

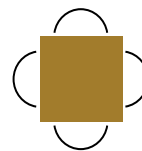
RETAIL PAD FOR LEASE WITH DRIVE-THRU

525 GRAND AVENUE WEST
CHATHAM, ON



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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DETAILS & CO-TENANTS

525 GRAND AVENUE WEST



DETAILS

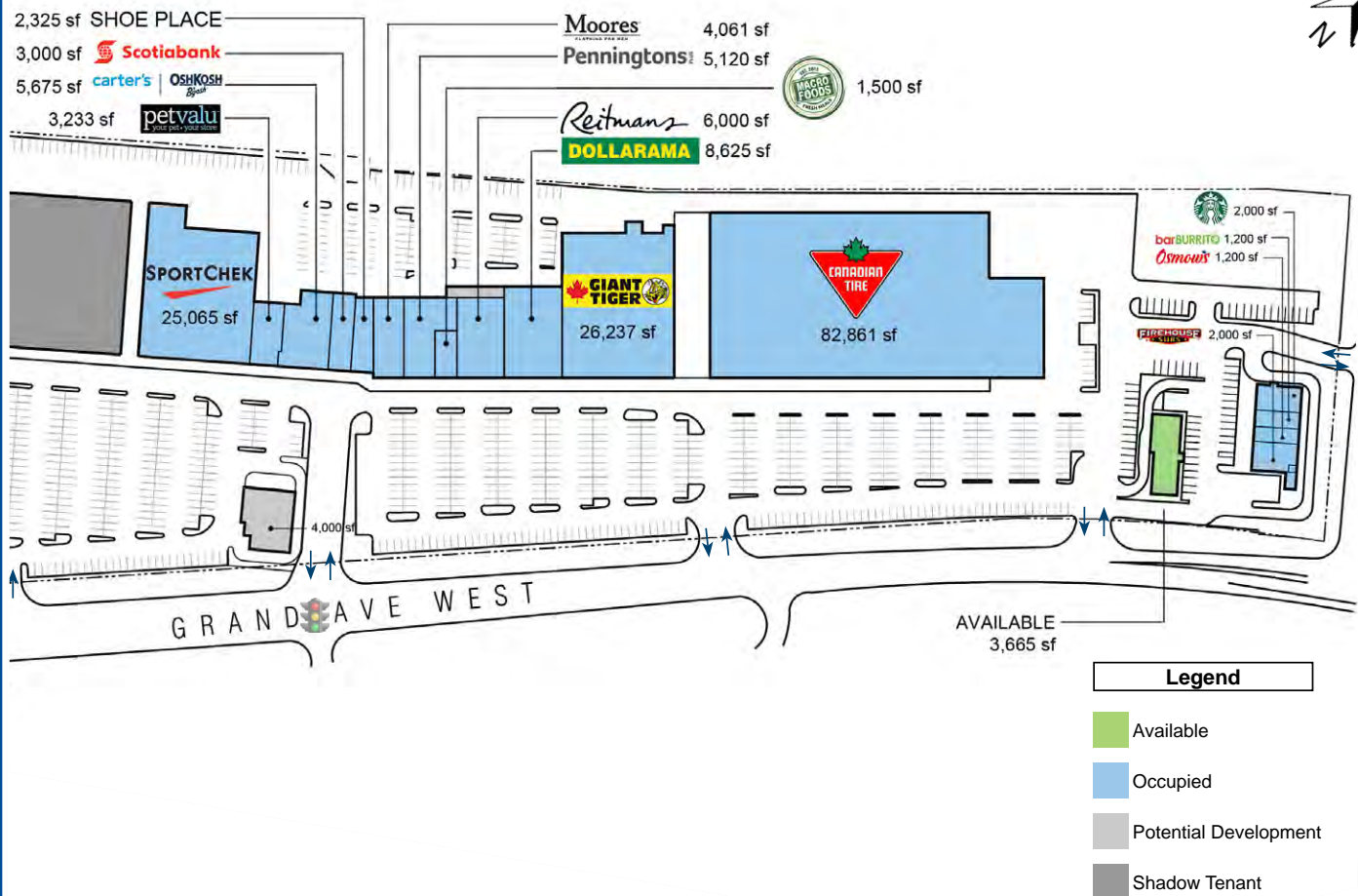
This freestanding PAD offers 33 feet of frontage along Grand Avenue West, placing it within the prominent, high-traffic Thames-Lea plaza. With major anchors like Canadian Tire and national retailers including Sport Chek, Giant Tiger, and Dollarama, this is a proven destination for shoppers. Its central location on a busy stretch, combined with ample parking and a surrounding residential base, makes it a top-tier opportunity. For added convenience, the ground floor includes two washrooms, one of which is a designated accessible washroom.

AVAILABLE UNIT:

UNIT	3,665 SF PAD w/Drive Thru
RENT	\$45 PSF
CAM	\$3.09 PSF
TAX	\$10.88 PSF

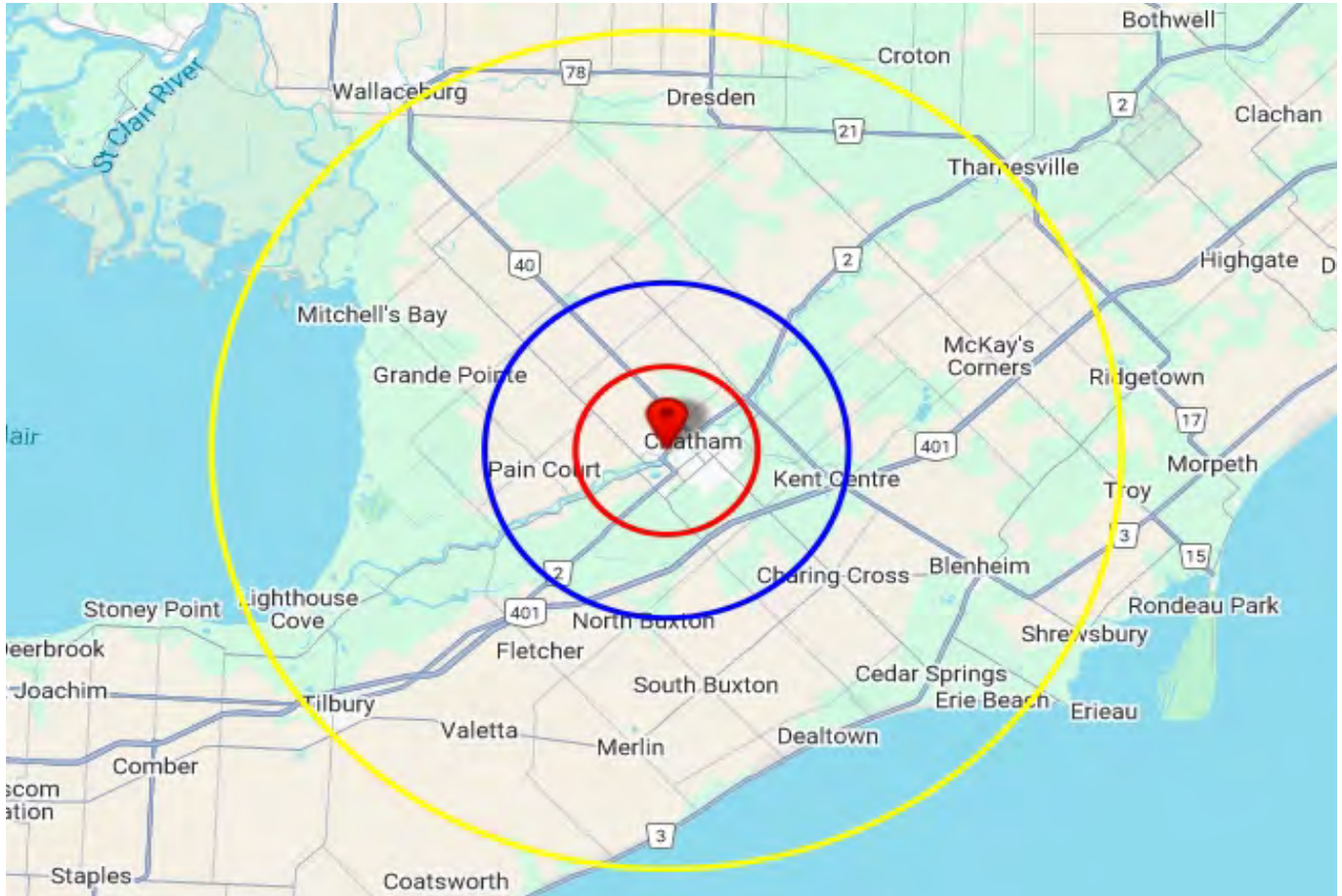
SITE PLAN

525 GRAND AVENUE WEST



DEMOGRAPHICS

525 GRAND AVENUE WEST



2024 Daytime Population	525 Grand Ave W, Chatham, ON N7L 1C5 0 - 5 km		525 Grand Ave W, Chatham, ON N7L 1C5 0 - 10 km		525 Grand Ave W, Chatham, ON N7L 1C5 0 - 25 km	
		%		%		%
Total Estimated Population	51,414		55,363		84,088	
Total Daytime Population	52,355		57,105		83,222	
Daytime Population at Home	27,844	53.2%	29,865	52.3%	44,615	53.6%
0 to 14 years	7,853	15.0%	8,446	14.8%	12,829	15.4%
15 to 64 years	9,594	18.3%	10,086	17.7%	14,325	17.2%
65 years and over	10,397	19.9%	11,333	19.8%	17,461	21.0%
Daytime Population at Work	24,893	47.5%	27,266	47.7%	38,284	46.0%
Work At Usual Place	17,137	32.7%	18,830	33.0%	26,153	31.4%
Work Mobile	3,865	7.4%	4,207	7.4%	5,732	6.9%
Work At Home	3,891	7.4%	4,229	7.4%	6,400	7.7%

DEMOGRAPHICS

525 GRAND AVENUE WEST

2024 Demographic Snapshot	525 Grand Ave W, Chatham, ON N7L 1C5 0 - 5 km		525 Grand Ave W, Chatham, ON N7L 1C5 0 - 10 km		525 Grand Ave W, Chatham, ON N7L 1C5 0 - 25 km	
		%		%		%
Total Population						
2019 estimated	47,860		52,018		81,049	
2024 estimated	51,414		55,363		84,088	
2029 Projected	52,641		56,569		85,656	
% Pop. Change (2019-2024)	7.4%		6.4%		3.8%	
% Pop. Change (2024-2029)	2.4%		2.2%		1.9%	
2024 Total Population by Age	51,414		55,363		84,088	
0 to 4 years	2,490	4.8%	2,665	4.8%	4,005	4.8%
5 to 19 years	8,391	16.3%	9,031	16.3%	13,733	16.3%
20 to 24 years	3,023	5.9%	3,220	5.8%	4,759	5.7%
25 to 34 years	6,325	12.3%	6,702	12.1%	9,897	11.8%
35 to 44 years	5,953	11.6%	6,409	11.6%	9,552	11.4%
45 to 54 years	5,823	11.3%	6,262	11.3%	9,422	11.2%
55 to 64 years	7,111	13.8%	7,711	13.9%	12,168	14.5%
65 to 74 years	6,476	12.6%	7,080	12.8%	11,145	13.3%
75 years & over	5,823	11%	6,284	11%	9,407	11%
Median Age	44.2		44.5		45.1	
2024 Total Census Families	13,792		14,964		22,974	
Average Persons Per Family	2.9		2.9		2.9	
Total Couples	10,780	78.2%	11,828	79.0%	18,819	81.9%
Without children at home	5,855	42.5%	6,460	43.2%	10,435	45.4%
With children at home	4,925	35.7%	5,368	35.9%	8,384	36.5%
Lone-parent families	3,013	21.8%	3,136	21.0%	4,155	18.1%
Children Per Census Family	1.0		1.0		1.0	
2024 Educational Attainment (15 years+)	42,470		45,846		69,521	
Less than a bachelor degree	35,545	83.7%	38,316	83.6%	59,031	84.9%
Bachelor degree & higher	6,925	16.3%	7,530	16.4%	10,490	15.1%
2024 Households	21,914		23,530		34,987	
Persons per household	2.30		2.31		2.35	
Average household income	\$ 95,158		\$ 96,829		\$ 100,456	
2024 Occupied Dwellings	21,914		23,530		34,987	
Owned dwellings	14,199	64.8%	15,575	66.2%	24,615	70.4%
Rented dwellings	7,715	35.2%	7,956	33.8%	10,349	29.6%
Dominant building type	Houses		Houses		Houses	
Dominant period of construction	1961-1980		1961-1980		Before 1960	
Dominant Demographics						
Official Home Language	English		English		English	

DEMOGRAPHICS

525 GRAND AVENUE WEST

2024 Estimates Visible Minority	525 Grand Ave W, Chatham, ON N7L 1C5 0 - 5 km		525 Grand Ave W, Chatham, ON N7L 1C5 0 - 10 km		525 Grand Ave W, Chatham, ON N7L 1C5 0 - 25 km	
		%		%		%
2024 Household Population by visible minority groups	50,317	%base	54,305	%base	82,332	%base
Total visible minority population	5,459	10.9%	5,628	10.4%	6,738	8.2%
Chinese	291	0.6%	309	0.6%	360	0.4%
South Asian	1,270	2.5%	1,282	2.4%	1,460	1.8%
Black	2,039	4.1%	2,142	3.9%	2,618	3.2%
Filipino	199	0.4%	201	0.4%	356	0.4%
Latin American	434	0.9%	443	0.8%	528	0.6%
Southeast Asian	342	0.7%	346	0.6%	434	0.5%
Arab	276	0.5%	293	0.5%	327	0.4%
West Asian	76	0.2%	76	0.1%	76	0.1%
Korean	156	0.3%	156	0.3%	156	0.2%
Japanese	43	0.1%	45	0.1%	55	0.1%
Visible minority, n.i.e.	133	0.3%	133	0.2%	142	0.2%
Multiple visible minorities	200	0.4%	202	0.4%	226	0.3%
Not a visible minority	44,857	89.1%	48,677	89.6%	75,594	91.8%

2027 Projections Visible Minority	525 Grand Ave W, Chatham, ON N7L 1C5 0 - 5 km		525 Grand Ave W, Chatham, ON N7L 1C5 0 - 10 km		525 Grand Ave W, Chatham, ON N7L 1C5 0 - 25 km	
		%		%		%
2027 Household Population by visible minority groups	51,147	%base	55,109	%base	83,340	%base
Total visible minority population	5,921	11.6%	6,092	11.1%	7,235	8.7%
Chinese	319	0.6%	337	0.6%	386	0.5%
South Asian	1,453	2.8%	1,465	2.7%	1,649	2.0%
Black	2,167	4.2%	2,272	4.1%	2,774	3.3%
Filipino	204	0.4%	206	0.4%	364	0.4%
Latin American	502	1.0%	511	0.9%	597	0.7%
Southeast Asian	348	0.7%	352	0.6%	442	0.5%
Arab	297	0.6%	314	0.6%	347	0.4%
West Asian	82	0.2%	82	0.1%	82	0.1%
Korean	173	0.3%	173	0.3%	173	0.2%
Japanese	43	0.1%	45	0.1%	54	0.1%
Visible minority, n.i.e.	132	0.3%	132	0.2%	141	0.2%
Multiple visible minorities	201	0.4%	203	0.4%	227	0.3%
Not a visible minority	45,225	88.4%	49,018	88.9%	76,106	91.3%