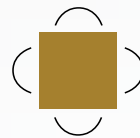


RETAIL SPACE FOR LEASE

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 The property may be withdrawn from the market at any time without notice.

DETAILS

225 FAIRVIEW DRIVE



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 brings 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.

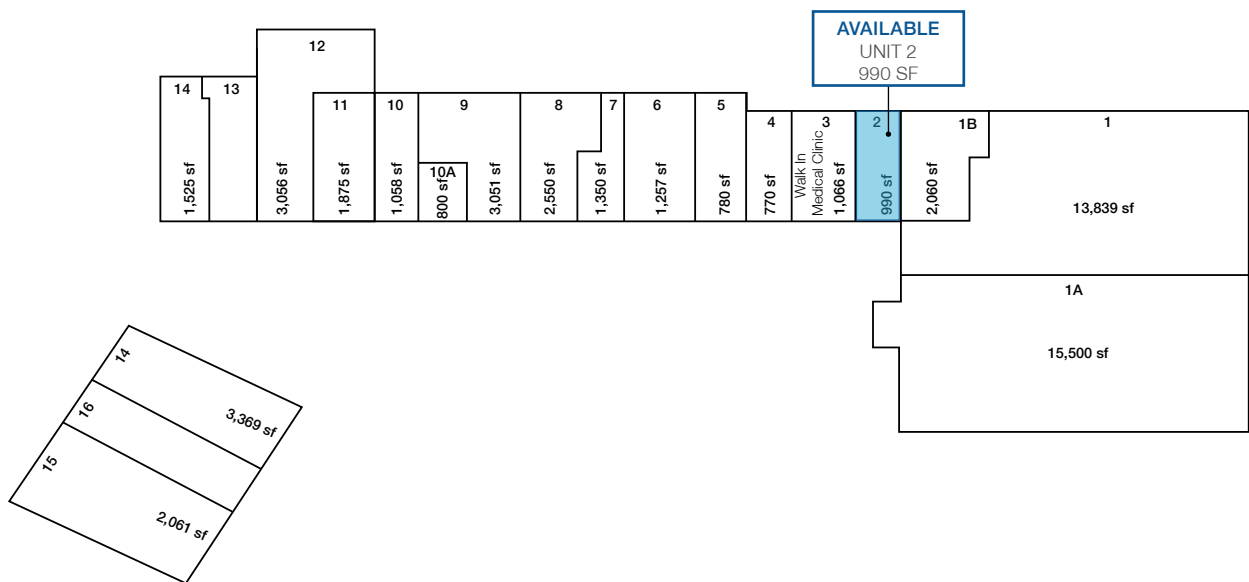
North Park Plaza is located in the heart of an established residential neighbourhood providing it with a loyal customer base. Directly behind and slightly east of the Site is a combination of low and high rise residential apartment buildings contributing to the abundance of residents in the immediate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

RENT: \$30.00 psf p.a.

TMI: 2021 \$10.32 psf.

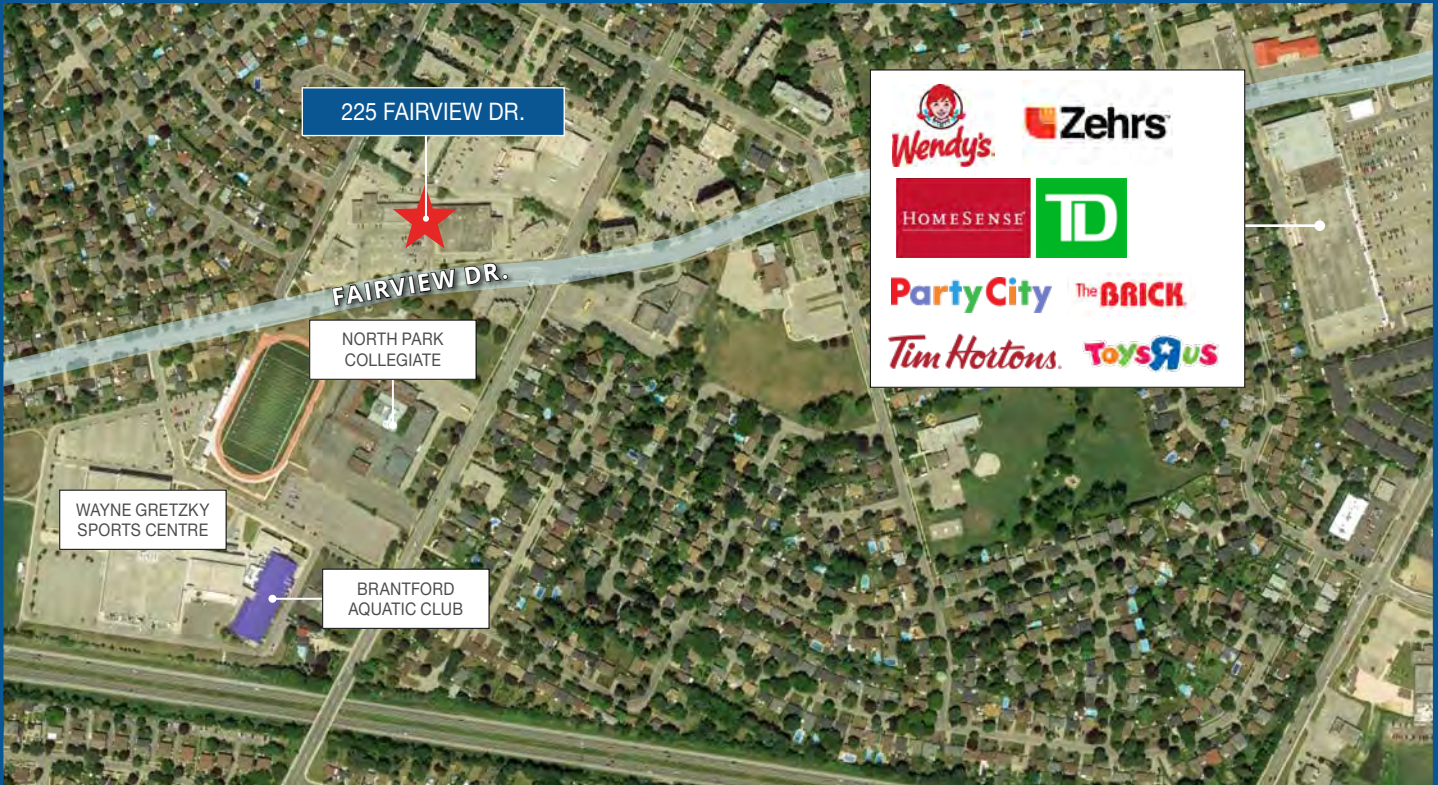
SITE PLAN

225 FAIRVIEW DRIVE

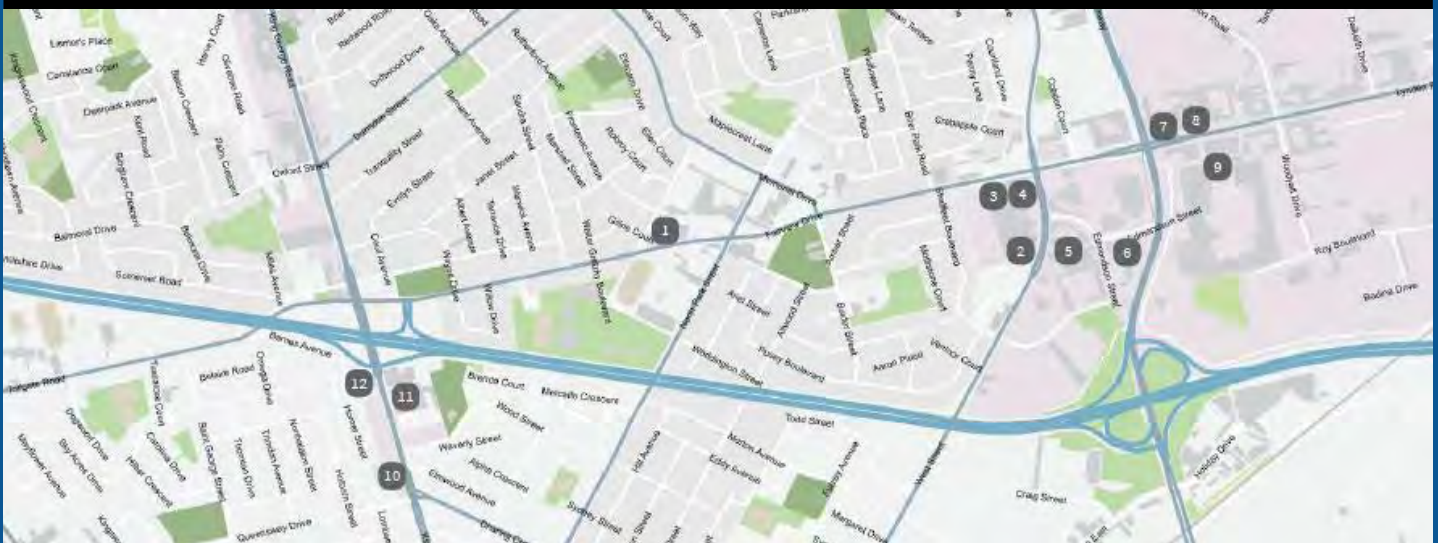


RETAIL TRADE AREA

225 FAIRVIEW DRIVE



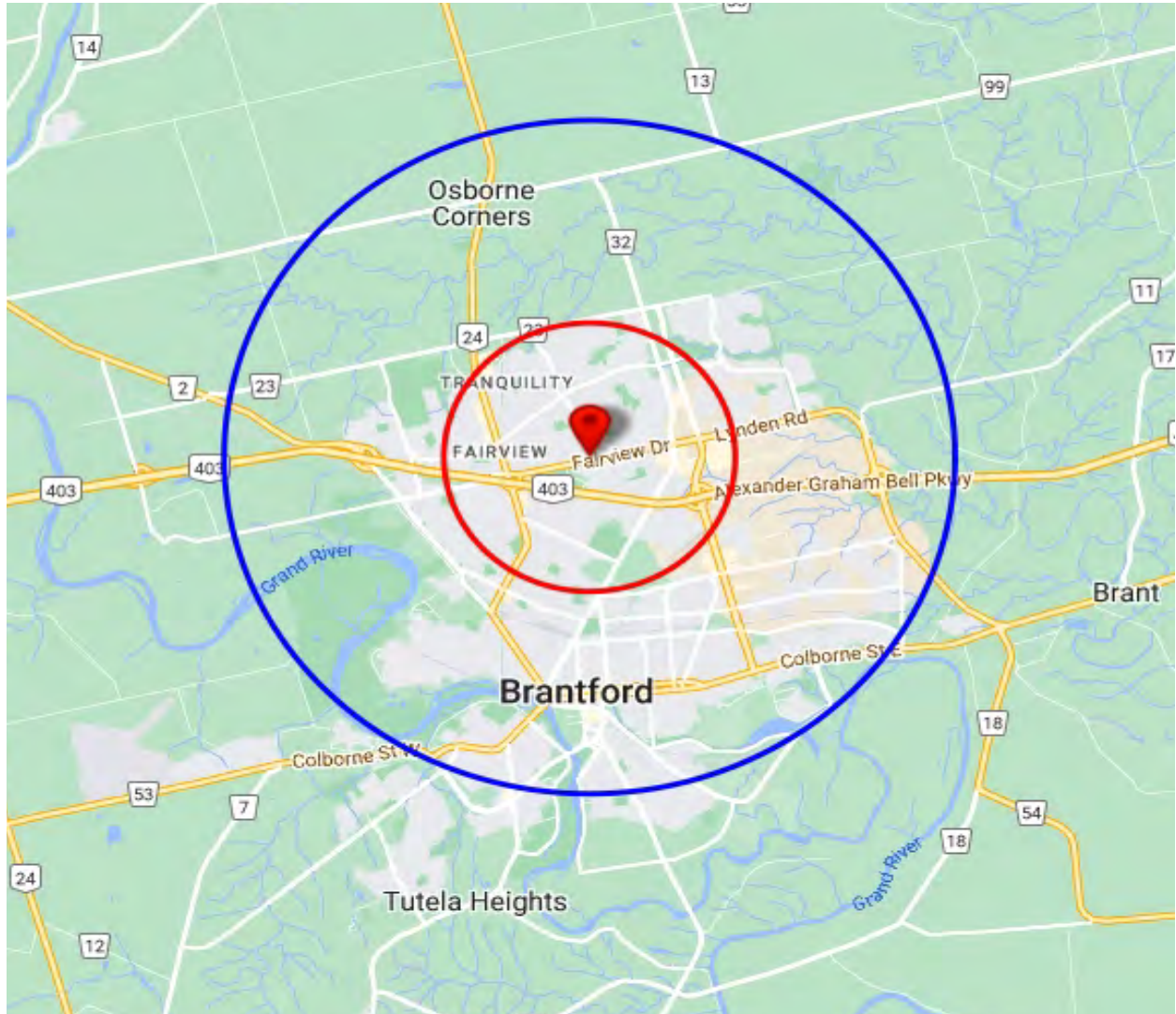
RETAIL TRADE AREA



- | | | | | | |
|---|---|---|--|--|---|
| <p>1. North Park Plaza
Type: Strip Plaza
Size: 60,117 SF
Tenants: Shoppers Drug Mart, Pizza Pizza, Cyclepath, Subway, Sherwin Williams</p> | <p>2. Fairview Crossing
Type: Strip Plaza
Size: 225,000 SF
Tenants: The Brick, HomeSense, Zehrs, Party City, Dollarama</p> | <p>3. 444 Fairview Drive
Type: Single Tenant
Size: 7,475 SF
Tenants: TD Canada Trust</p> | <p>4. 620 West Street
Type: Single Tenant
Size: 3,170 SF
Tenants: Wendy's</p> | <p>5. 595 West Street
Type: Strip Plaza
Size: 46,190 SF
Tenants: Value Village, Staples, M&M Meat Shops, Penningtons</p> | <p>6. 299 Wayne Gretzky Pkwy
Type: Strip Plaza
Size: 19,865 SF
Tenants: Boston Pizza, McDonald's, Sylvan Learning Centre</p> |
| <p>7. 37 Lynden Road
Type: Single Tenant
Size: 109,693 SF
Tenants: Canadian Tire</p> | <p>8. Parkway Mall
Type: Strip Plaza
Size: 51,050 SF
Tenants: Best Buy, The Keg, Tin Cup, Subway, Scotiabank</p> | <p>9. Lynden Park Mall
Type: Enclosed Mall
Size: 468,800 SF
Tenants: Food Basics, Shoppers, LCBO, CIBC, Sportchek, Winners</p> | <p>10. 39 King George Road
Type: Strip Plaza
Size: 34,670 SF
Tenants: Rogers, Global Pet Foods, TD Canada Trust, M&M Meat Shops</p> | <p>11. 82 King George Road
Type: Strip Plaza
Size: 72,400 SF
Tenants: Giant Tiger, Dollarama, A&W, Yong Great Wall Buffet</p> | <p>12. 73 King George Road
Type: Single Tenant
Size: 3,935 SF
Tenants: McDonald's</p> |

TRADE AREA MAP

225 FAIRVIEW DRIVE



2022 Daytime Population	225 Fairview Dr, Brantford, ON N3R 7E3 0 - 2 km		225 Fairview Dr, Brantford, ON N3R 7E3 0 - 5 km	
		%		%
Total Estimated Population	29,289		84,865	
Total Daytime Population	26,331		85,998	
Daytime Population at Home	14,311	54.4%	41,133	47.8%
0 to 14 years	4,496	17.1%	13,170	15.3%
15 to 64 years	3,913	14.9%	14,035	16.3%
65 years and over	5,902	22.4%	13,928	16.2%
Daytime Population at Work	12,020	45.6%	44,865	52.2%
Work At Usual Place	8,630	32.8%	33,604	39.1%
Work Mobile	1,511	5.7%	5,692	6.6%
Work At Home	1,878	7.1%	5,569	6.5%

TRADE AREA DEMOGRAPHICS

225 FAIRVIEW DRIVE

2022 Demographic Snapshot	225 Fairview Dr, Brantford, ON N3R 7E3 0 - 2 km		225 Fairview Dr, Brantford, ON N3R 7E3 0 - 5 km	
		%		%
Total Population				
2017 estimated	27,925		81,806	
2022 estimated	29,289		84,865	
2027 Projected	31,404		89,729	
% Pop. Change (2017-2022)	4.9%		3.7%	
% Pop. Change (2022-2027)	7.2%		5.7%	
2022 Total Population by Age	29,289		84,865	
0 to 4 years	1,387	4.7%	4,186	4.9%
5 to 19 years	4,759	16.2%	13,684	16.1%
20 to 24 years	1,731	5.9%	5,279	6.2%
25 to 34 years	3,472	11.9%	12,036	14.2%
35 to 44 years	3,484	11.9%	10,625	12.5%
45 to 54 years	3,396	11.6%	9,963	11.7%
55 to 64 years	3,962	13.5%	12,095	14.3%
65 to 74 years	3,757	12.8%	9,764	11.5%
75 years & over	3,341	11%	7,232	9%
Median Age	44.4		41.6	
2022 Total Census Families	8,301		23,171	
Average Persons Per Family	2.9		2.9	
Total Couples	6,681	80.5%	17,996	77.7%
Without children at home	3,382	40.7%	9,000	38.8%
With children at home	3,299	39.7%	8,996	38.8%
Lone-parent families	1,620	19.5%	5,175	22.3%
Children Per Census Family	1.1		1.1	
2022 Educational Attainment (15 years+)	24,442		70,414	
Less than a bachelor degree	20,318	83.1%	60,082	85.3%
Bachelor degree & higher	4,125	16.9%	10,332	14.7%
2022 Households	11,747		35,221	
Persons per household	2.47		2.38	
Average household income	\$ 98,747		\$ 88,594	
2022 Occupied Dwellings	11,747		35,221	
Owned dwellings	8,748	74.5%	22,685	64.4%
Rented dwellings	3,000	25.5%	12,536	35.6%
Dominant building type	Houses		Houses	
Dominant period of construction	1961-1980		Before 1960	