

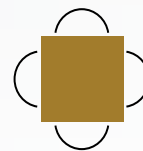
RETAIL SPACE FOR SUBLEASE

5710 MAIN STREET
STOUFFVILLE, ON



Len Goudy

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

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DETAILS

5710 MAIN STREET



DETAILS

Join a thriving retail hub in Stouffville, surrounded by established national brands like LCBO, Shoppers Drug Mart, Sleep Country, and a dental clinic. Adjacent tenants include M&M Food Market, Tokyo Smoke, Benjamin Moore, and more. Enjoy high visibility across the street from major retailers like Longos, East Side Marios, Firehouse Subs, Starbucks, and many others. This is a fantastic opportunity for businesses looking to capitalize on a bustling location and a loyal customer base.

AVAILABLE UNIT:

UNIT	5,324 SF
RENT	\$30 PSF
TMI	\$9.03 PSF

DEMOGRAPHICS

5710 MAIN STREET



2024 Daytime Population	5710 Main St, Whitchurch-Stouffville, ON L4A 2T1 0 - 3 km		5710 Main St, Whitchurch-Stouffville, ON L4A 2T1 0 - 5 km	
		%		%
Total Estimated Population	35,994		43,039	
Total Daytime Population	27,195		33,131	
Daytime Population at Home	17,661	64.9%	21,188	64.0%
0 to 14 years	7,309	26.9%	8,699	26.3%
15 to 64 years	5,759	21.2%	6,891	20.8%
65 years and over	4,593	16.9%	5,597	16.9%
Daytime Population at Work	10,147	37.3%	11,988	36.2%
Work At Usual Place	4,754	17.5%	5,500	16.6%
Work Mobile	1,410	5.2%	1,595	4.8%
Work At Home	3,983	14.6%	4,893	14.8%

DEMOGRAPHICS

5710 MAIN STREET

2024 Demographic Snapshot	5710 Main St, Whitchurch-Stouffville, ON L4A 2T1 0 - 3 km		5710 Main St, Whitchurch-Stouffville, ON L4A 2T1 0 - 5 km	
		%		%
Total Population				
2019 estimated	31,999		38,432	
2024 estimated	35,994		43,039	
2029 Projected	38,402		45,542	
% Pop. Change (2019-2024)	12.5%		12.0%	
% Pop. Change (2024-2029)	6.7%		5.8%	
2024 Total Population by Age	35,994		43,039	
0 to 4 years	2,201	6.1%	2,606	6.1%
5 to 19 years	7,438	20.7%	8,887	20.6%
20 to 24 years	1,778	4.9%	2,185	5.1%
25 to 34 years	4,170	11.6%	4,912	11.4%
35 to 44 years	5,960	16.6%	6,993	16.2%
45 to 54 years	4,872	13.5%	5,795	13.5%
55 to 64 years	3,835	10.7%	4,647	10.8%
65 to 74 years	3,264	9.1%	3,900	9.1%
75 years & over	2,476	7%	3,114	7%
Median Age	39.1		39.3	
2024 Total Census Families	9,411		11,172	
Average Persons Per Family	3.4		3.4	
Total Couples	8,307	88.3%	9,939	89.0%
Without children at home	2,520	26.8%	3,030	27.1%
With children at home	5,787	61.5%	6,909	61.8%
Lone-parent families	1,104	11.7%	1,233	11.0%
Children Per Census Family	1.3		1.3	
2024 Educational Attainment (15 years+)	28,361		33,938	
Less than a bachelor degree	17,960	63.3%	21,560	63.5%
Bachelor degree & higher	10,401	36.7%	12,378	36.5%
2024 Households	11,515		13,664	
Persons per household	3.10		3.12	
Average household income	\$ 153,656		\$ 156,740	
2024 Occupied Dwellings	11,515		13,664	
Owned dwellings	9,947	86.4%	11,869	86.9%
Rented dwellings	1,568	13.6%	1,795	13.1%
Dominant building type	Houses		Houses	

DEMOGRAPHICS

5710 MAIN STREET

2024 Estimates Visible Minority	5710 Main St, Whitchurch-Stouffville, ON L4A 2T1 0 - 3 km		5710 Main St, Whitchurch-Stouffville, ON L4A 2T1 0 - 5 km	
		%		%
2024 Household Population by visible minority groups	35,662	%base	42,629	%base
Total visible minority population	19,027	53.4%	22,782	53.4%
Chinese	7,899	22.2%	9,237	21.7%
South Asian	5,423	15.2%	6,915	16.2%
Black	1,226	3.4%	1,414	3.3%
Filipino	1,158	3.2%	1,391	3.3%
Latin American	512	1.4%	532	1.2%
Southeast Asian	235	0.7%	310	0.7%
Arab	429	1.2%	480	1.1%
West Asian	493	1.4%	636	1.5%
Korean	174	0.5%	201	0.5%
Japanese	112	0.3%	120	0.3%
Visible minority, n.i.e.	337	0.9%	380	0.9%
Multiple visible minorities	1,030	2.9%	1,168	2.7%
Not a visible minority	16,636	46.6%	19,847	46.6%

2027 Projections Visible Minority	5710 Main St, Whitchurch-Stouffville, ON L4A 2T1 0 - 3 km		5710 Main St, Whitchurch-Stouffville, ON L4A 2T1 0 - 5 km	
		%		%
2027 Household Population by visible minority groups	37,243	%base	44,281	%base
Total visible minority population	21,046	56.5%	25,052	56.6%
Chinese	9,006	24.2%	10,476	23.7%
South Asian	5,930	15.9%	7,508	17.0%
Black	1,268	3.4%	1,458	3.3%
Filipino	1,221	3.3%	1,456	3.3%
Latin American	562	1.5%	583	1.3%
Southeast Asian	245	0.7%	321	0.7%
Arab	464	1.2%	517	1.2%
West Asian	583	1.6%	748	1.7%
Korean	205	0.6%	234	0.5%
Japanese	112	0.3%	120	0.3%
Visible minority, n.i.e.	361	1.0%	405	0.9%
Multiple visible minorities	1,089	2.9%	1,228	2.8%
Not a visible minority	16,197	43.5%	19,228	43.4%