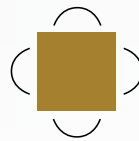


RETAIL SPACE FOR LEASE

61 LYNDEN RD, BRANTFORD, ON



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



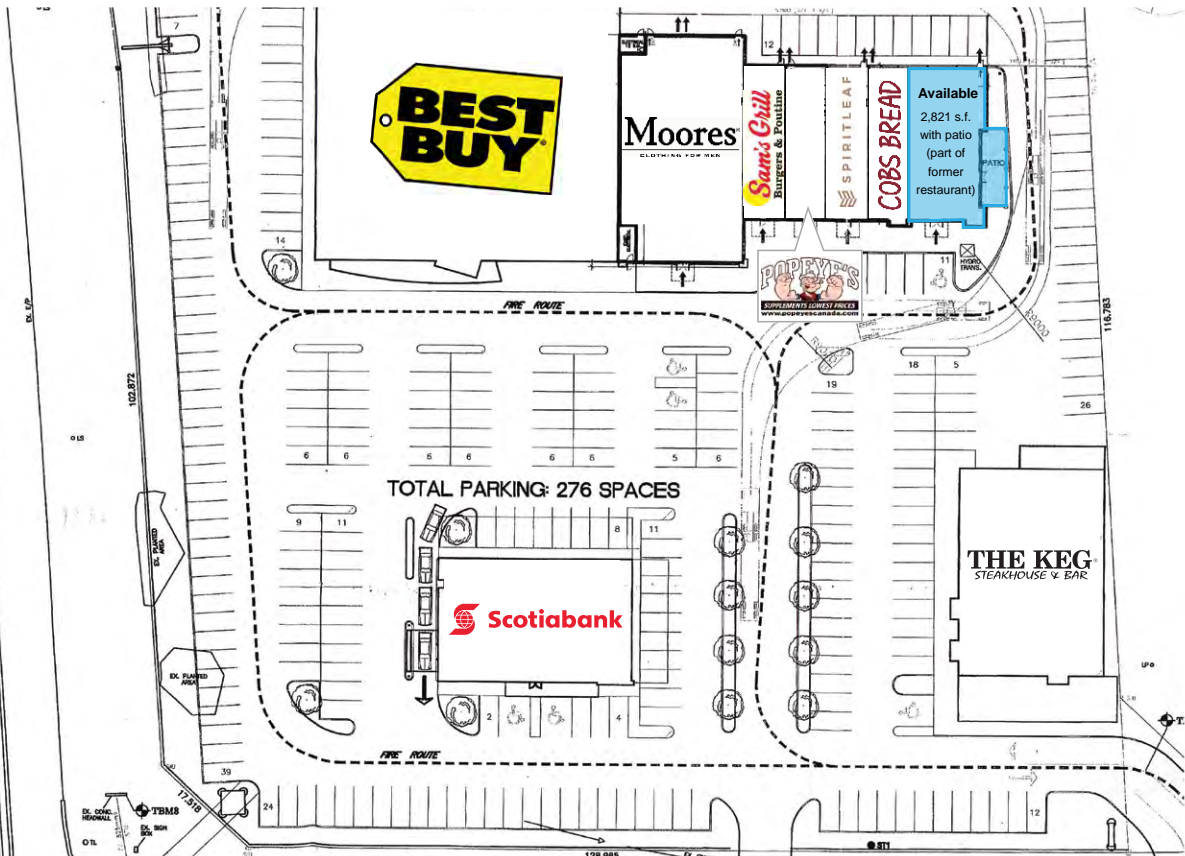
Goudy Real Estate Corp.
Real Estate Brokerage
Commercial Real Estate
Sales & Leasing

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 The property may be withdrawn from the market at any time without notice.

SITE PLAN

61 LYNDEN RD, BRANTFORD



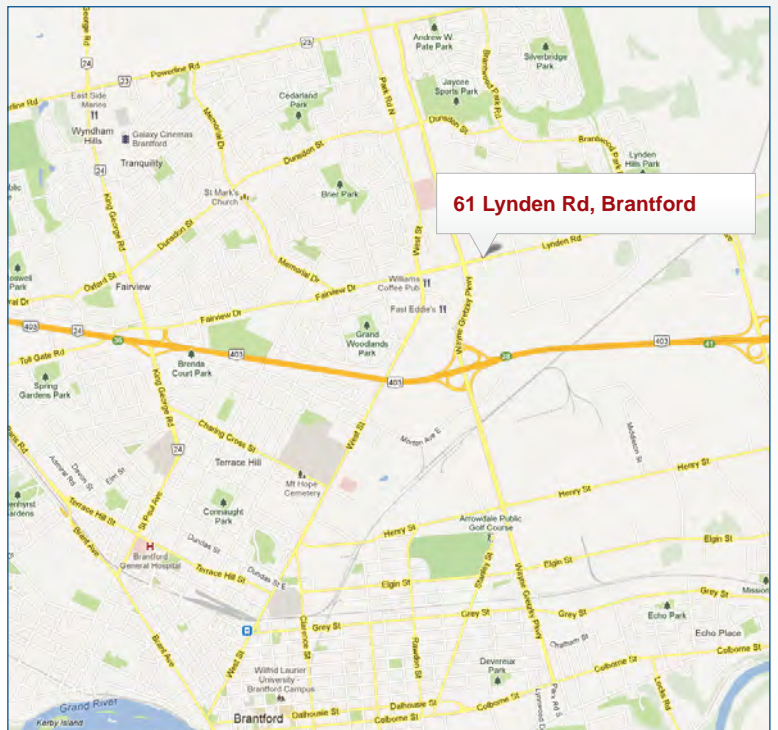
UNIT DETAILS:

Join Best Buy, The Keg, Moores, Popeye's Supplements, Sam's Grill - Burgers & Poutine, SpiritLeaf Cannabis and Scotia Bank at Parkway Mall. Directly across the street from Regional Lynden Park Mall.

High traffic plaza located on the North East corner of Lynden Road and Wayne Gretzky Parkway with excellent exposure to Lynden Road.

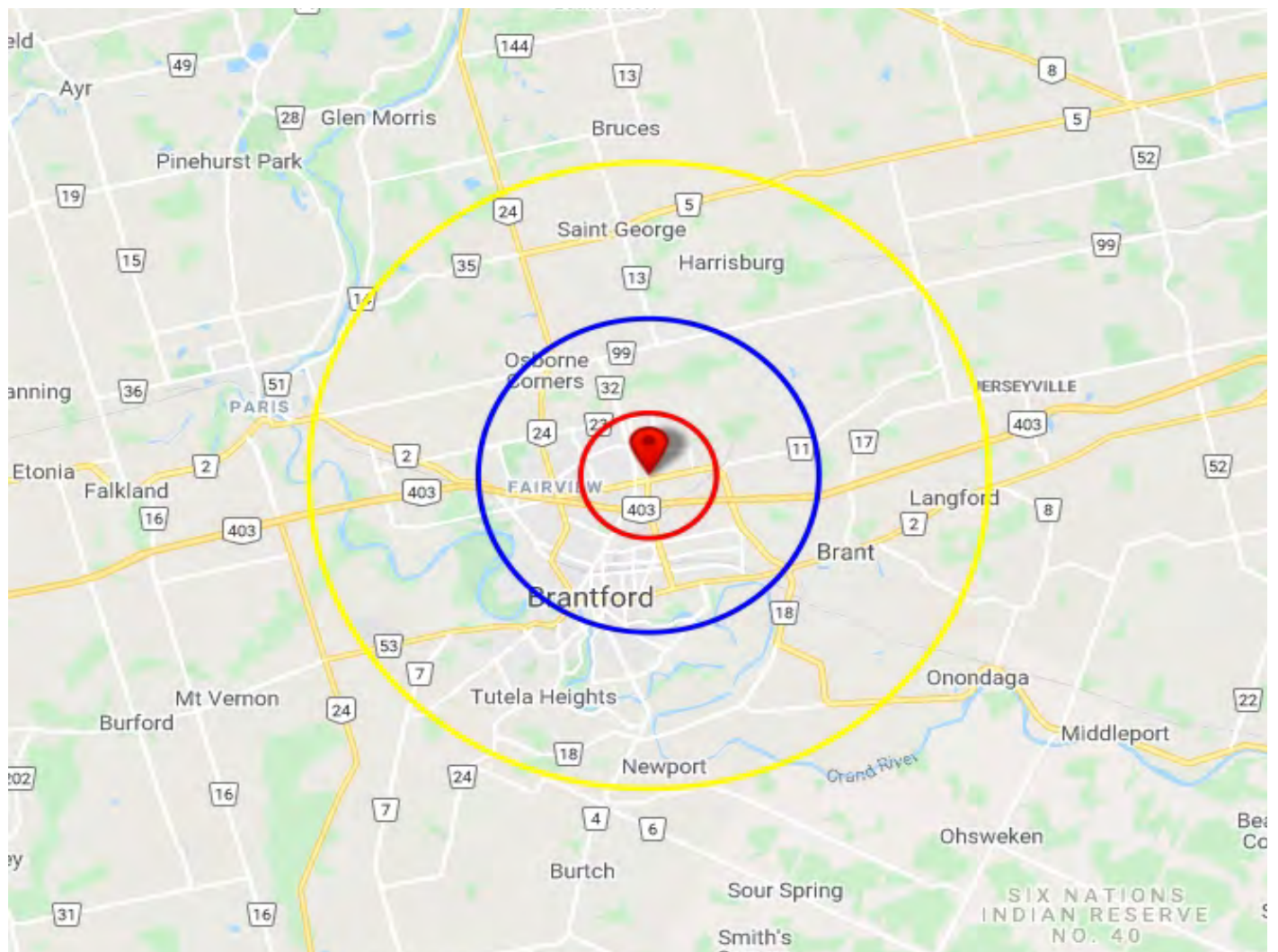
2,821 sq. ft. Available with patio (part of former restaurant)

2021 TMI - \$12.00 psf



AREA TRADE MAP

61 LYNDEN RD, BRANTFORD



| 2020 Daytime Population | 61 Lynden Rd, Brantford, ON N3R 7J9 0 - 2 km | | 61 Lynden Rd, Brantford, ON N3R 7J9 0 - 5 km | | 61 Lynden Rd, Brantford, ON N3R 7J9 0 - 10 km | |
|-----------------------------------|---|-------|---|-------|--|-------|
| | | % | | % | | % |
| Total Estimated Population | 23,765 | | 78,426 | | 115,589 | |
| Total Daytime Population | 31,187 | | 80,354 | | 111,731 | |
| Daytime Population at Home | 11,470 | 36.8% | 37,841 | 47.1% | 55,583 | 49.7% |
| 0 to 14 years | 3,769 | 12.1% | 12,184 | 15.2% | 19,619 | 17.6% |
| 15 to 64 years | 3,440 | 11.0% | 12,900 | 16.1% | 18,844 | 16.9% |
| 65 years and over | 4,261 | 13.7% | 12,756 | 15.9% | 17,120 | 15.3% |
| Daytime Population at Work | 19,717 | 63.2% | 42,513 | 52.9% | 56,149 | 50.3% |
| Work At Usual Place | 16,258 | 52.1% | 34,452 | 42.9% | 45,172 | 40.4% |
| Work Mobile | 2,927 | 9.4% | 6,194 | 7.7% | 7,991 | 7.2% |
| Work At Home | 532 | 1.7% | 1,868 | 2.3% | 2,985 | 2.7% |

DEMOGRAPHICS

61 LYNDEN RD, BRANTFORD

| 2020 Demographic Snapshot | 61 Lynden Rd, Brantford, ON N3R 7J9 0 - 2 km | | 61 Lynden Rd, Brantford, ON N3R 7J9 0 - 5 km | | 61 Lynden Rd, Brantford, ON N3R 7J9 0 - 10 km | |
|--|---|-------|---|-------|--|-------|
| | | % | | % | | % |
| Total Population | | | | | | |
| 2015 estimated | 22,717 | | 75,536 | | 110,034 | |
| 2020 estimated | 23,765 | | 78,426 | | 115,589 | |
| 2025 Projected | 24,869 | | 82,557 | | 122,204 | |
| % Pop. Change (2015-2020) | 4.6% | | 3.8% | | 5.0% | |
| % Pop. Change (2020-2025) | 4.6% | | 5.3% | | 5.7% | |
| 2020 Total Population by Age | 23,765 | | 78,426 | | 115,589 | |
| 0 to 4 years | 1,163 | 4.9% | 3,773 | 4.8% | 5,972 | 5.2% |
| 5 to 19 years | 4,104 | 17.3% | 12,926 | 16.5% | 20,548 | 17.8% |
| 20 to 24 years | 1,443 | 6.1% | 4,914 | 6.3% | 7,004 | 6.1% |
| 25 to 34 years | 2,929 | 12.3% | 10,377 | 13.2% | 15,082 | 13.0% |
| 35 to 44 years | 2,808 | 11.8% | 9,562 | 12.2% | 14,912 | 12.9% |
| 45 to 54 years | 2,809 | 11.8% | 9,673 | 12.3% | 14,591 | 12.6% |
| 55 to 64 years | 3,417 | 14.4% | 11,533 | 14.7% | 16,298 | 14.1% |
| 65 to 74 years | 2,796 | 11.8% | 8,859 | 11.3% | 12,266 | 10.6% |
| 75 years & over | 2,297 | 10% | 6,810 | 9% | 8,916 | 8% |
| Median Age | 42.9 | | 42.5 | | 41.1 | |
| 2020 Total Census Families | 6,792 | | 21,498 | | 31,870 | |
| Average Persons Per Family | 3.0 | | 2.9 | | 3.0 | |
| Total Couples | 5,458 | 80.4% | 16,784 | 78.1% | 25,406 | 79.7% |
| Without children at home | 2,575 | 37.9% | 8,333 | 38.8% | 11,940 | 37.5% |
| With children at home | 2,883 | 42.4% | 8,451 | 39.3% | 13,466 | 42.3% |
| Lone-parent families | 1,334 | 19.6% | 4,714 | 21.9% | 6,464 | 20.3% |
| Children Per Census Family | 1.1 | | 1.1 | | 1.1 | |
| 2020 Educational Attainment (15 years+) | 19,902 | | 64,791 | | 94,052 | |
| Less than a bachelor degree | 16,814 | 84.5% | 55,458 | 85.6% | 79,774 | 84.8% |
| Bachelor degree & higher | 3,088 | 15.5% | 9,333 | 14.4% | 14,277 | 15.2% |
| 2020 Households | 9,295 | | 32,399 | | 45,645 | |
| Persons per household | 2.55 | | 2.38 | | 2.49 | |
| Average household income | \$ 92,483 | | \$ 83,741 | | \$ 89,336 | |
| 2020 Occupied Dwellings | 9,295 | | 32,399 | | 45,645 | |
| Owned dwellings | 6,668 | 71.7% | 21,196 | 65.4% | 31,672 | 69.4% |
| Rented dwellings | 2,627 | 28.3% | 11,203 | 34.6% | 13,973 | 30.6% |
| Dominant building type | Houses | | Houses | | Houses | |
| Dominant period of construction | 1961-1980 | | 1961-1980 | | Before 1960 | |
| Dominant Demographics | | | | | | |
| Official Home Language | English | | English | | English | |
| Dominant non-official language | Punjabi | | Polish | | Punjabi | |