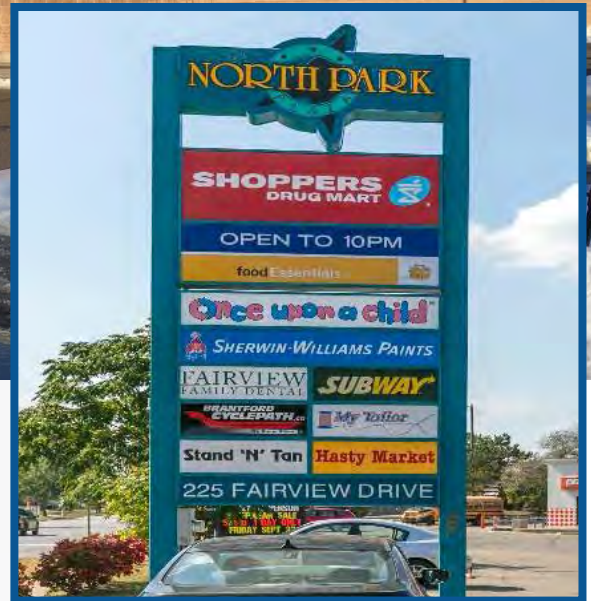
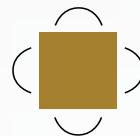


# RETAIL SPACE FOR LEASE

NORTH PARK PLAZA AT 225 FAIRVIEW DRIVE,  
BRANTFORD, 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

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 The property may be withdrawn from the market at any time without notice.

# NORTH PARK PLAZA SITE PLAN



## STRATEGIC LOCATION

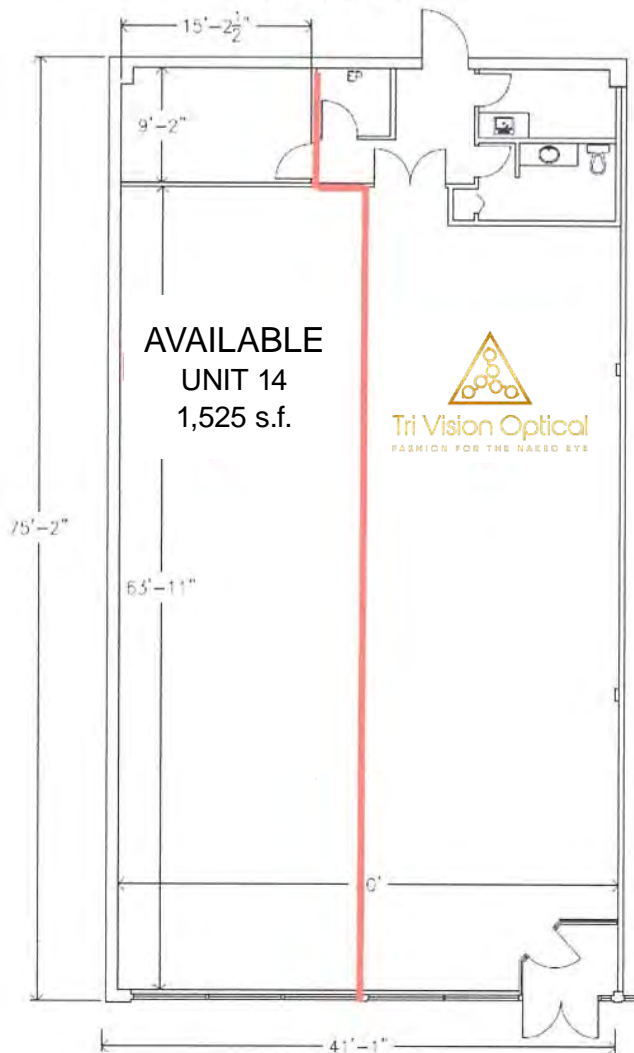
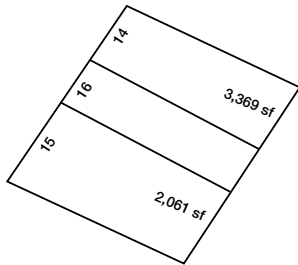
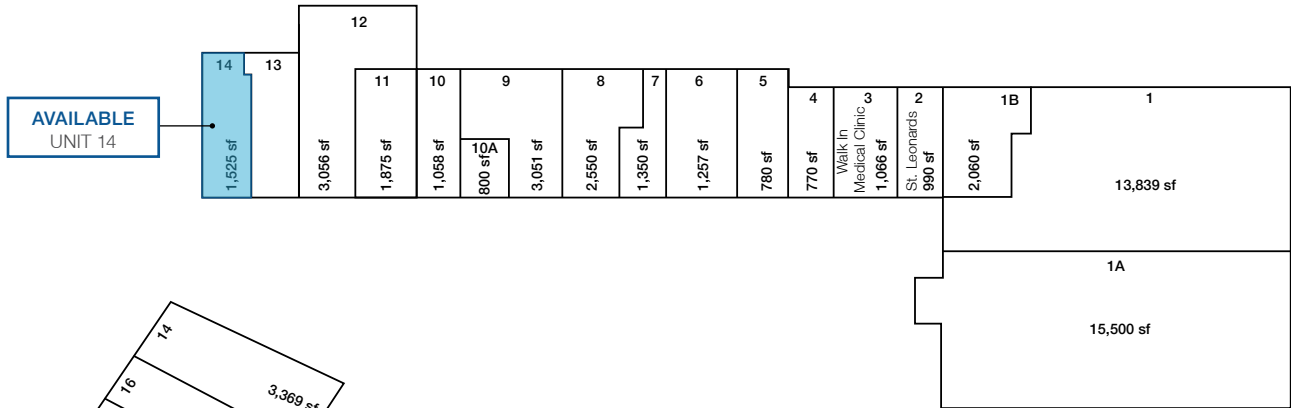
The site has an exceptional location located across the street from North Park Collegiate High School and Wayne Gretzky Sports Centre which, in addition to the surrounding residential community bring a lot of people to the plaza. Wayne Gretzky Sports Centre recently underwent a reconstruction and expansion and now sees over 1,000,000 visitors annually from all across the province.

North Park Plaza is located in the heart of an established residential neighbourhood providing it with a loyal customer base. Directly behind and slightly east of the Site is a combination of low and high rise residential apartment buildings contributing to the abundance of residents in the immediate area.

**RENT:** \$30.00 psf p.a.

**TMI:** 2021 \$10.32 psf.

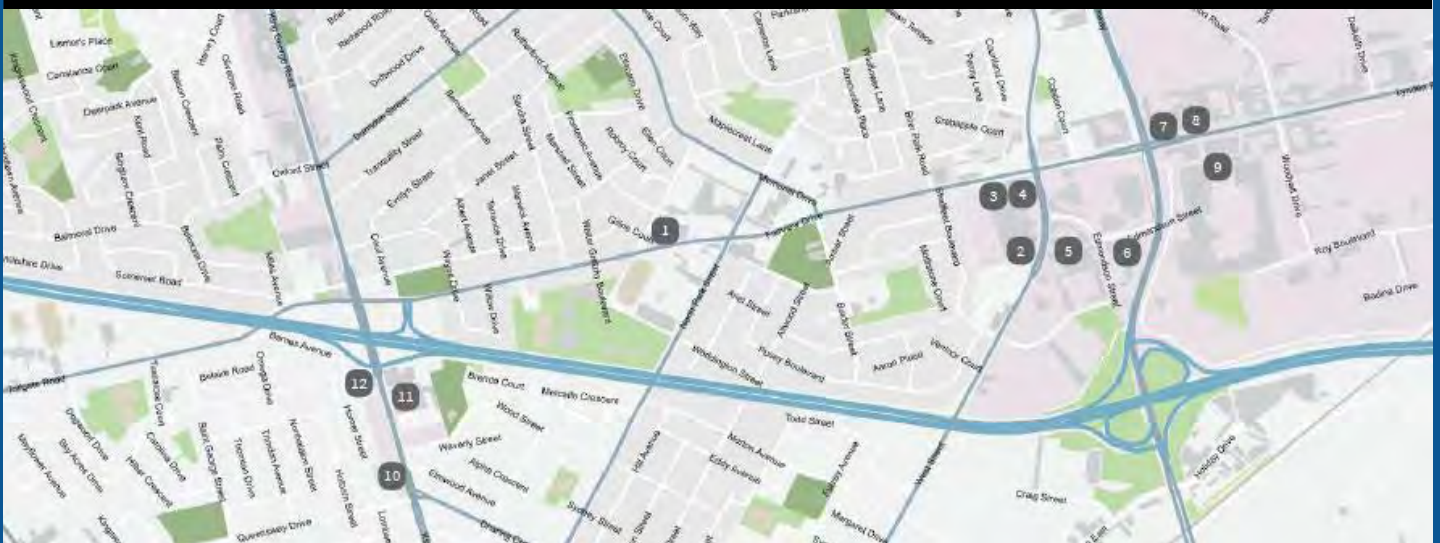
# NORTH PARK PLAZA UNIT PLAN



# NORTH PARK PLAZA RETAIL TRADE AREA



## RETAIL TRADE AREA



**1. North Park Plaza**  
Type: Strip Plaza  
Size: 60,117 SF  
Tenants: Shoppers Drug Mart, Pizza Pizza, Cyclepath, Subway, Sherwin Williams

**2. Fairview Crossing**  
Type: Strip Plaza  
Size: 225,000 SF  
Tenants: The Brick, Homesense, Zehrs, Party City, Dollarama

**3. 444 Fairview Drive**  
Type: Single Tenant  
Size: 7,475 SF  
Tenants: TD Canada Trust

**4. 620 West Street**  
Type: Single Tenant  
Size: 3,170 SF  
Tenants: Wendy's

**5. 595 West Street**  
Type: Strip Plaza  
Size: 46,190 SF  
Tenants: Value Village, Staples, M&M Meat Shops, Penningtons

**6. 299 Wayne Gretzky Pkwy**  
Type: Strip Plaza  
Size: 19,865 SF  
Tenants: Boston Pizza, McDonald's, Sylvan Learning Centre

**7. 37 Lynden Road**  
Type: Single Tenant  
Size: 109,693 SF  
Tenants: Canadian Tire

**8. Parkway Mall**  
Type: Strip Plaza  
Size: 51,050 SF  
Tenants: Best Buy, The Keg, Tin Cup, Subway, Scotiabank

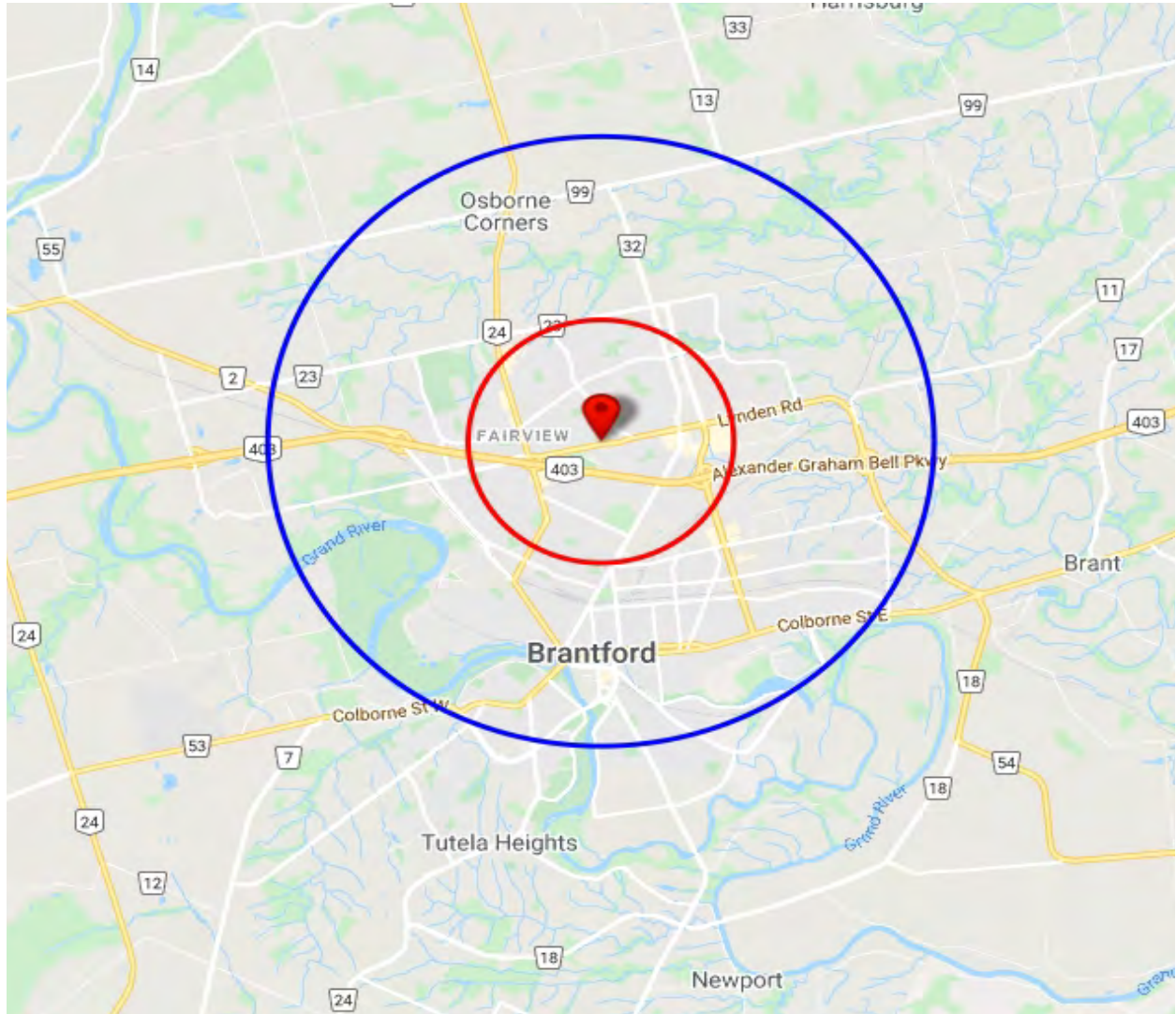
**9. Lynden Park Mall**  
Type: Enclosed Mall  
Size: 468,800 SF  
Tenants: Food Basics, Shoppers, LCBO, CIBC, Sportchek, Winners

**10. 39 King George Road**  
Type: Strip Plaza  
Size: 34,670 SF  
Tenants: Rogers, Global Pet Foods, TD Canada Trust, M&M Meat Shops

**11. 82 King George Road**  
Type: Strip Plaza  
Size: 72,400 SF  
Tenants: Giant Tiger, Dollarama, A&W, Yong Great Wall Buffet

**12. 73 King George Road**  
Type: Single Tenant  
Size: 3,935 SF  
Tenants: McDonald's

# NORTH PARK PLAZA TRADE AREA MAP



2020 Daytime Population	225 Fairview Dr, Brantford, ON N3R 7E3 0 - 2 km		225 Fairview Dr, Brantford, ON N3R 7E3 0 - 5 km	
		%		%
<b>Total Estimated Population</b>	<b>28,492</b>		<b>84,064</b>	
<b>Total Daytime Population</b>	<b>24,010</b>		<b>85,614</b>	
Daytime Population at Home	13,735	57.2%	40,710	47.6%
0 to 14 years	4,332	18.0%	12,970	15.1%
15 to 64 years	3,729	15.5%	14,115	16.5%
65 years and over	5,674	23.6%	13,625	15.9%
Daytime Population at Work	10,276	42.8%	44,904	52.4%
Work At Usual Place	8,075	33.6%	36,358	42.5%
Work Mobile	1,475	6.1%	6,649	7.8%
Work At Home	726	3.0%	1,898	2.2%

# NORTH PARK PLAZA

## TRADE AREA DEMOGRAPHICS

2020 Demographic Snapshot	225 Fairview Dr, Brantford, ON N3R 7E3 0 - 2 km		225 Fairview Dr, Brantford, ON N3R 7E3 0 - 5 km	
		%		%
<b>Total Population</b>				
2015 estimated	27,465		81,351	
2020 estimated	28,492		84,064	
2025 Projected	29,988		88,088	
% Pop. Change (2015-2020)	3.7%		3.3%	
% Pop. Change (2020-2025)	5.3%		4.8%	
<b>2020 Total Population by Age</b>	<b>28,492</b>		<b>84,064</b>	
0 to 4 years	1,308	4.6%	4,019	4.8%
5 to 19 years	4,670	16.4%	13,748	16.4%
20 to 24 years	1,659	5.8%	5,241	6.2%
25 to 34 years	3,155	11.1%	11,312	13.5%
35 to 44 years	3,297	11.6%	10,245	12.2%
45 to 54 years	3,461	12.1%	10,389	12.4%
55 to 64 years	4,022	14.1%	12,470	14.8%
65 to 74 years	3,638	12.8%	9,485	11.3%
75 years & over	3,280	12%	7,156	9%
<b>Median Age</b>	45.5		42.4	
<b>2020 Total Census Families</b>	<b>8,125</b>		<b>23,145</b>	
Average Persons Per Family	2.9		2.9	
Total Couples	6,539	80.5%	17,986	77.7%
Without children at home	3,314	40.8%	8,986	38.8%
With children at home	3,226	39.7%	9,000	38.9%
Lone-parent families	1,585	19.5%	5,159	22.3%
Children Per Census Family	1.1		1.1	
<b>2020 Educational Attainment (15 years+)</b>	<b>23,760</b>		<b>69,775</b>	
Less than a bachelor degree	20,002	84.2%	60,145	86.2%
Bachelor degree & higher	3,758	15.8%	9,630	13.8%
<b>2020 Households</b>	<b>11,543</b>		<b>35,134</b>	
Persons per household	2.44		2.36	
Average household income	\$ 91,389		\$ 82,297	
<b>2020 Occupied Dwellings</b>	<b>11,543</b>		<b>35,134</b>	
Owned dwellings	8,532	73.9%	22,700	64.6%
Rented dwellings	3,011	26.1%	12,434	35.4%
Dominant building type	Houses		Houses	
Dominant period of construction	1961-1980		Before 1960	