

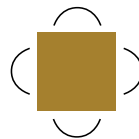
RETAIL SPACE FOR LEASE

77 WATERLOO ROAD,
TIMMINS, ONTARIO



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

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AREA DETAILS

77 WATERLOO ROAD



AREA & UNIT DETAILS:

Fantastic opportunity to lease space in a busy multi-tenant retail plaza that is centrally located in the heart of Timmins. This plaza is shadow anchored by Metro and is centrally located in the heart of Timmins, near other nationally branded retailers, along a busy stretch of Hwy 101. Great visibility with signage facing Waterloo Road. This site offers ample parking, and services the over 40,000 residents of the surrounding neighbourhoods. Shared by GoodLife Fitness, PetSmart, Dollarama, and Motion, this site offers a variety of retailers which attracts a heavy flow of customer traffic.

AVAILABLE UNIT:

UNIT: 10,674 SF

RENT: \$16.50 psf pa net

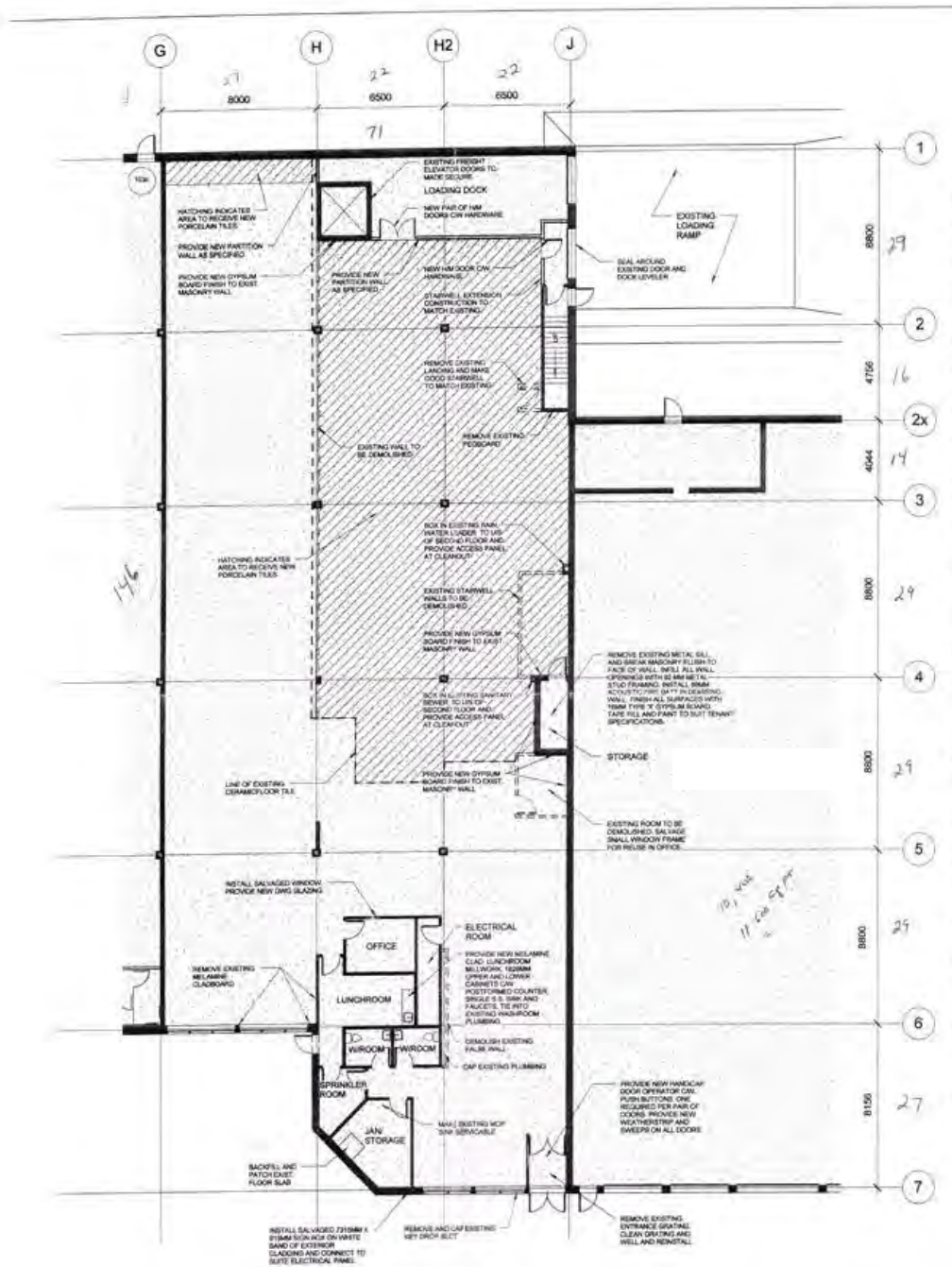
REALTY TAX: \$3.35 psf pa

CAM: \$2.58 psf pa

*2026 TMI is estimated, but not warranted.

FLOOR PLAN

77 WATERLOO ROAD



SITE PLAN

77 WATERLOO ROAD



TRADE AREA MAP

77 WATERLOO ROAD



2024 Daytime Population	77 Waterloo Rd, Timmins, ON P4N 8M4 0 - 3 km		77 Waterloo Rd, Timmins, ON P4N 8M4 0 - 5 km	
		%		%
Total Estimated Population	29,201		32,282	
Total Daytime Population	28,727		32,159	
Daytime Population at Home	14,795	51.5%	16,306	50.7%
0 to 14 years	4,205	14.6%	4,612	14.3%
15 to 64 years	6,051	21.1%	6,643	20.7%
65 years and over	4,540	15.8%	5,050	15.7%
Daytime Population at Work	14,535	50.6%	16,789	52.2%
Work At Usual Place	9,303	32.4%	10,923	34.0%
Work Mobile	2,544	8.9%	2,976	9.3%
Work At Home	2,689	9.4%	2,890	9.0%

DEMOGRAPHICS SNAPSHOT

77 WATERLOO ROAD

2024 Demographic Snapshot	77 Waterloo Rd, Timmins, ON P4N 8M4 0 - 3 km		77 Waterloo Rd, Timmins, ON P4N 8M4 0 - 5 km	
		%		%
Total Population				
2019 estimated	28,742		31,639	
2024 estimated	29,201		32,282	
2029 Projected	28,606		31,630	
% Pop. Change (2019-2024)	1.6%		2.0%	
% Pop. Change (2024-2029)	-2.0%		-2.0%	
2024 Total Population by Age	29,201		32,282	
0 to 4 years	1,210	4.1%	1,330	4.1%
5 to 19 years	4,717	16.2%	5,158	16.0%
20 to 24 years	2,466	8.4%	2,698	8.4%
25 to 34 years	4,166	14.3%	4,587	14.2%
35 to 44 years	3,655	12.5%	4,002	12.4%
45 to 54 years	3,426	11.7%	3,779	11.7%
55 to 64 years	3,883	13.3%	4,337	13.4%
65 to 74 years	3,241	11.1%	3,627	11.2%
75 years & over	2,438	8%	2,764	9%
Median Age	40.6		40.9	
2024 Total Census Families	7,816		8,621	
Average Persons Per Family	2.8		2.8	
Total Couples	6,190	79.2%	6,845	79.4%
Without children at home	3,334	42.7%	3,723	43.2%
With children at home	2,857	36.6%	3,122	36.2%
Lone-parent families	1,625	20.8%	1,776	20.6%
Children Per Census Family	0.9		0.9	
2024 Educational Attainment (15 years+)	24,482		26,864	
Less than a bachelor degree	20,996	85.8%	23,071	85.9%
Bachelor degree & higher	3,487	14.2%	3,792	14.1%
2024 Households	12,947		14,179	
Persons per household	2.22		2.22	
Average household income	\$ 106,281		\$ 107,128	
2024 Occupied Dwellings	12,947		14,179	
Owned dwellings	7,807	60.3%	8,706	61.4%
Rented dwellings	5,141	39.7%	5,473	38.6%
Dominant building type	Houses		Houses	
Dominant period of construction	1961-1980		1961-1980	

DEMOGRAPHICS

77 WATERLOO ROAD

2024 Estimates Visible Minority	77 Waterloo Rd, Timmins, ON P4N 8M4 0 - 3 km		77 Waterloo Rd, Timmins, ON P4N 8M4 0 - 5 km	
		%		%
2024 Household Population by visible minority groups	28,705	%base	31,475	%base
Total visible minority population	1,726	6.0%	1,787	5.7%
Chinese	110	0.4%	128	0.4%
South Asian	905	3.2%	909	2.9%
Black	253	0.9%	255	0.8%
Filipino	183	0.6%	192	0.6%
Latin American	17	0.1%	20	0.1%
Southeast Asian	53	0.2%	61	0.2%
Arab	61	0.2%	65	0.2%
West Asian	48	0.2%	56	0.2%
Korean	24	0.1%	26	0.1%
Japanese	30	0.1%	30	0.1%
Visible minority, n.i.e.	19	0.1%	22	0.1%
Multiple visible minorities	23	0.1%	24	0.1%
Not a visible minority	26,979	94.0%	29,687	94.3%

2027 Projections Visible Minority	77 Waterloo Rd, Timmins, ON P4N 8M4 0 - 3 km		77 Waterloo Rd, Timmins, ON P4N 8M4 0 - 5 km	
		%		%
2027 Household Population by visible minority groups	28,379	%base	31,130	%base
Total visible minority population	1,888	6.7%	1,952	6.3%
Chinese	114	0.4%	133	0.4%
South Asian	1,040	3.7%	1,044	3.4%
Black	264	0.9%	266	0.9%
Filipino	186	0.7%	195	0.6%
Latin American	18	0.1%	21	0.1%
Southeast Asian	53	0.2%	61	0.2%
Arab	67	0.2%	71	0.2%
West Asian	50	0.2%	58	0.2%
Korean	24	0.1%	26	0.1%
Japanese	31	0.1%	31	0.1%
Visible minority, n.i.e.	19	0.1%	22	0.1%
Multiple visible minorities	22	0.1%	23	0.1%
Not a visible minority	26,492	93.3%	29,178	93.7%