - 5 km	
		%		%
Total Estimated Population	47,958		213,200	
Total Daytime Population	61,618		214,690	
Daytime Population at Home	22,060	35.8%	98,364	45.8%
0 to 14 years	6,307	10.2%	30,355	14.1%
15 to 64 years	9,538	15.5%	39,575	18.4%
65 years and over	6,215	10.1%	28,433	13.2%
Daytime Population at Work	39,558	64.2%	116,326	54.2%
Work At Usual Place	33,050	53.6%	95,564	44.5%
Work Mobile	4,874	7.9%	14,580	6.8%
Work At Home	1,634	2.7%	6,182	2.9%

Source: Sitewise

DEMOGRAPHICS

162 VICTORIA STREET SOUTH, KITCHENER

2020 Demographic Snapshot	162 Victoria St S, Kitchener, ON N2G 2B7 0 - 2 km		162 Victoria St S, Kitchener, ON N2G 2B7 0 - 5 km	
		%		%
Total Population				
2015 estimated	44,969		198,824	
2020 estimated	47,958		213,200	
2025 Projected	50,666		226,782	
% Pop. Change (2015-2020)	6.6%		7.2%	
% Pop. Change (2020-2025)	5.6%		6.4%	
2020 Total Population by Age	47,958		213,200	
0 to 4 years	2,367	4.9%	10,365	4.9%
5 to 19 years	5,859	12.2%	31,887	15.0%
20 to 24 years	2,964	6.2%	16,801	7.9%
25 to 34 years	10,689	22.3%	37,784	17.7%
35 to 44 years	6,647	13.9%	27,239	12.8%
45 to 54 years	5,653	11.8%	25,643	12.0%
55 to 64 years	6,135	12.8%	27,612	13.0%
65 to 74 years	4,223	8.8%	19,770	9.3%
75 years & over	3,422	7%	16,098	8%
Median Age	37.8		38.3	
2020 Total Census Families	11,898		55,099	
Average Persons Per Family	2.7		2.9	
Total Couples	9,443	79.4%	44,846	81.4%
Without children at home	5,532	46.5%	22,552	40.9%
With children at home	3,910	32.9%	22,294	40.5%
Lone-parent families	2,455	20.6%	10,252	18.6%
Children Per Census Family	0.9		1.0	
2020 Educational Attainment (15 years+)	41,112		179,888	
Less than a bachelor degree	27,946	68.0%	129,548	72.0%
Bachelor degree & higher	13,165	32.0%	50,341	28.0%
2020 Households	23,442		89,726	
Persons per household	2.02		2.34	
Average household income	\$ 76,892		\$ 91,135	
2020 Occupied Dwellings	23,442		89,726	
Owned dwellings	8,981	38.3%	50,106	55.8%
Rented dwellings	14,461	61.7%	39,620	44.2%