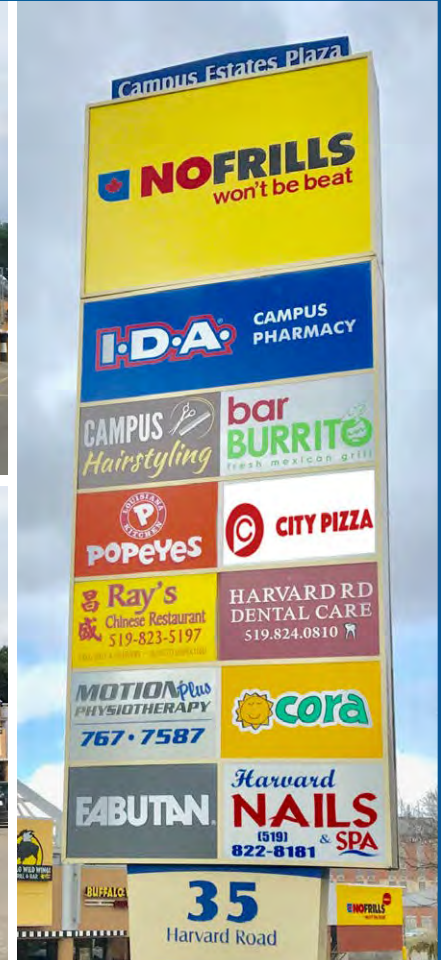


# CAMPUS ESTATES

35 HARVARD ROAD, GUELPH, ON

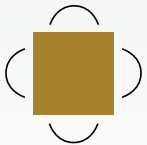


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## Goudy Real Estate Corp.

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 The property may be withdrawn from the market at any time without notice.

# OVERVIEW

## CAMPUS ESTATES

35 HARVARD ROAD, GUELPH, ON



### KEY FEATURES & AREA DETAILS:

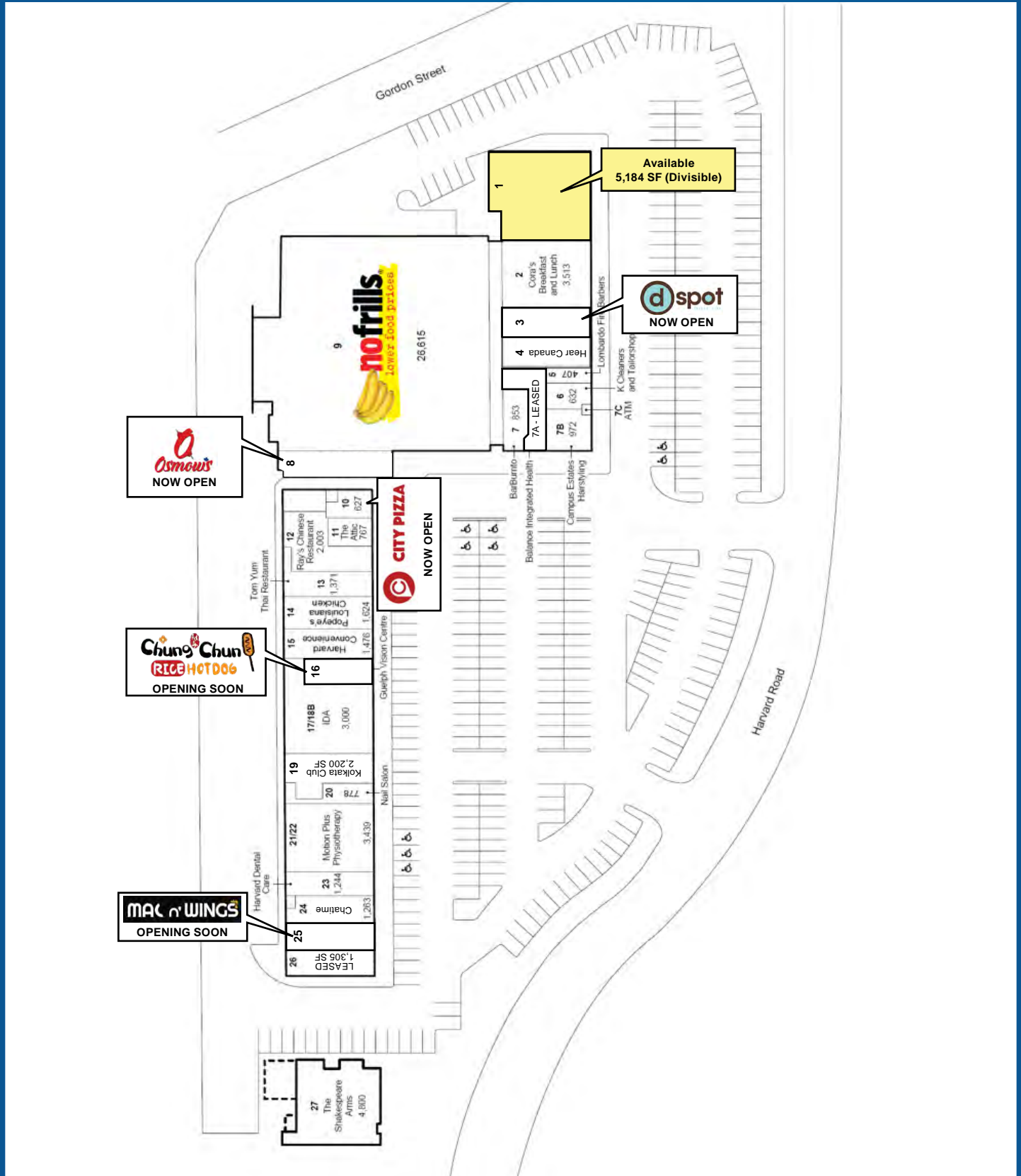
- Very strong grocery anchored shopping centre with ample of parking and excellent access.
- Major Tenants include No Frills, Cora Breakfast & Lunch, IDA, Popeye's, Osmow's and many other medical, food and service uses.
- Excellent location in the heart of Guelph.
- Walking distance to the University of Guelph, Stone Road, the Delta Hotel, Service Ontario (Stone Road Complex), Office/Employment and residential.
- Service a market with household income levels in excess of \$106,000, far exceeding the national average.
- Traffic counts on Gordon Street passing the shopping centre are over 26,163 cars / day (which is higher than on Stone Road).

### UNIT DETAILS:

**Unit 1:** 5,184 SF sq.ft. (Divisible)

**Estimated TMI (2022):** \$16.14 per sq.ft.

# SITE PLAN CAMPUS ESTATES 35 HARVARD ROAD, GUELPH, ON



# DEMOGRAPHICS CAMPUS ESTATES

35 HARVARD ROAD, GUELPH, ON

2020 Demographic Snapshot	35 Harvard Rd, Guelph, ON N1G 0 - 3 km		35 Harvard Rd, Guelph, ON N1G 0 - 5 km	
		%		%
<b>Total Population</b>				
2015 estimated	36,061		98,025	
2020 estimated	39,654		105,280	
2025 Projected	42,710		111,766	
% Pop. Change (2015-2020)	10.0%		7.4%	
% Pop. Change (2020-2025)	7.7%		6.2%	
<b>2020 Total Population by Age</b>	<b>39,654</b>		<b>105,280</b>	
0 to 4 years	1,850	4.7%	5,434	5.2%
5 to 19 years	6,246	15.8%	17,513	16.6%
20 to 24 years	3,682	9.3%	8,216	7.8%
25 to 34 years	6,572	16.6%	17,277	16.4%
35 to 44 years	4,869	12.3%	14,435	13.7%
45 to 54 years	4,632	11.7%	13,644	13.0%
55 to 64 years	4,886	12.3%	13,398	12.7%
65 to 74 years	3,699	9.3%	8,764	8.3%
75 years & over	3,217	8%	6,599	6%
<b>Median Age</b>	38.0		37.8	
<b>2020 Total Census Families</b>	<b>10,301</b>		<b>27,596</b>	
Average Persons Per Family	2.9		3.0	
Total Couples	8,779	85.2%	22,950	83.2%
Without children at home	4,251	41.3%	10,295	37.3%
With children at home	4,529	44.0%	12,654	45.9%
Lone-parent families	1,521	14.8%	4,646	16.8%
Children Per Census Family	1.0		1.1	
<b>2020 Educational Attainment (15 years+)</b>	<b>33,269</b>		<b>87,243</b>	
Less than a bachelor degree	19,701	59.2%	57,133	65.5%
Bachelor degree & higher	13,568	40.8%	30,110	34.5%
<b>2020 Households</b>	<b>15,854</b>		<b>41,752</b>	
Persons per household	2.46		2.49	
Average household income	\$ 114,039		\$ 109,258	
<b>2020 Occupied Dwellings</b>	<b>15,854</b>		<b>41,752</b>	
Owned dwellings	10,234	64.6%	27,091	64.9%
Rented dwellings	5,620	35.4%	14,661	35.1%
Dominant building type	Houses		Houses	
Dominant period of construction	1961-1980		Before 1960	

Source: Sitewise