

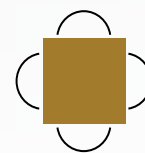
RETAIL SPACE FOR LEASE PAD OPPORTUNITY

150 CHURCHILL BLVD, SAULT STE. MARIE, 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 & SITE PLAN

150 CHURCHILL BLVD, SAULT STE. MARIE, ON



UNIT	TENANT	AREA
X-C1	Tahini's	850.5
X-C2	Cobs Bread	1,351
X-C3	AVAILABLE	2,087
A2	PartSource	7,300
A3	The Beer Store	6,988
B1	Fat Bastard Burrito	1,388
B3	Dollarama	14,653
B4	AVAILABLE	3,916
B5	LCBO	6,701
C1	Due North Cannabis	5,954
C2	Little Caesar's	1,532
C3	FYI Doctors	6,206
C4	Stacked Pancake	2,980
C5	Subway	1,200
C6	Storage	969
C7	Hess Jewellers	1,580
C8	AVAILABLE	2,001
C9	Pet Food Warehouse	3,097
C10	CosmoProf	2,321
C11	CIBC	4,284
C11-B	Sushi & Bubble	696
C12	Hearing First Solutions	896
C13	Hot Nails	421
C15	Pharmasave	3,975
C16	Serco Drivers Training	2,832
C17	Maritime Travel	728
C18	LCBO - Office	662
C19/C20	Aaron's	7,059
C21	Storage	858
D	Metro	47,623
E	Churchill Dental	1,471

CENTRE HIGHLIGHTS

- Located at the intersection of Highway 17B & Churchill Boulevard in Sault Ste. Marie, this grocery anchored centre offers 31 units totalling 143,203 sq. ft featuring retailers such as Metro, Dollarama, PartSource, and The Beer Store.
- Located in the fastest growing quadrant of Sault Ste. Marie.
- Excellent access and exposure in strong retail community with high traffic volumes.
- Sault Ste. Marie, located on the shores of Lake Superior and Lake Huron, is truly a gateway to world class outdoors.

UNITS AVAILABLE

X-C3	2,087 sq. ft.
B4	3,916 sq. ft.
C8	2,001 sq. ft.

TMI (2026 estimated, but not warranted)

REALTY TAXES	\$4.80 psf
CAM	\$6.82 psf
GARBAGE	\$0.67 psf
HVAC MAINTENANCE	\$0.46 psf



**VIDEO
WALK-THRU**

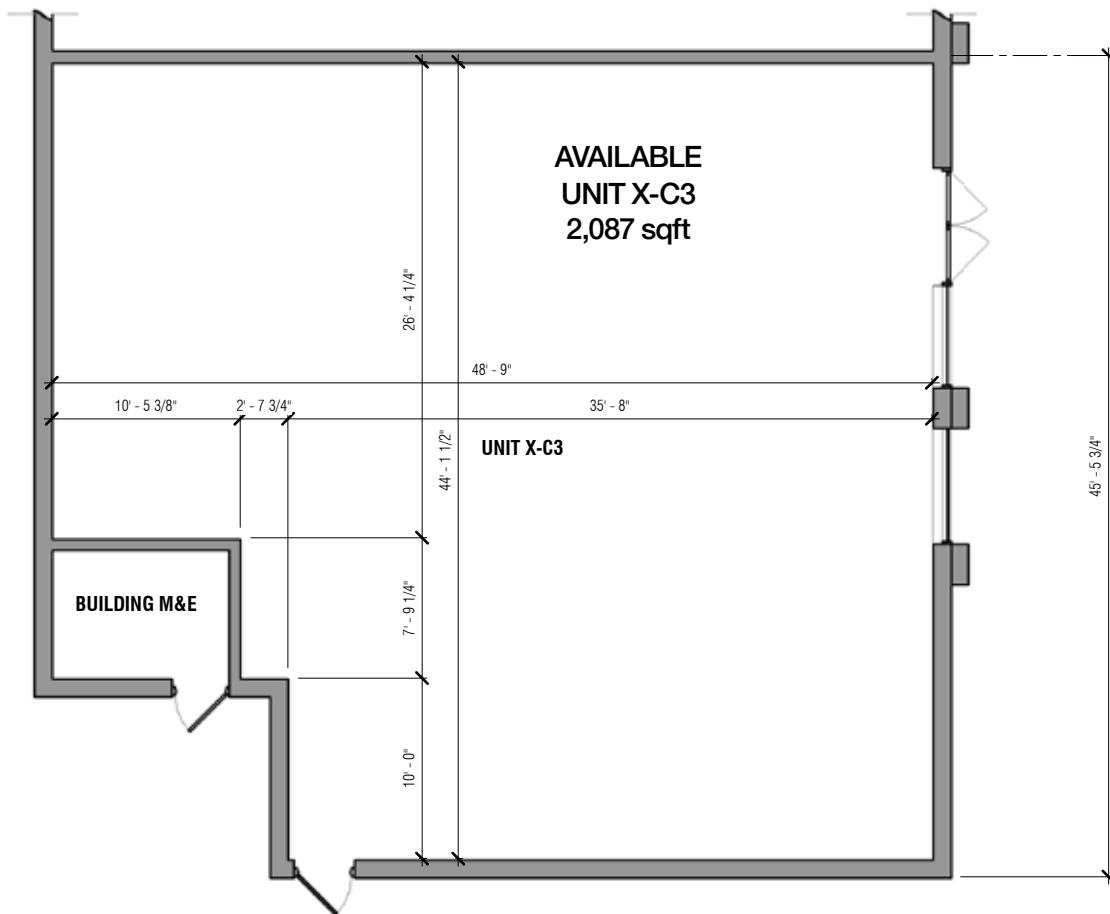
PAD SITE - UNIT X-C3

150 CHURCHILL BLVD, SAULT STE. MARIE, ON



PAD FLOOR PLAN - UNIT X-C3

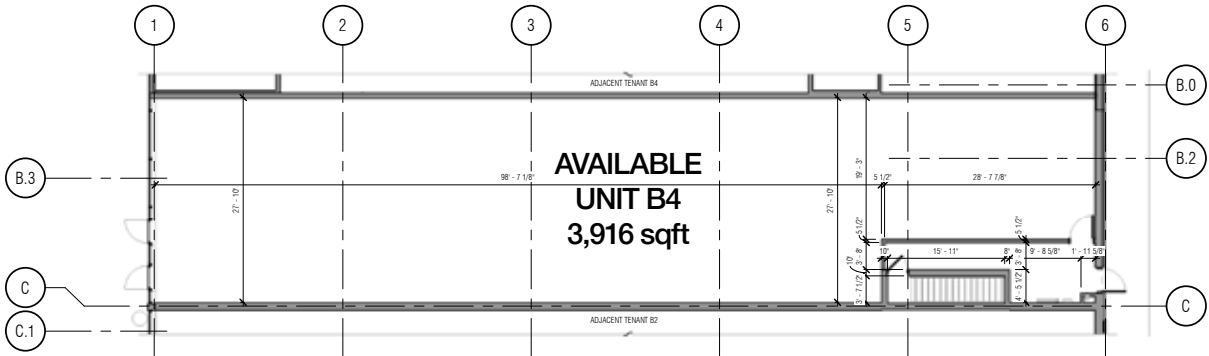
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FLOOR PLAN - B4

150 CHURCHILL BLVD, SAULT STE. MARIE, ON

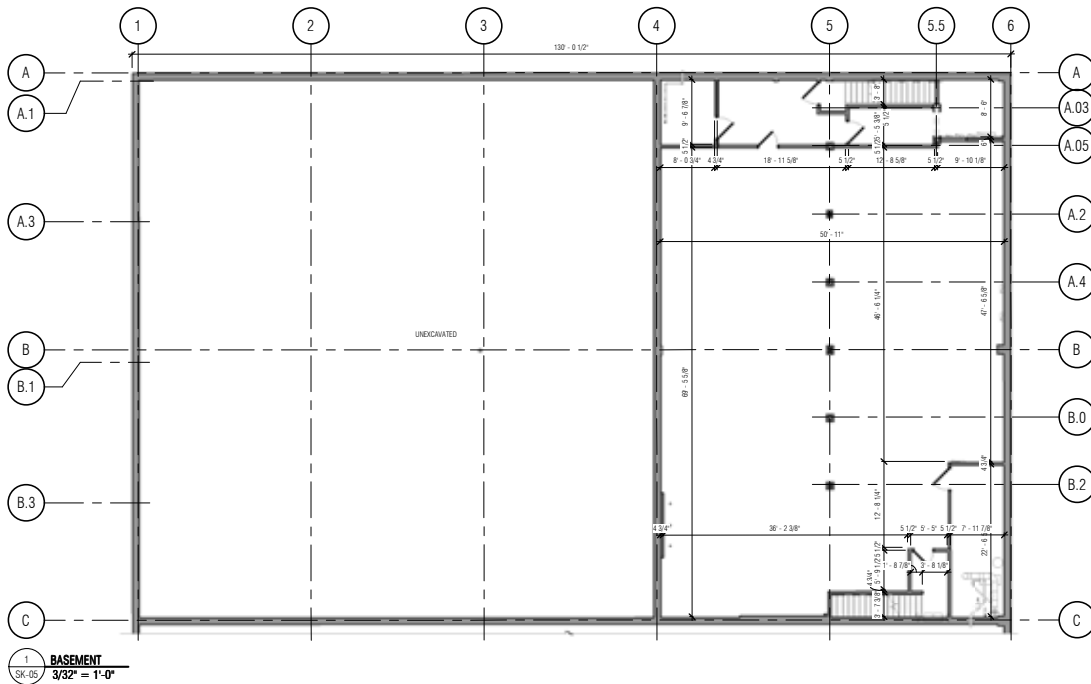
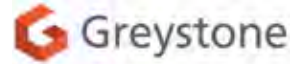


1 GROUND FLOOR
SK-05 3/32" = 1'-0"

150 CHURCHILL BLVD.
SAULT STE MARIE, ON

GROUND
FLOOR

PROJECT:23608-A+F SCALE: 3/32" = 1'-0"

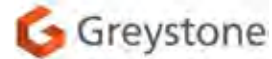


1 BASEMENT
SK-05 3/32" = 1'-0"

150 CHURCHILL BLVD.
SAULT STE MARIE, ON

BASEMENT

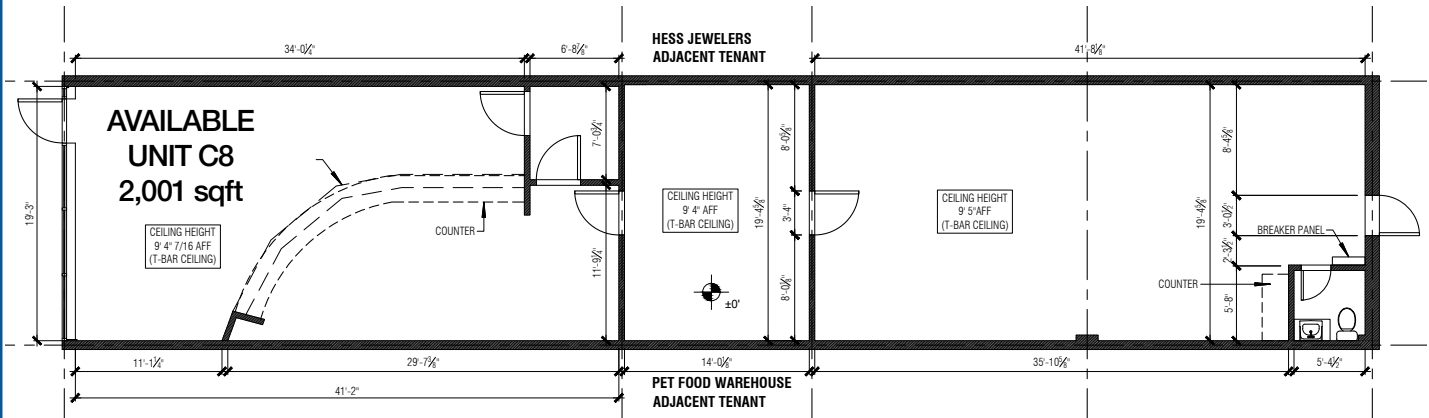
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FLOOR PLAN - C8

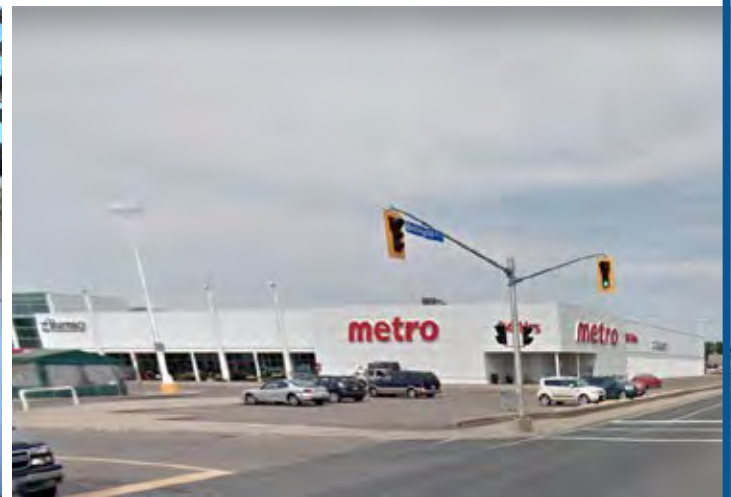
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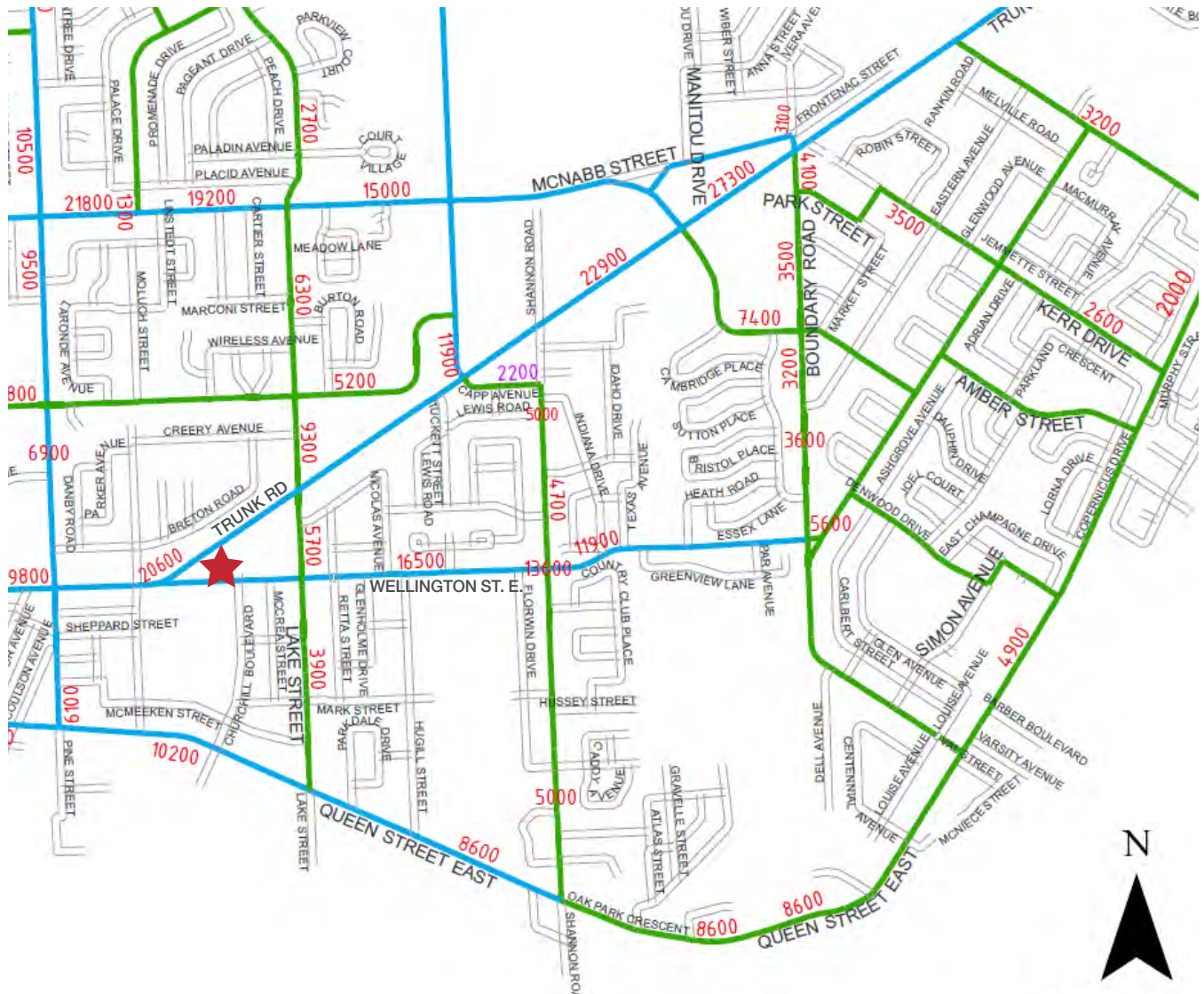
CO-TENANTS

150 CHURCHILL BLVD, SAULT STE. MARIE, ON



TRAFFIC COUNTS

150 CHURCHILL BLVD, SAULT STE. MARIE, ON



TRAFFIC COUNTS:

Trunk Rd(In front of Churchill Plaza): 20,600

Lake St: 5,700

Wellington St: 16,500

Total of 42,800 cars per day by the site

Legend

- Arterial Street
- Collector Street

0000* Average Daily Traffic (Bi-Directional)

0000* Average Daily Traffic (Single-Direction)

*Traffic volumes are rounded to the nearest hundredth

*Source The Sault Ste. Marie Transportation Master Plan, Final Report, 2011-2012

TRADE AREA MAP

150 CHURCHILL BLVD, SAULT STE. MARIE, ON



2024 Daytime Population	150 Churchill Blvd, Sault Ste. Marie, ON P6A 3Z9 0 - 3 km		150 Churchill Blvd, Sault Ste. Marie, ON P6A 3Z9 0 - 5 km	
		%		%
Total Estimated Population	36,113		54,647	
Total Daytime Population	36,777		58,915	
Daytime Population at Home	20,709	56.3%	31,070	52.7%
0 to 14 years	4,864	13.2%	7,345	12.5%
15 to 64 years	7,429	20.2%	11,684	19.8%
65 years and over	8,416	22.9%	12,042	20.4%
Daytime Population at Work	16,082	43.7%	28,527	48.4%
Work At Usual Place	11,027	30.0%	20,255	34.4%
Work Mobile	2,408	6.5%	4,403	7.5%
Work At Home	2,647	7.2%	3,868	6.6%

DEMOGRAPHICS

150 CHURCHILL BLVD, SAULT STE. MARIE, ON

2024 Demographic Snapshot	150 Churchill Blvd, Sault Ste. Marie, ON P6A 3Z9 0 - 3 km		150 Churchill Blvd, Sault Ste. Marie, ON P6A 3Z9 0 - 5 km	
		%		%
Total Population				
2019 estimated	35,467		53,824	
2024 estimated	36,113		54,647	
2029 Projected	35,792		54,036	
% Pop. Change (2019-2024)	1.8%		1.5%	
% Pop. Change (2024-2029)	-0.9%		-1.1%	
2024 Total Population by Age	36,113		54,647	
0 to 4 years	1,402	3.9%	2,164	4.0%
5 to 19 years	5,277	14.6%	7,969	14.6%
20 to 24 years	2,460	6.8%	3,652	6.7%
25 to 34 years	5,067	14.0%	7,575	13.9%
35 to 44 years	4,130	11.4%	6,194	11.3%
45 to 54 years	3,681	10.2%	5,756	10.5%
55 to 64 years	4,617	12.8%	7,216	13.2%
65 to 74 years	4,852	13.4%	7,110	13.0%
75 years & over	4,628	13%	7,012	13%
Median Age	44.3		44.6	
2024 Total Census Families	9,740		14,641	
Average Persons Per Family	2.7		2.7	
Total Couples	7,753	79.6%	11,509	78.6%
Without children at home	4,474	45.9%	6,592	45.0%
With children at home	3,279	33.7%	4,917	33.6%
Lone-parent families	1,987	20.4%	3,132	21.4%
Children Per Census Family	0.9		0.9	
2024 Educational Attainment (15 years+)	30,800		45,980	
Less than a bachelor degree	23,112	75.0%	35,267	76.7%
Bachelor degree & higher	7,689	25.0%	10,713	23.3%
2024 Households	16,825		24,867	
Persons per household	2.12		2.14	
Average household income	\$ 101,425		\$ 99,514	
2024 Occupied Dwellings	16,825		24,867	
Owned dwellings	10,567	62.8%	15,935	64.1%
Rented dwellings	6,239	37.1%	8,795	35.4%
Dominant building type	Houses		Houses	

DEMOGRAPHICS

150 CHURCHILL BLVD, SAULT STE. MARIE, ON

2024 Estimates Visible Minority	150 Churchill Blvd, Sault Ste. Marie, ON P6A 3Z9 0 - 3 km		150 Churchill Blvd, Sault Ste. Marie, ON P6A 3Z9 0 - 5 km	
		%		%
2024 Household Population by visible minority groups	35,672	%base	53,319	%base
Total visible minority population	2,548	7.1%	3,325	6.2%
Chinese	410	1.1%	497	0.9%
South Asian	878	2.5%	1,159	2.2%
Black	383	1.1%	572	1.1%
Filipino	208	0.6%	209	0.4%
Latin American	264	0.7%	275	0.5%
Southeast Asian	79	0.2%	80	0.2%
Arab	125	0.3%	174	0.3%
West Asian	0	0.0%	81	0.2%
Korean	36	0.1%	83	0.2%
Japanese	41	0.1%	55	0.1%
Visible minority, n.i.e.	89	0.3%	107	0.2%
Multiple visible minorities	34	0.1%	34	0.1%
Not a visible minority	33,124	92.9%	49,995	93.8%

2027 Projections Visible Minority	150 Churchill Blvd, Sault Ste. Marie, ON P6A 3Z9 0 - 3 km		150 Churchill Blvd, Sault Ste. Marie, ON P6A 3Z9 0 - 5 km	
		%		%
2027 Household Population by visible minority groups	35,360	%base	52,867	%base
Total visible minority population	2,713	7.7%	3,547	6.7%
Chinese	440	1.2%	534	1.0%
South Asian	975	2.8%	1,283	2.4%
Black	393	1.1%	584	1.1%
Filipino	213	0.6%	214	0.4%
Latin American	280	0.8%	292	0.6%
Southeast Asian	80	0.2%	81	0.2%
Arab	127	0.4%	178	0.3%
West Asian	0	0.0%	90	0.2%
Korean	40	0.1%	93	0.2%
Japanese	45	0.1%	61	0.1%
Visible minority, n.i.e.	87	0.2%	104	0.2%
Multiple visible minorities	34	0.1%	34	0.1%
Not a visible minority	32,647	92.3%	49,320	93.3%