

NEW PAD OPPORTUNITIES

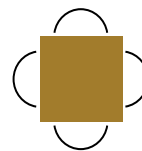
1127 PEMBROKE STREET WEST

PEMBROKE, ON



Len Goudy

Broker of Record
Goudy Real Estate Corp.
Real Estate Brokerage
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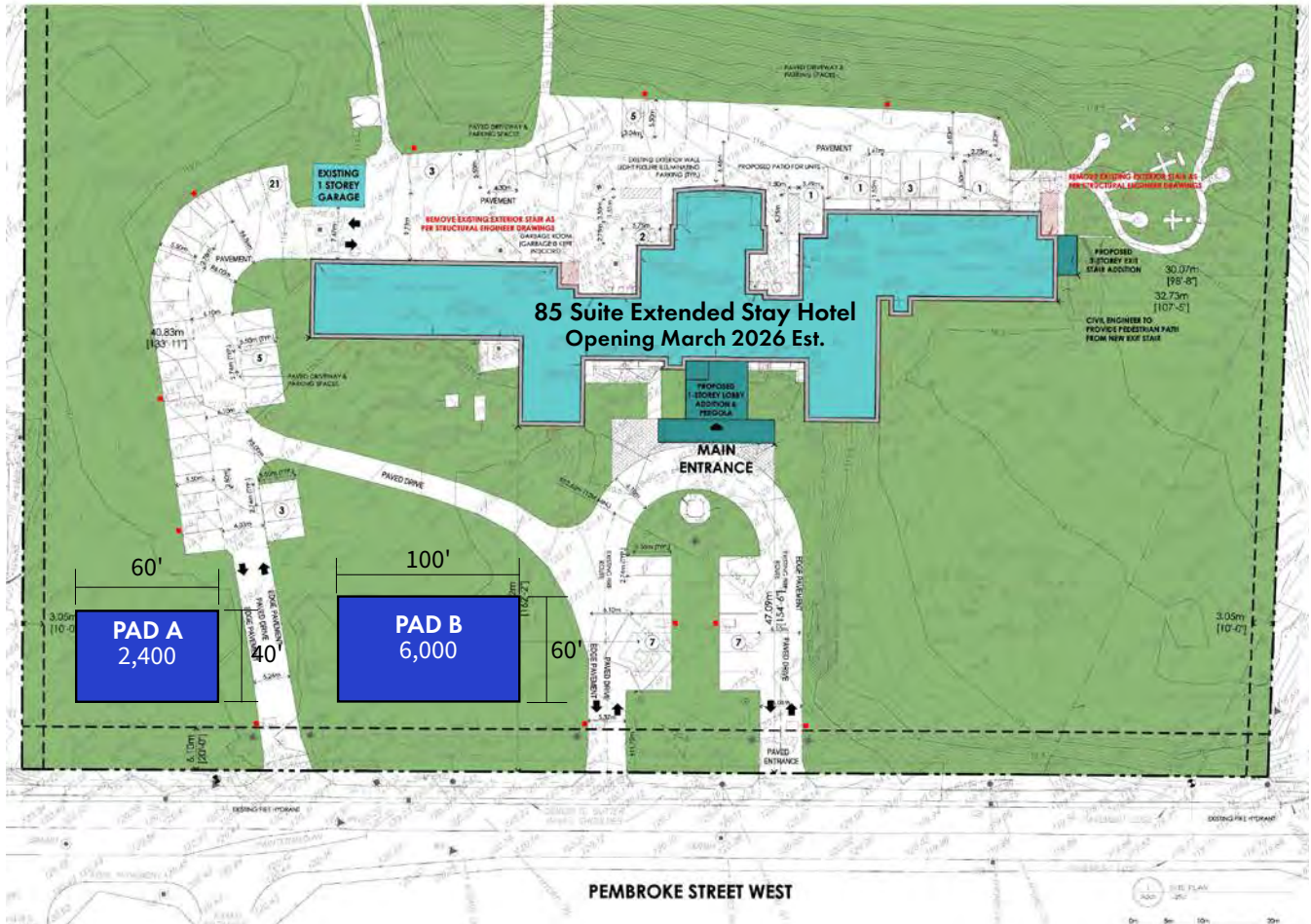
Goudy Real Estate Corp.
Real Estate Brokerage
Commercial Real Estate Sales & Leasing

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

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SITE DETAILS

1127 PEMBROKE STREET WEST



DETAILS

New Build PAD opportunities with Drive-Thru in Pembroke. Located in front of a newly renovated 85 Suite Extended Stay Hotel, slated to open in March of 2026. Across from West End Plaza, tenants include, No Frills, Dollarama, The Brick, Bar Burrito, Subway, and Peavy Mart. Located close to both Highway 41 and the Trans Canada Highway (Highway 17).

AVAILABLE UNITS:

PAD A	2,400 sq. ft. w/Drive-Thru
RENT	\$65 PSF
PAD B	Starting at 1,200 sq. ft. with opportunity for larger units. End unit with potential for a Drive-Thru.
RENT	\$45 PSF for in-line units; \$65 PSF for end unit w/Drive-Thru

*This is a new build and TMI has not yet been assessed.

DEMOGRAPHICS

1127 PEMBROKE STREET WEST



2024 Daytime Population	1127 Pembroke St W, Pembroke, ON K8A 0L9 0 - 5 km		1127 Pembroke St W, Pembroke, ON K8A 0L9 0 - 10 km		1127 Pembroke St W, Pembroke, ON K8A 0L9 0 - 15 km	
		%		%		%
Total Estimated Population	19,262		27,233		45,542	
Total Daytime Population	20,734		30,587		43,037	
Daytime Population at Home	10,673	51.5%	14,933	48.8%	23,533	54.7%
0 to 14 years	2,758	13.3%	4,058	13.3%	7,843	18.2%
15 to 64 years	3,916	18.9%	5,346	17.5%	8,532	19.8%
65 years and over	3,999	19.3%	5,528	18.1%	7,158	16.6%
Daytime Population at Work	10,515	50.7%	15,056	49.2%	20,888	48.5%
Work At Usual Place	7,111	34.3%	10,208	33.4%	14,340	33.3%
Work Mobile	2,013	9.7%	2,487	8.1%	2,834	6.6%
Work At Home	1,392	6.7%	2,361	7.7%	3,714	8.6%

DEMOGRAPHICS

1127 PEMBROKE STREET WEST

2024 Demographic Snapshot	1127 Pembroke St W, Pembroke, ON K8A 0L9 0 - 5 km		1127 Pembroke St W, Pembroke, ON K8A 0L9 0 - 10 km		1127 Pembroke St W, Pembroke, ON K8A 0L9 0 - 15 km	
		%		%		%
Total Population						
2019 estimated	18,587		26,521		43,930	
2024 estimated	19,262		27,233		45,542	
2029 Projected	19,426		27,375		45,917	
% Pop. Change (2019-2024)	3.6%		2.7%		3.7%	
% Pop. Change (2024-2029)	0.9%		0.5%		0.8%	
2024 Total Population by Age	19,262		27,233		45,542	
0 to 4 years	890	4.6%	1,295	4.8%	2,545	5.6%
5 to 19 years	2,813	14.6%	4,156	15.3%	7,693	16.9%
20 to 24 years	1,060	5.5%	1,471	5.4%	2,739	6.0%
25 to 34 years	2,355	12.2%	3,215	11.8%	6,808	14.9%
35 to 44 years	2,386	12.4%	3,430	12.6%	6,514	14.3%
45 to 54 years	2,062	10.7%	3,082	11.3%	4,994	11.0%
55 to 64 years	2,669	13.9%	3,856	14.2%	5,526	12.1%
65 to 74 years	2,515	13.1%	3,514	12.9%	4,711	10.3%
75 years & over	2,511	13%	3,214	12%	4,011	9%
Median Age	45.6		45.2		39.1	
2024 Total Census Families	5,156		7,540		12,429	
Average Persons Per Family	2.8		2.8		2.9	
Total Couples	3,999	77.6%	6,122	81.2%	10,401	83.7%
Without children at home	2,323	45.0%	3,444	45.7%	5,345	43.0%
With children at home	1,676	32.5%	2,678	35.5%	5,056	40.7%
Lone-parent families	1,157	22.4%	1,418	18.8%	2,027	16.3%
Children Per Census Family	0.9		0.9		1.0	
2024 Educational Attainment (15 years+)	15,776		22,355		36,127	
Less than a bachelor degree	13,684	86.7%	18,964	84.8%	30,442	84.3%
Bachelor degree & higher	2,092	13.3%	3,391	15.2%	5,684	15.7%
2024 Households	8,636		11,752		18,668	
Persons per household	2.15		2.25		2.36	
Average household income	\$ 93,633		\$ 104,160		\$ 112,397	
2024 Occupied Dwellings	8,636		11,752		18,668	
Owned dwellings	5,338	61.8%	8,097	68.9%	12,534	67.1%
Rented dwellings	3,298	38.2%	3,655	31.1%	6,134	32.9%
Dominant building type	Houses		Houses		Houses	
Dominant period of construction	Before 1960		Before 1960		Before 1960	
Dominant Demographics						
Official Home Language	English		English		English	
Dominant non-official language	German		German		German	

DEMOGRAPHICS

1127 PEMBROKE STREET WEST

2024 Estimates Visible Minority	1127 Pembroke St W, Pembroke, ON K8A 0L9 0 - 5 km		1127 Pembroke St W, Pembroke, ON K8A 0L9 0 - 10 km		1127 Pembroke St W, Pembroke, ON K8A 0L9 0 - 15 km	
		%		%		%
2024 Household Population by visible minority groups	18,533	%base	26,398	%base	43,976	%base
Total visible minority population	668	3.6%	841	3.2%	1,975	4.5%
Chinese	115	0.6%	130	0.5%	190	0.4%
South Asian	184	1.0%	241	0.9%	521	1.2%
Black	143	0.8%	168	0.6%	449	1.0%
Filipino	109	0.6%	131	0.5%	201	0.5%
Latin American	54	0.3%	79	0.3%	163	0.4%
Southeast Asian	41	0.2%	42	0.2%	124	0.3%
Arab	0	0.0%	0	0.0%	76	0.2%
West Asian	0	0.0%	2	0.0%	16	0.0%
Korean	0	0.0%	6	0.0%	45	0.1%
Japanese	0	0.0%	5	0.0%	42	0.1%
Visible minority, n.i.e.	0	0.0%	8	0.0%	59	0.1%
Multiple visible minorities	23	0.1%	29	0.1%	90	0.2%
Not a visible minority	17,865	96.4%	25,557	96.8%	42,001	95.5%

2027 Projections Visible Minority	1127 Pembroke St W, Pembroke, ON K8A 0L9 0 - 5 km		1127 Pembroke St W, Pembroke, ON K8A 0L9 0 - 10 km		1127 Pembroke St W, Pembroke, ON K8A 0L9 0 - 15 km	
		%		%		%
2027 Household Population by visible minority groups	18,602	%base	26,430	%base	44,150	%base
Total visible minority population	708	3.8%	890	3.4%	2,093	4.7%
Chinese	124	0.7%	140	0.5%	205	0.5%
South Asian	199	1.1%	262	1.0%	569	1.3%
Black	150	0.8%	175	0.7%	467	1.1%
Filipino	112	0.6%	134	0.5%	207	0.5%
Latin American	59	0.3%	86	0.3%	177	0.4%
Southeast Asian	42	0.2%	43	0.2%	127	0.3%
Arab	0	0.0%	0	0.0%	81	0.2%
West Asian	0	0.0%	2	0.0%	16	0.0%
Korean	0	0.0%	7	0.0%	51	0.1%
Japanese	0	0.0%	6	0.0%	44	0.1%
Visible minority, n.i.e.	0	0.0%	8	0.0%	58	0.1%
Multiple visible minorities	23	0.1%	29	0.1%	90	0.2%
Not a visible minority	17,893	96.2%	25,540	96.6%	42,057	95.3%