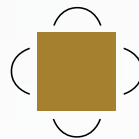


# RETAIL SPACE FOR LEASE

560-B VICTORIA STREET EAST, ALLISTON, 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 The property may be withdrawn from the market at any time without notice.

# DETAILS

## 560-B VICTORIA STREET EAST



### DETAILS:

The building is approximately 600 s.f. and is approximately 20 ft x 30 ft., and is between a plaza of 5 or 6 units and a 4 bay car wash. Sitting proud to the street with potential for signage on three sides of the building. Located on busy HWY 89 on the approach to Alliston from Highway 400.

Based on the internet the Average Household Income in Alliston is 8% higher than the average for Ontario. Alliston has a day-time population at work of 16,000 of which 58% of these workers do not live in Alliston. Likewise, 55% of the workforce that live in Alliston work outside the Community.

Based on the last census, the Town of Alliston grew by 25% between 2011 and 2016 making it one of the top 10 fastest growing communities in Canada.

### AVAILABLE UNITS:

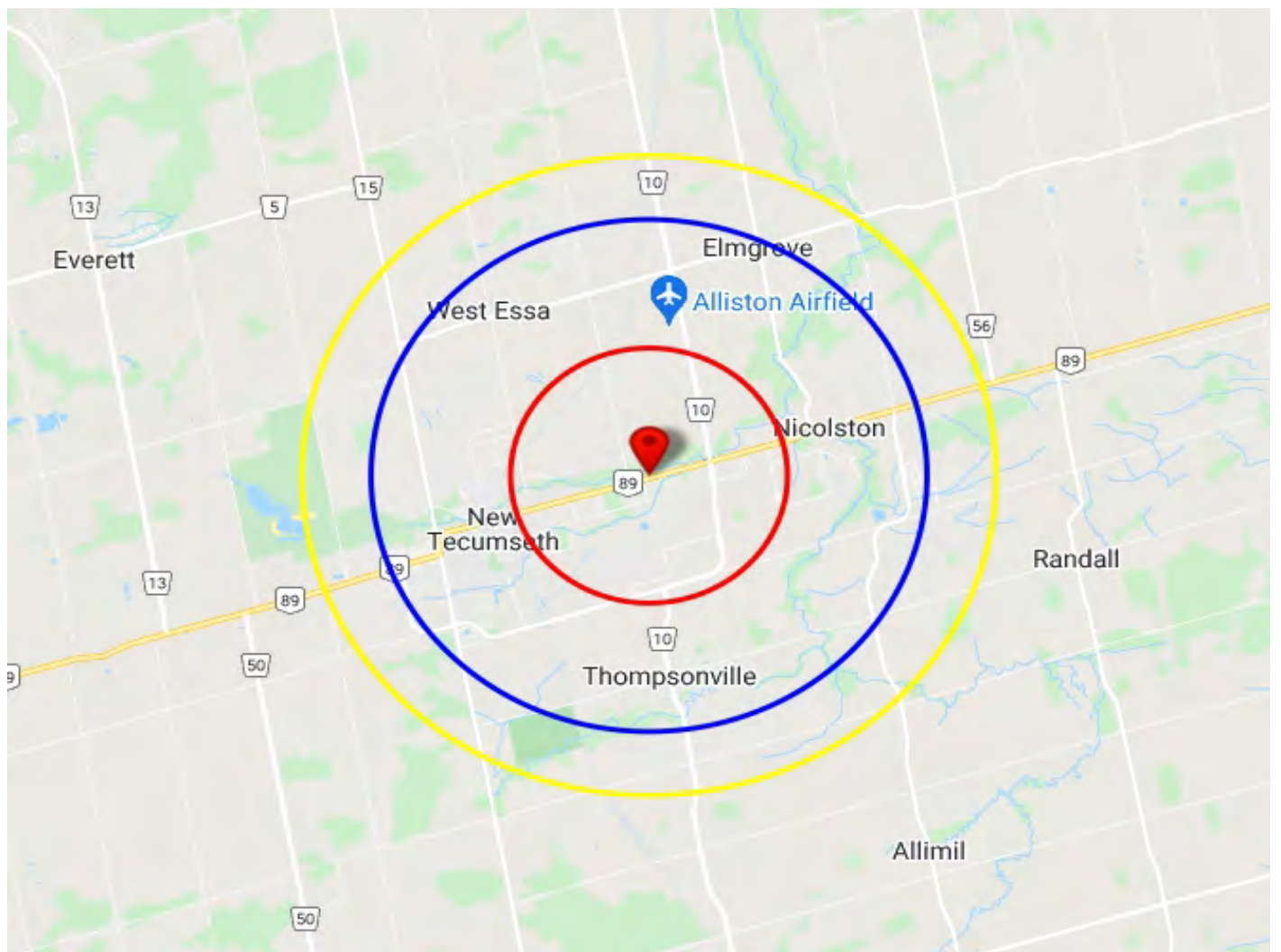
**RENT:** \$5,000 per month

**TMI:** \$500 per month



# TRADE AREA MAP

## 560-B VICTORIA STREET EAST



2020 Daytime Population	560 Victoria St E, Alliston, ON L9R 1K1 0 - 2 km		560 Victoria St E, Alliston, ON L9R 1K1 0 - 4 km		560 Victoria St E, Alliston, ON L9R 1K1 0 - 5 km	
		%		%		%
<b>Total Estimated Population</b>	<b>4,814</b>		<b>21,362</b>		<b>23,323</b>	
<b>Total Daytime Population</b>	<b>3,969</b>		<b>26,658</b>		<b>28,029</b>	
Daytime Population at Home	2,215	55.8%	10,487	39.3%	11,389	40.6%
0 to 14 years	1,064	26.8%	3,711	13.9%	4,099	14.6%
15 to 64 years	747	18.8%	3,032	11.4%	3,305	11.8%
65 years and over	403	10.2%	3,745	14.0%	3,985	14.2%
Daytime Population at Work	1,755	44.2%	16,170	60.7%	16,641	59.4%
Work At Usual Place	1,477	37.2%	13,668	51.3%	13,994	49.9%
Work Mobile	160	4.0%	1,808	6.8%	1,847	6.6%
Work At Home	118	3.0%	695	2.6%	800	2.9%

# DEMOGRAPHICS

## 560-B VICTORIA STREET EAST

2020 Demographic Snapshot	560 Victoria St E, Alliston, ON L9R 1K1 0 - 2 km		560 Victoria St E, Alliston, ON L9R 1K1 0 - 4 km		560 Victoria St E, Alliston, ON L9R 1K1 0 - 5 km	
		%		%		%
<b>Total Population</b>						
2015 estimated	4,270		18,614		20,235	
2020 estimated	4,814		21,362		23,323	
2025 Projected	5,354		23,621		25,836	
% Pop. Change (2015-2020)	12.7%		14.8%		15.3%	
% Pop. Change (2020-2025)	11.2%		10.6%		10.8%	
<b>2020 Total Population by Age</b>	<b>4,814</b>		<b>21,362</b>		<b>23,323</b>	
0 to 4 years	327	6.8%	1,145	5.4%	1,302	5.6%
5 to 19 years	1,022	21.2%	3,731	17.5%	4,056	17.4%
20 to 24 years	237	4.9%	1,072	5.0%	1,161	5.0%
25 to 34 years	655	13.6%	2,703	12.7%	3,035	13.0%
35 to 44 years	778	16.2%	2,877	13.5%	3,176	13.6%
45 to 54 years	652	13.5%	2,670	12.5%	2,903	12.4%
55 to 64 years	524	10.9%	2,575	12.1%	2,817	12.1%
65 to 74 years	330	6.9%	2,402	11.2%	2,568	11.0%
75 years & over	289	6%	2,187	10%	2,304	10%
<b>Median Age</b>	37.1		42.0		41.5	
<b>2020 Total Census Families</b>	<b>1,246</b>		<b>6,047</b>		<b>6,559</b>	
Average Persons Per Family	3.2		2.9		2.9	
Total Couples	1,047	84.0%	5,038	83.3%	5,502	83.9%
Without children at home	414	33.2%	2,586	42.8%	2,828	43.1%
With children at home	633	50.8%	2,452	40.5%	2,674	40.8%
Lone-parent families	199	16.0%	1,009	16.7%	1,057	16.1%
Children Per Census Family	1.3		1.0		1.0	
<b>2020 Educational Attainment (15 years+)</b>	<b>3,574</b>		<b>17,343</b>		<b>18,800</b>	
Less than a bachelor degree	2,932	82.0%	14,557	83.9%	15,765	83.9%
Bachelor degree & higher	642	18.0%	2,786	16.1%	3,035	16.1%
<b>2020 Households</b>	<b>1,639</b>		<b>8,143</b>		<b>8,770</b>	
Persons per household	2.83		2.59		2.61	
Average household income	\$ 105,904		\$ 106,294		\$ 107,054	
<b>2020 Occupied Dwellings</b>	<b>1,639</b>		<b>8,143</b>		<b>8,770</b>	
Owned dwellings	1,223	74.6%	6,485	79.6%	7,016	80.0%
Rented dwellings	416	25.4%	1,658	20.4%	1,753	20.0%
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	