

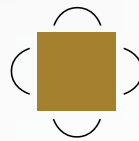
# NEW BUILD OPPORTUNITY

889 10TH STREET EAST  
OWEN SOUND, ON



## Len Goudy

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



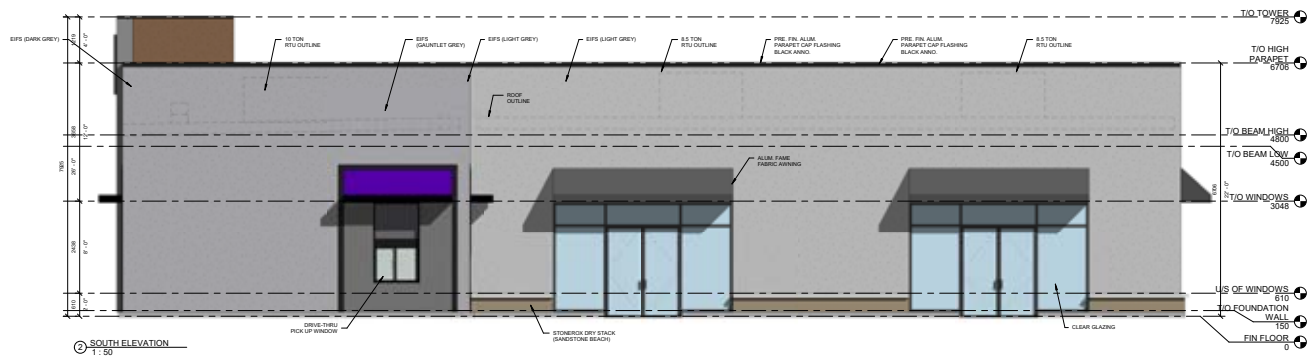
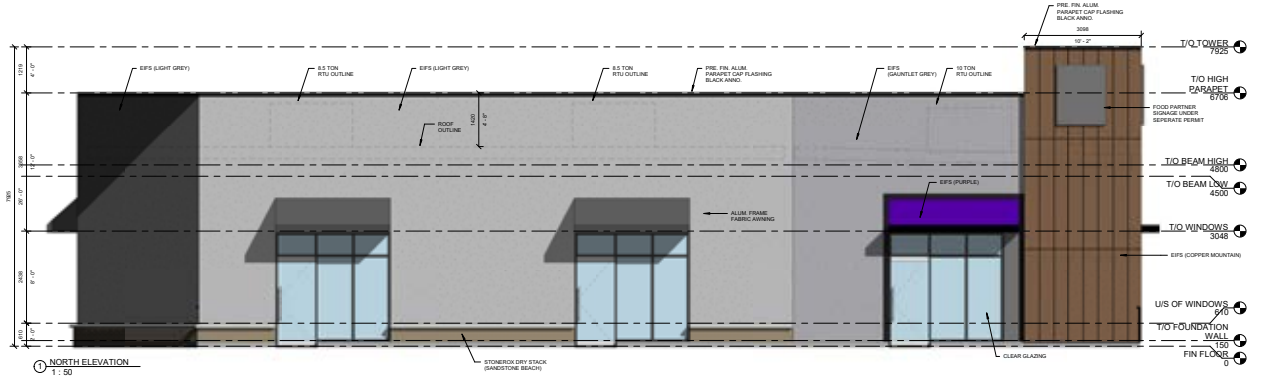
**Goudy Real Estate Corp.**  
Real Estate Brokerage  
Commercial Real Estate  
Sales & Leasing

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 The property may be withdrawn from the market at any time without notice.

# SITE DETAILS

## 889 10TH STREET EAST



### DETAILS

Located at the south west corner of 10th Street East and 9th Avenue East, across from Esso, Rexall, Travellodge, Comfort Inn, Tim Horton's and one block from the YMCA. Site plan approved and permit ready.

#### UNIT 2

SIZE	APPROX. 1,200 SQ. FT.
RENT	\$45 PSF PA
TMI	\$12 PSF PA

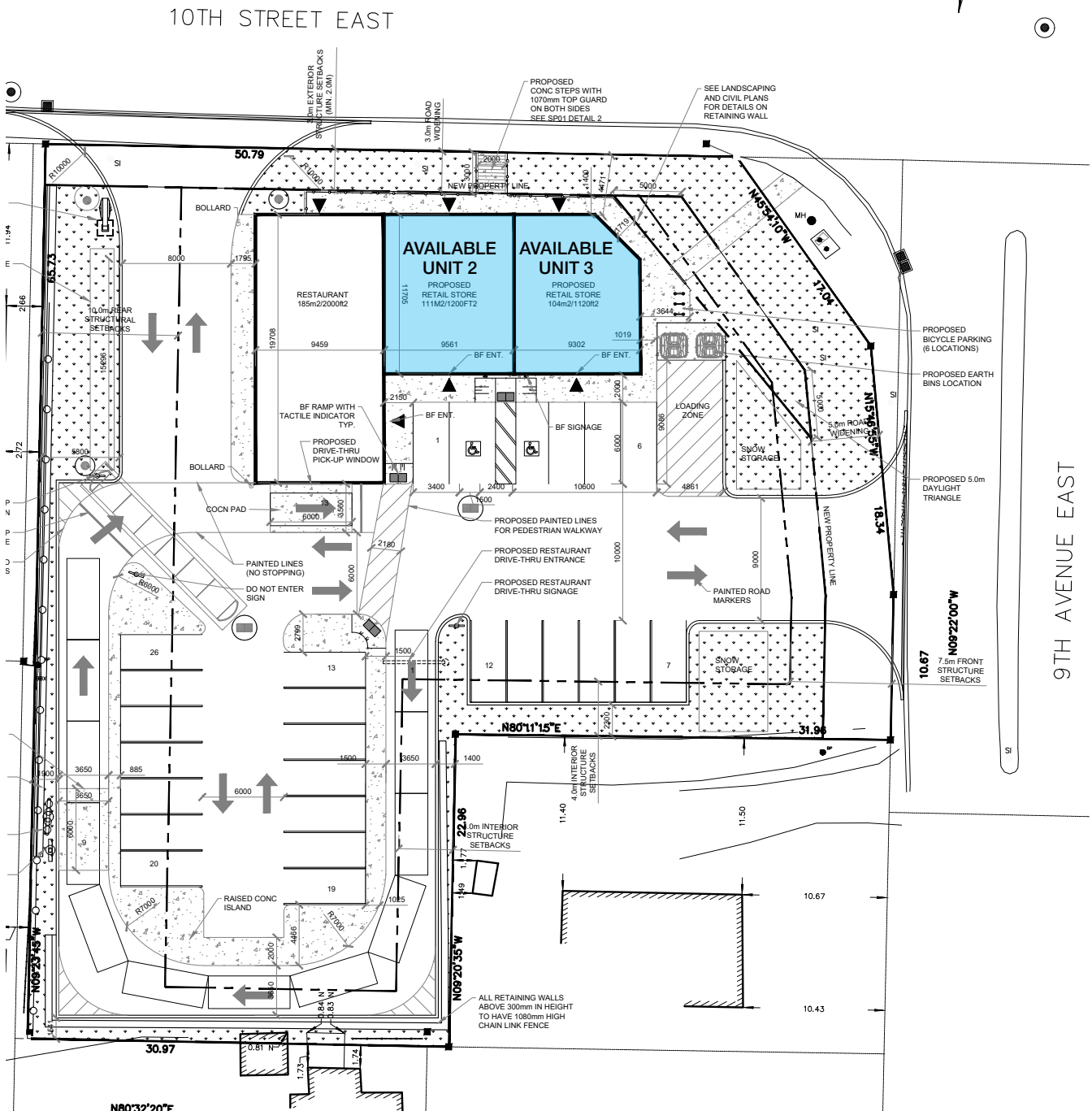
#### UNIT 3

SIZE	APPROX. 1,120 SQ. FT.
RENT	\$45 PSF PA
TMI	\$12 PSF PA

**AVAILABILITY:** Spring 2025

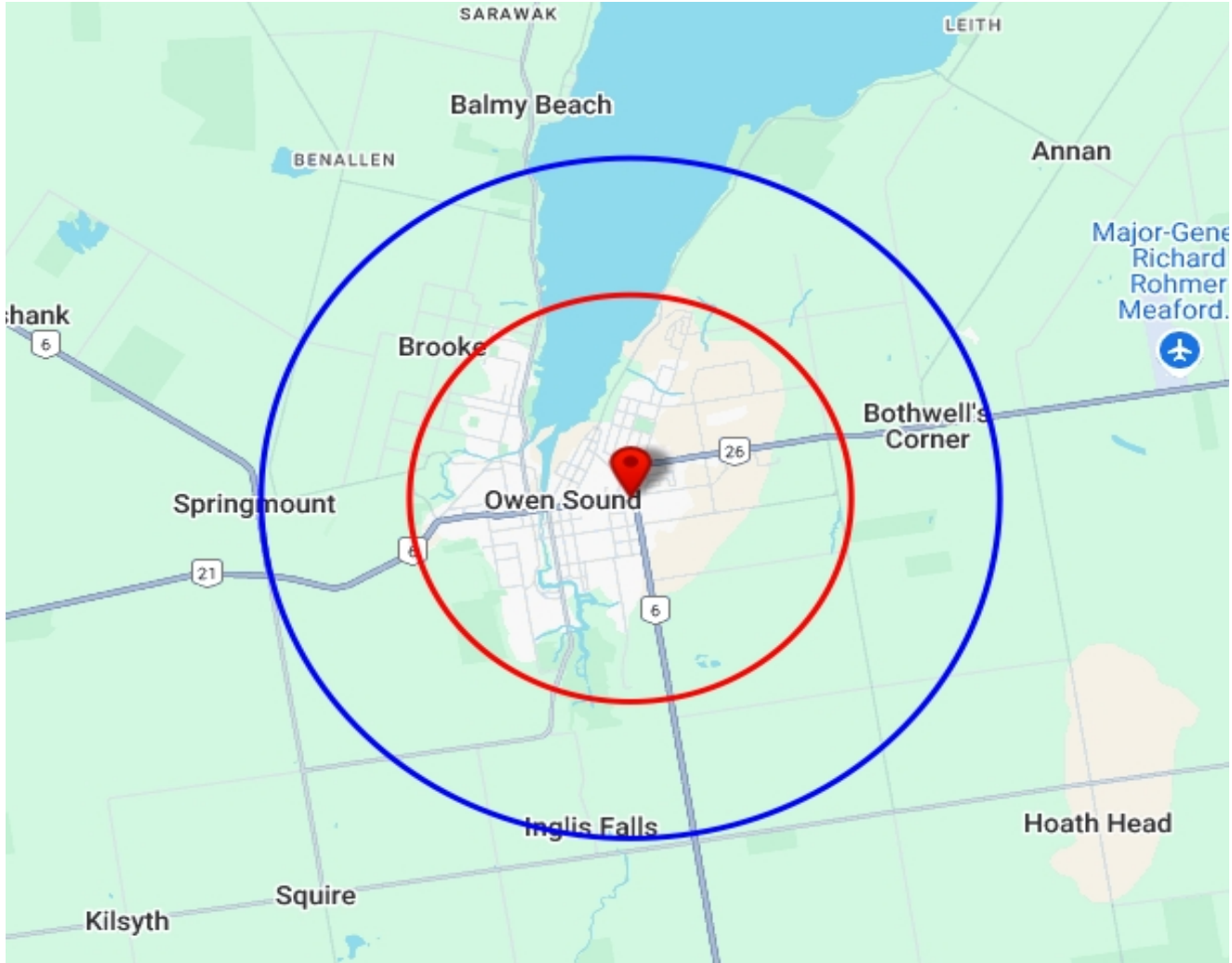
# SITE PLAN

## 889 10TH STREET EAST



# TRADE AREA MAP

## 889 10TH STREET EAST



2024 Daytime Population	889 10th St E, Owen Sound, ON N4K 1T3 0 - 3 km		889 10th St E, Owen Sound, ON N4K 1T3 0 - 5 km	
		%		%
<b>Total Estimated Population</b>	<b>22,557</b>		<b>25,624</b>	
<b>Total Daytime Population</b>	<b>25,396</b>		<b>29,895</b>	
Daytime Population at Home	12,673	49.9%	14,481	48.4%
0 to 14 years	3,203	12.6%	3,633	12.2%
15 to 64 years	4,425	17.4%	5,094	17.0%
65 years and over	5,044	19.9%	5,754	19.2%
Daytime Population at Work	13,182	51.9%	15,689	52.5%
Work At Usual Place	9,352	36.8%	11,206	37.5%
Work Mobile	2,433	9.6%	2,849	9.5%
Work At Home	1,396	5.5%	1,634	5.5%

# DEMOGRAPHICS SNAPSHOT

## 889 10TH STREET EAST

2024 Demographic Snapshot	889 10th St E, Owen Sound, ON N4K 1T3 0 - 3 km		889 10th St E, Owen Sound, ON N4K 1T3 0 - 5 km	
		%		%
<b>Total Population</b>				
2019 estimated	22,105		25,059	
2024 estimated	22,557		25,624	
2029 Projected	23,243		26,403	
% Pop. Change (2019-2024)	2.0%		2.3%	
% Pop. Change (2024-2029)	3.0%		3.0%	
<b>2024 Total Population by Age</b>	<b>22,557</b>		<b>25,624</b>	
0 to 4 years	1,016	4.5%	1,146	4.5%
5 to 19 years	3,324	14.7%	3,778	14.7%
20 to 24 years	1,148	5.1%	1,319	5.1%
25 to 34 years	2,968	13.2%	3,318	12.9%
35 to 44 years	2,528	11.2%	2,855	11.1%
45 to 54 years	2,400	10.6%	2,761	10.8%
55 to 64 years	3,043	13.5%	3,519	13.7%
65 to 74 years	2,983	13.2%	3,426	13.4%
75 years & over	3,148	14%	3,502	14%
<b>Median Age</b>	46.3		46.6	
<b>2024 Total Census Families</b>	<b>6,093</b>		<b>6,991</b>	
Average Persons Per Family	2.8		2.8	
Total Couples	4,747	77.9%	5,524	79.0%
Without children at home	2,804	46.0%	3,237	46.3%
With children at home	1,944	31.9%	2,288	32.7%
Lone-parent families	1,346	22.1%	1,467	21.0%
Children Per Census Family	0.9		0.9	
<b>2024 Educational Attainment (15 years+)</b>	<b>18,616</b>		<b>21,243</b>	
Less than a bachelor degree	15,286	82.1%	17,423	82.0%
Bachelor degree & higher	3,330	17.9%	3,820	18.0%
<b>2024 Households</b>	<b>10,445</b>		<b>11,713</b>	
Persons per household	2.09		2.12	
Average household income	\$ 89,867		\$ 92,479	
<b>2024 Occupied Dwellings</b>	<b>10,445</b>		<b>11,713</b>	
Owned dwellings	6,253	59.9%	7,148	61.0%
Rented dwellings	4,192	40.1%	4,566	39.0%
Dominant building type	Houses		Houses	
Dominant period of construction	Before 1960		Before 1960	

# DEMOGRAPHICS SNAPSHOT

## 889 10TH STREET EAST

2024 Estimates Visible Minority	889 10th St E, Owen Sound, ON N4K 1T3 0 - 3 km		889 10th St E, Owen Sound, ON N4K 1T3 0 - 5 km	
		%		%
<b>2024 Household Population by visible minority groups</b>	<b>21,821</b>	<b>%base</b>	<b>24,884</b>	<b>%base</b>
Total visible minority population	1,364	6.2%	1,449	5.8%
Chinese	125	0.6%	125	0.5%
South Asian	403	1.8%	413	1.7%
Black	304	1.4%	316	1.3%
Filipino	37	0.2%	45	0.2%
Latin American	48	0.2%	51	0.2%
Southeast Asian	25	0.1%	26	0.1%
Arab	174	0.8%	203	0.8%
West Asian	26	0.1%	26	0.1%
Korean	66	0.3%	66	0.3%
Japanese	46	0.2%	54	0.2%
Visible minority, n.i.e.	73	0.3%	78	0.3%
Multiple visible minorities	37	0.2%	44	0.2%
Not a visible minority	20,457	93.8%	23,435	94.2%

2027 Projections Visible Minority	889 10th St E, Owen Sound, ON N4K 1T3 0 - 3 km		889 10th St E, Owen Sound, ON N4K 1T3 0 - 5 km	
		%		%
<b>2027 Household Population by visible minority groups</b>	<b>21,955</b>	<b>%base</b>	<b>25,059</b>	<b>%base</b>
Total visible minority population	1,466	6.7%	1,556	6.2%
Chinese	133	0.6%	133	0.5%
South Asian	461	2.1%	473	1.9%
Black	326	1.5%	338	1.3%
Filipino	37	0.2%	45	0.2%
Latin American	49	0.2%	53	0.2%
Southeast Asian	25	0.1%	26	0.1%
Arab	186	0.8%	216	0.9%
West Asian	29	0.1%	30	0.1%
Korean	66	0.3%	66	0.3%
Japanese	46	0.2%	54	0.2%
Visible minority, n.i.e.	72	0.3%	77	0.3%
Multiple visible minorities	37	0.2%	44	0.2%
Not a visible minority	20,489	93.3%	23,504	93.8%