

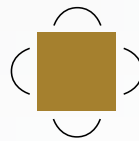
# NEW BUILD FOR LEASE

## ANGELINE STREET NORTH

### LINDSAY, ONTARIO



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



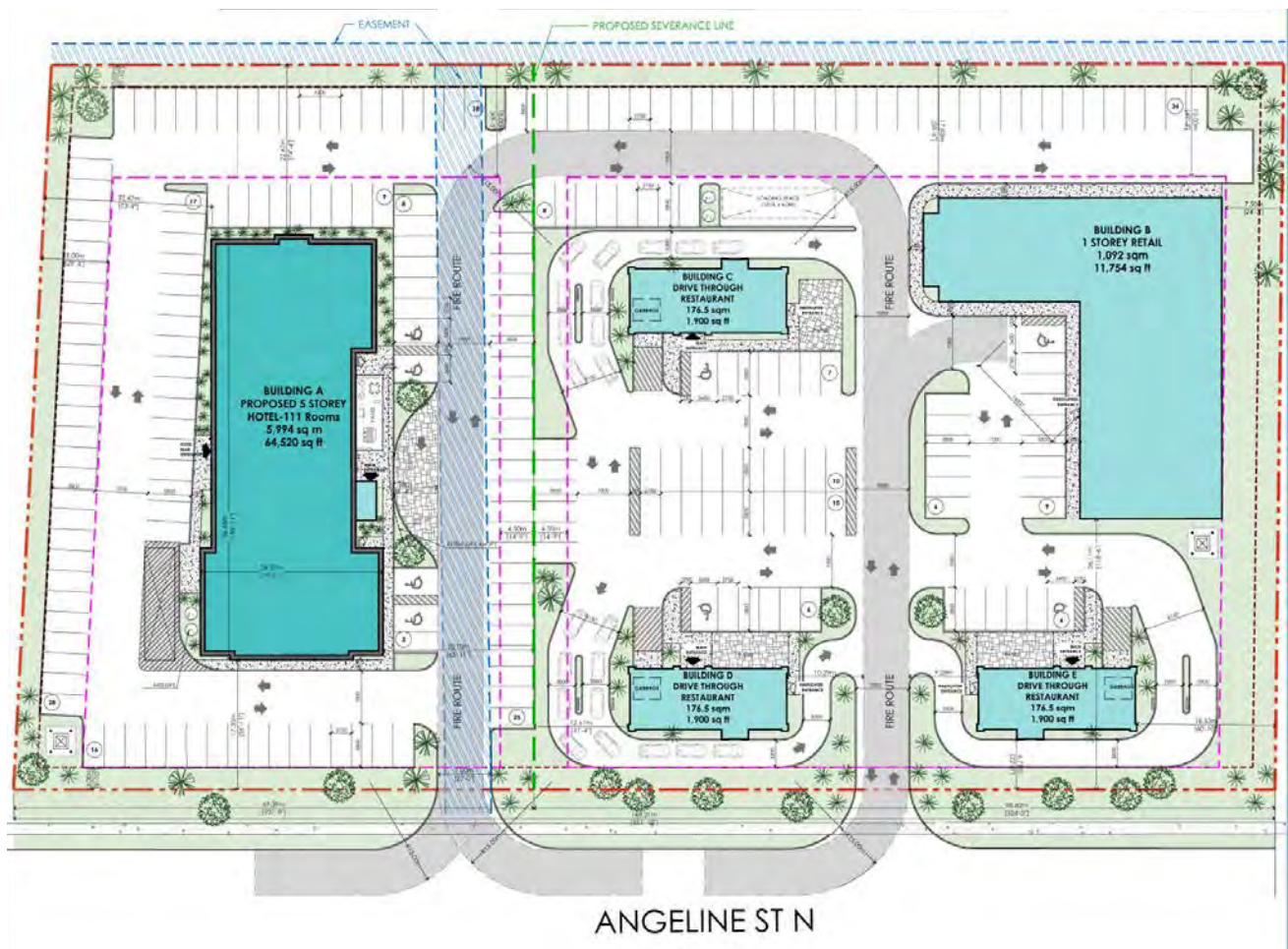
**Goudy Real Estate Corp.**  
 Real Estate Brokerage  
 Commercial Real Estate  
 Sales & Leasing

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 The property may be withdrawn from the market at any time without notice.

# SITE PLAN & DETAILS

## ANGELINE STREET NORTH



### DETAILS

This new development in Lindsay offers a prime commercial opportunity. Featuring three PADS each with its own drive-thru. Building B has over 11,700 SF of retail space available, each retail unit is approximately 1,200 SF, units can be combined. Conveniently located near Ross Memorial Hospital, Wholesale Club, and Giant Tiger, it benefits from high visibility and a strong residential base. With a proposed hotel on-site, this development is poised to become a thriving commercial hub.

#### AVAILABLE UNITS:

<b>Building B In-Line Units</b>	1,200 SF
RENT	\$45 PSF

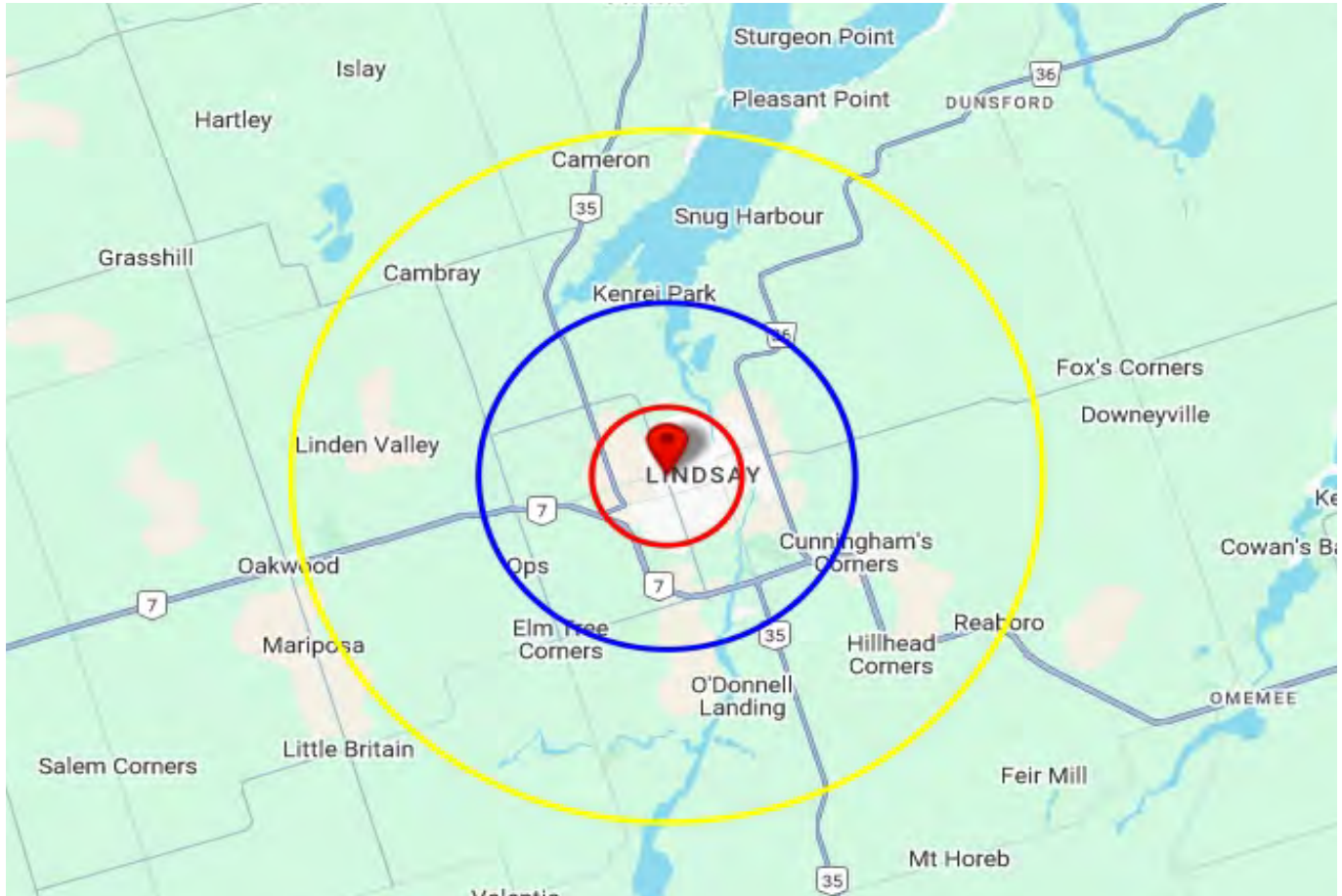
<b>Building B End Units</b>	1,200 SF
RENT	\$65 PSF

<b>PAD Units w/ Drive-Thru</b>	1,900 SF
RENT	\$75 PSF

*\*Taxes are not yet assessed.*

# DEMOGRAPHICS

## ANGELINE STREET NORTH



2024 Daytime Population	65 Angeline St N, Lindsay, ON K9V 5Z8 0 - 2 km		65 Angeline St N, Lindsay, ON K9V 5Z8 0 - 5 km		65 Angeline St N, Lindsay, ON K9V 5Z8 0 - 10 km	
		%		%		%
<b>Total Estimated Population</b>	<b>18,384</b>		<b>27,024</b>		<b>33,080</b>	
<b>Total Daytime Population</b>	<b>20,522</b>		<b>29,762</b>		<b>34,650</b>	
Daytime Population at Home	10,354	50.5%	14,864	49.9%	17,912	51.7%
0 to 14 years	2,567	12.5%	3,772	12.7%	4,582	13.2%
15 to 64 years	3,268	15.9%	4,542	15.3%	5,374	15.5%
65 years and over	4,519	22.0%	6,550	22.0%	7,956	23.0%
Daytime Population at Work	10,865	52.9%	15,043	50.5%	16,555	47.8%
Work At Usual Place	7,944	38.7%	10,836	36.4%	11,648	33.6%
Work Mobile	1,704	8.3%	2,329	7.8%	2,473	7.1%
Work At Home	1,217	5.9%	1,879	6.3%	2,433	7.0%

# DEMOGRAPHICS

## ANGELINE STREET NORTH

2024 Demographic Snapshot	65 Angeline St N, Lindsay, ON K9V 5Z8 0 - 2 km		65 Angeline St N, Lindsay, ON K9V 5Z8 0 - 5 km		65 Angeline St N, Lindsay, ON K9V 5Z8 0 - 10 km	
		%		%		%
<b>Total Population</b>						
2019 estimated	16,922		24,901		30,674	
2024 estimated	18,384		27,024		33,080	
2029 Projected	19,564		28,716		35,069	
% Pop. Change (2019-2024)	8.6%		8.5%		7.8%	
% Pop. Change (2024-2029)	6.4%		6.3%		6.0%	
<b>2024 Total Population by Age</b>	<b>18,384</b>		<b>27,024</b>		<b>33,080</b>	
0 to 4 years	821	4.5%	1,205	4.5%	1,457	4.4%
5 to 19 years	2,610	14.2%	3,829	14.2%	4,702	14.2%
20 to 24 years	982	5.3%	1,407	5.2%	1,698	5.1%
25 to 34 years	2,361	12.8%	3,465	12.8%	4,169	12.6%
35 to 44 years	1,934	10.5%	2,912	10.8%	3,552	10.7%
45 to 54 years	1,855	10.1%	2,730	10.1%	3,424	10.3%
55 to 64 years	2,523	13.7%	3,703	13.7%	4,709	14.2%
65 to 74 years	2,499	13.6%	3,716	13.8%	4,632	14.0%
75 years & over	2,799	15%	4,058	15%	4,736	14%
<b>Median Age</b>	47.8		47.7		48.0	
<b>2024 Total Census Families</b>	<b>4,960</b>		<b>7,112</b>		<b>8,815</b>	
Average Persons Per Family	2.8		2.8		2.9	
Total Couples	3,910	78.8%	5,705	80.2%	7,228	82.0%
Without children at home	2,300	46.4%	3,326	46.8%	4,181	47.4%
With children at home	1,610	32.5%	2,379	33.4%	3,047	34.6%
Lone-parent families	1,050	21.2%	1,408	19.8%	1,587	18.0%
Children Per Census Family	0.9		0.9		0.9	
<b>2024 Educational Attainment (15 years+)</b>	<b>15,549</b>		<b>21,878</b>		<b>26,909</b>	
Less than a bachelor degree	13,175	84.7%	18,614	85.1%	23,047	85.7%
Bachelor degree & higher	2,375	15.3%	3,264	14.9%	3,861	14.3%
<b>2024 Households</b>	<b>8,266</b>		<b>11,281</b>		<b>13,517</b>	
Persons per household	2.20		2.27		2.33	
Average household income	\$ 93,926		\$ 97,848		\$ 101,220	
<b>2024 Occupied Dwellings</b>	<b>8,266</b>		<b>11,281</b>		<b>13,517</b>	
Owned dwellings	5,218	63.1%	7,593	67.3%	9,629	71.2%
Rented dwellings	3,048	36.9%	3,688	32.7%	3,888	28.8%
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	
Dominant non-official language	German		German		German	

# DEMOGRAPHICS

## ANGELINE STREET NORTH

2024 Estimates Visible Minority	65 Angeline St N, Lindsay, ON K9V 5Z8 0 - 2 km		65 Angeline St N, Lindsay, ON K9V 5Z8 0 - 5 km		65 Angeline St N, Lindsay, ON K9V 5Z8 0 - 10 km	
		%		%		%
<b>2024 Household Population by visible minority groups</b>	<b>18,156</b>	<b>%base</b>	<b>25,585</b>	<b>%base</b>	<b>31,437</b>	<b>%base</b>
Total visible minority population	949	5.2%	1,217	4.8%	1,475	4.7%
Chinese	93	0.5%	139	0.5%	177	0.6%
South Asian	335	1.8%	414	1.6%	532	1.7%
Black	249	1.4%	266	1.0%	304	1.0%
Filipino	55	0.3%	104	0.4%	112	0.4%
Latin American	55	0.3%	88	0.3%	102	0.3%
Southeast Asian	34	0.2%	51	0.2%	58	0.2%
Arab	25	0.1%	25	0.1%	28	0.1%
West Asian	5	0.0%	8	0.0%	10	0.0%
Korean	40	0.2%	52	0.2%	64	0.2%
Japanese	0	0.0%	0	0.0%	0	0.0%
Visible minority, n.i.e.	23	0.1%	30	0.1%	42	0.1%
Multiple visible minorities	35	0.2%	41	0.2%	47	0.1%
Not a visible minority	17,207	94.8%	24,368	95.2%	29,962	95.3%

2027 Projections Visible Minority	65 Angeline St N, Lindsay, ON K9V 5Z8 0 - 2 km		65 Angeline St N, Lindsay, ON K9V 5Z8 0 - 5 km		65 Angeline St N, Lindsay, ON K9V 5Z8 0 - 10 km	
		%		%		%
<b>2027 Household Population by visible minority groups</b>	<b>18,855</b>	<b>%base</b>	<b>26,545</b>	<b>%base</b>	<b>32,580</b>	<b>%base</b>
Total visible minority population	1,049	5.6%	1,346	5.1%	1,628	5.0%
Chinese	101	0.5%	152	0.6%	193	0.6%
South Asian	384	2.0%	476	1.8%	609	1.9%
Black	275	1.5%	293	1.1%	334	1.0%
Filipino	60	0.3%	112	0.4%	120	0.4%
Latin American	61	0.3%	99	0.4%	114	0.4%
Southeast Asian	37	0.2%	55	0.2%	62	0.2%
Arab	26	0.1%	26	0.1%	29	0.1%
West Asian	6	0.0%	10	0.0%	13	0.0%
Korean	41	0.2%	53	0.2%	66	0.2%
Japanese	0	0.0%	0	0.0%	0	0.0%
Visible minority, n.i.e.	23	0.1%	30	0.1%	42	0.1%
Multiple visible minorities	35	0.2%	41	0.2%	47	0.1%
Not a visible minority	17,805	94.4%	25,199	94.9%	30,952	95.0%