

# RETAIL SPACE FOR LEASE

81 GEORGE ST. N.,  
PETERBOROUGH, ONTARIO

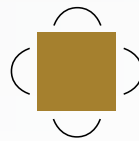


## Alan Cole

Broker  
Goudy Real Estate Corp.  
Real Estate Brokerage  
A Member of Rocket Retail Advisory  
(416) 312-7729

## Len Goudy

Broker of Record  
Goudy Real Estate Corp.  
Real Estate Brokerage  
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## Goudy Real Estate Corp.

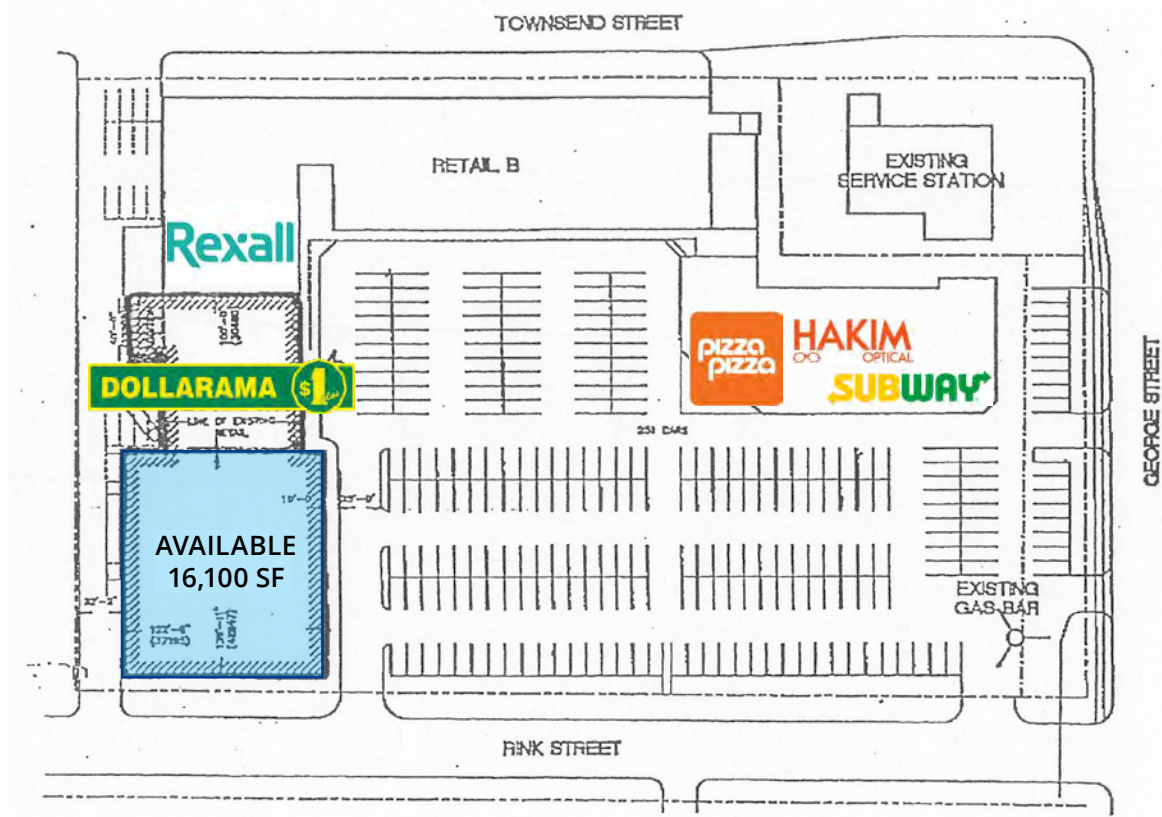
Real Estate Brokerage  
Commercial Real Estate  
Sales & Leasing

505 Hood Rd., Unit 20, Markham, ON L3R 5V6 | (905) 477-3000

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# SITE PLAN AND DETAILS

81 GEORGE ST. N.



## DETAILS:

- A strong shopping centre close to downtown Peterborough, across from the Marina, the Art Gallery of Peterborough, the Holiday Inn and the Del Cray Park where the City holds weekly events including music festivals throughout the summer months, which is a great draw to the Community and to Market Plaza.
- 16,100 sq.ft. unit available, can be demised into smaller units (see divisible Floor Plan).
- This unit has 140 feet of frontage and a depth of 116 feet.
- The unit will have new floor, new mechanical equipment and a totally new storefront and façade.
- 19.5' High Ceilings
- End Unit

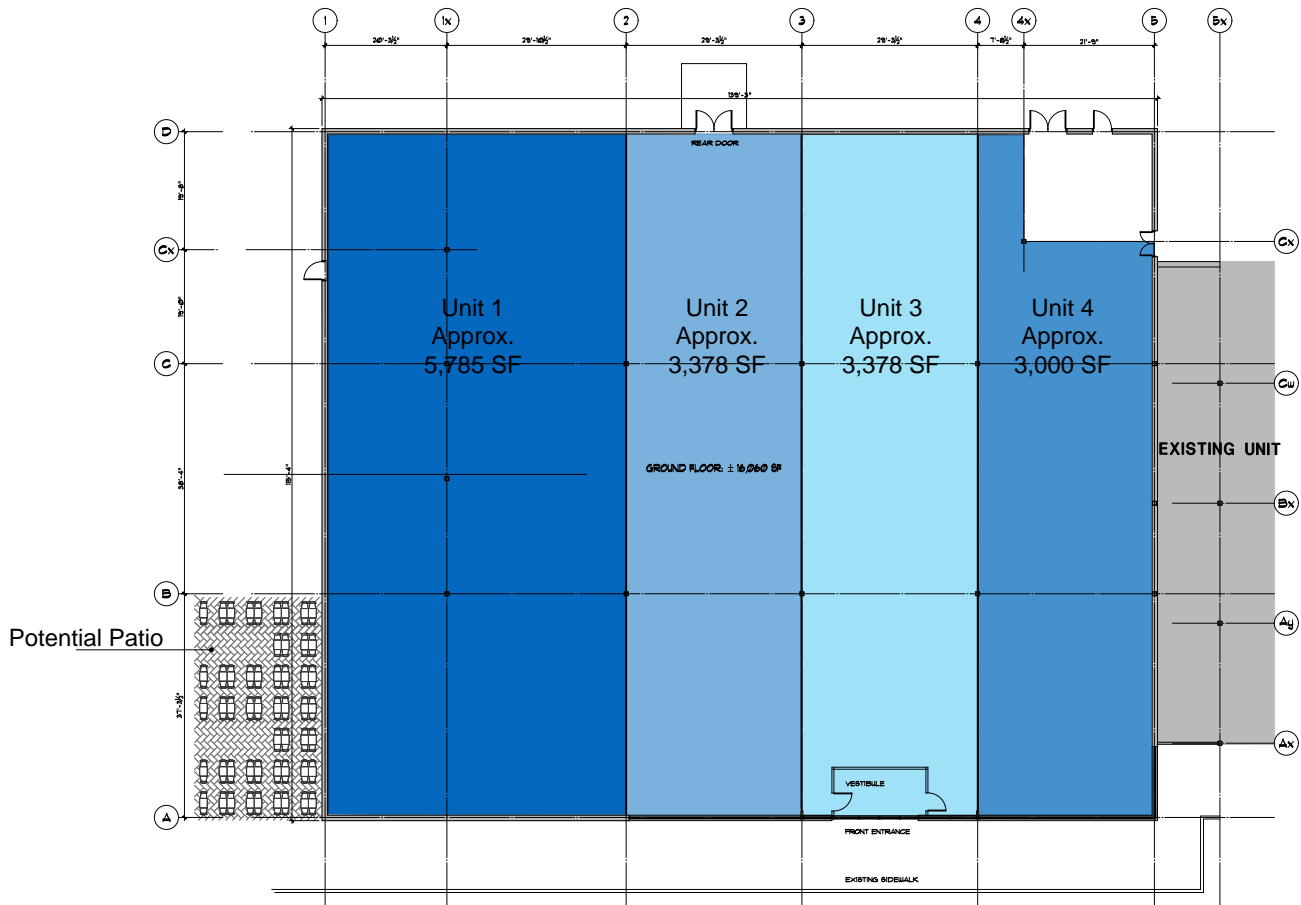
**WHOLE UNIT:** 16,100 sq. ft.

**NET RENT:** \$18.00 per sq. ft. net

**T.M.I.:** \$7.00 per sq. ft.

# FLOOR PLAN (DIVISIBLE)

81 GEORGE ST. N.



**UNIT 1:** 5,785 sq. ft.

**NET RENT:** \$38.00 per sq. ft. net

**T.M.I:** \$7.00 per sq. ft.

**UNIT 2:** 3,378 sq. ft.

**NET RENT:** \$25.00 per sq. ft. net

**T.M.I:** \$7.00 per sq. ft.

**UNIT 3:** 3,378 sq. ft.

**NET RENT:** \$25.00 per sq. ft. net

**T.M.I:** \$7.00 per sq. ft.

**UNIT 4:** 3,000 sq. ft.

**NET RENT:** \$25.00 per sq. ft. net

**T.M.I:** \$7.00 per sq. ft.



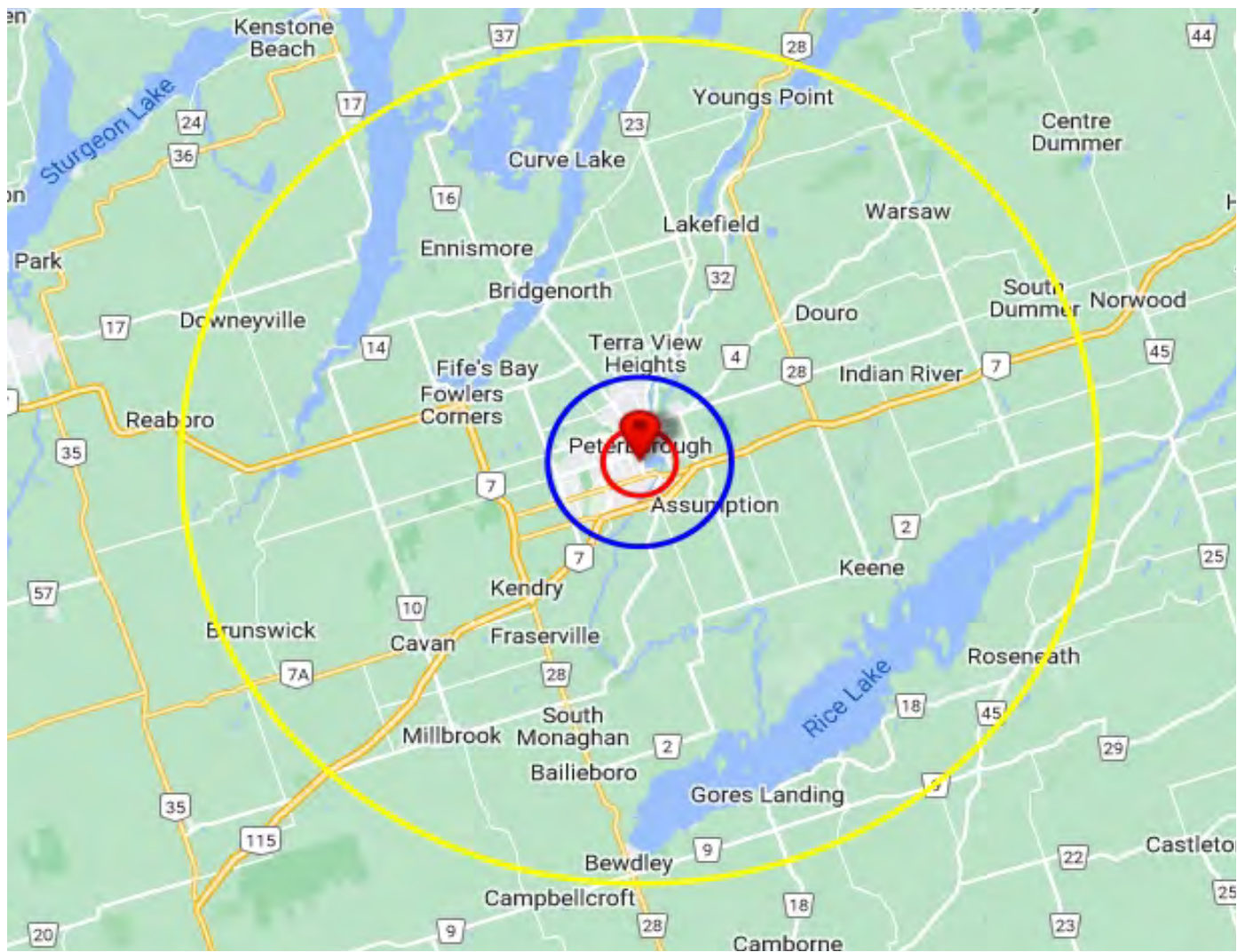
# AERIAL

81 GEORGE ST. N.,



# TRADE AREA MAP & DAYTIME POPULATION

81 GEORGE ST. N.,



2022 Daytime Population	81 George St N, Peterborough, ON K9J 3G3 0 - 2 km		81 George St N, Peterborough, ON K9J 3G3 0 - 5 km		81 George St N, Peterborough, ON K9J 3G3 0 - 25 km	
		%		%		%
<b>Total Estimated Population</b>	<b>30,019</b>		<b>84,998</b>		<b>147,910</b>	
<b>Total Daytime Population</b>	<b>41,656</b>		<b>91,552</b>		<b>141,651</b>	
Daytime Population at Home	14,860	35.7%	42,722	46.7%	73,995	52.2%
0 to 14 years	3,733	9.0%	11,789	12.9%	21,059	14.9%
15 to 64 years	6,313	15.2%	15,505	16.9%	23,690	16.7%
65 years and over	4,814	11.6%	15,428	16.9%	29,246	20.6%
Daytime Population at Work	26,796	64.3%	48,830	53.3%	67,656	47.8%
Work At Usual Place	21,874	52.5%	37,558	41.0%	50,004	35.3%
Work Mobile	2,991	7.2%	5,908	6.5%	8,296	5.9%
Work At Home	1,932	4.6%	5,364	5.9%	9,357	6.6%



# DEMOGRAPHICS

## 81 GEORGE ST. N.,

2022 Demographic Snapshot	81 George St N, Peterborough, ON K9J 3G3 0 - 2 km		81 George St N, Peterborough, ON K9J 3G3 0 - 5 km		81 George St N, Peterborough, ON K9J 3G3 0 - 25 km	
		%		%		%
<b>Total Population</b>						
2017 estimated	29,306		81,062		141,025	
2022 estimated	30,019		84,998		147,910	
2027 Projected	30,688		88,689		153,925	
% Pop. Change (2017-2022)	2.4%		4.9%		4.9%	
% Pop. Change (2022-2027)	2.2%		4.3%		4.1%	
<b>2022 Total Population by Age</b>	<b>30,019</b>		<b>84,998</b>		<b>147,910</b>	
0 to 4 years	1,212	4.0%	3,545	4.2%	6,448	4.4%
5 to 19 years	3,729	12.4%	12,352	14.5%	21,965	14.9%
20 to 24 years	2,576	8.6%	6,438	7.6%	9,512	6.4%
25 to 34 years	5,727	19.1%	13,229	15.6%	20,097	13.6%
35 to 44 years	3,800	12.7%	10,225	12.0%	16,902	11.4%
45 to 54 years	3,084	10.3%	9,031	10.6%	16,450	11.1%
55 to 64 years	3,837	12.8%	11,071	13.0%	21,522	14.6%
65 to 74 years	3,217	10.7%	10,026	11.8%	19,444	13.1%
75 years & over	2,837	9%	9,081	11%	15,569	11%
<b>Median Age</b>	39.2		41.5		44.4	
<b>2022 Total Census Families</b>	<b>7,184</b>		<b>22,298</b>		<b>41,227</b>	
Average Persons Per Family	2.7		2.8		2.8	
Total Couples	5,409	75.3%	17,591	78.9%	34,394	83.4%
Without children at home	3,185	44.3%	9,647	43.3%	18,919	45.9%
With children at home	2,225	31.0%	7,944	35.6%	15,475	37.5%
Lone-parent families	1,775	24.7%	4,707	21.1%	6,833	16.6%
Children Per Census Family	0.9		1.0		0.9	
<b>2022 Educational Attainment (15 years+)</b>	<b>25,461</b>		<b>70,545</b>		<b>123,607</b>	
Less than a bachelor degree	19,948	78.3%	54,722	77.6%	97,540	78.9%
Bachelor degree & higher	5,513	21.7%	15,823	22.4%	26,066	21.1%
<b>2022 Households</b>	<b>14,167</b>		<b>36,000</b>		<b>60,293</b>	
Persons per household	2.06		2.29		2.40	
Average household income	\$ 69,737		\$ 86,654		\$ 97,232	
<b>2022 Occupied Dwellings</b>	<b>14,167</b>		<b>36,000</b>		<b>60,293</b>	
Owned dwellings	6,341	44.8%	22,005	61.1%	43,690	72.5%
Rented dwellings	7,826	55.2%	13,994	38.9%	16,587	27.5%
Dominant building type	Houses		Houses		Houses	
Dominant period of construction	Before 1960		Before 1960		Before 1960	
<b>Dominant Demographics</b>						
Official Home Language	English		English		English	