

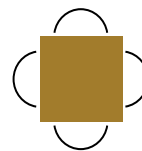
RESTAURANT SPACE FOR LEASE

580 BRUIN BLVD
WOODSTOCK, ON



Len Goudy

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



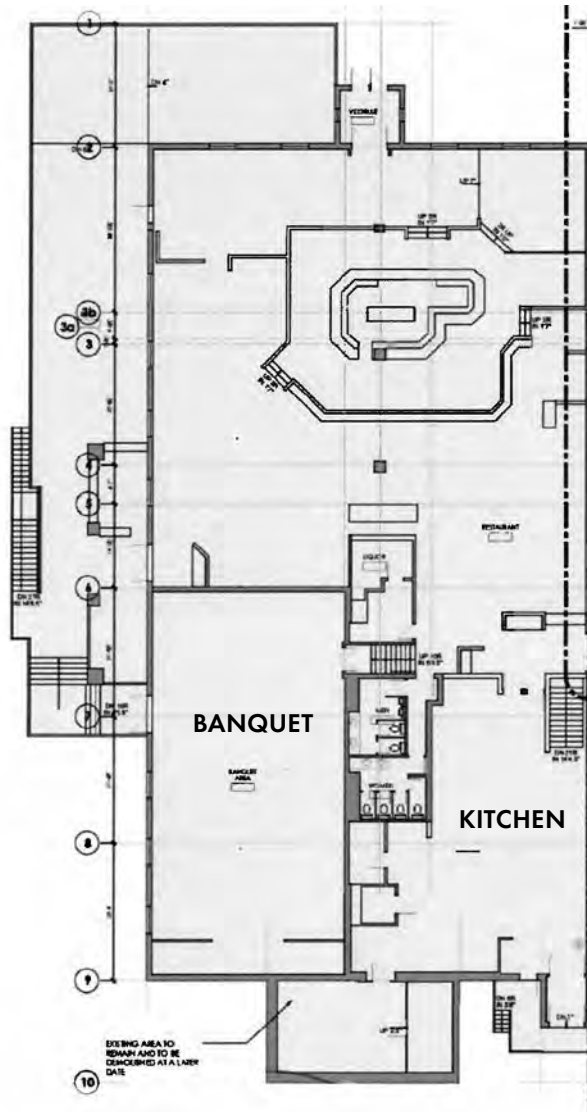
Goudy Real Estate Corp.
Real Estate Brokerage
Commercial Real Estate Sales & Leasing

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

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AREA DETAILS

580 BRUIN BLVD



DETAILS

Great leasing opportunity for a restaurant positioned directly alongside the Candlewood Suites, providing a built-in customer base of hotel guests. With easy access from Highway 401 and proximity to other hotels, numerous businesses, and attractions like the Woodstock Raceway & Casino further expands the potential customer pool. The existing infrastructure of a restaurant within the hotel, coupled with the growing population of Woodstock, makes 580 Bruin Blvd an ideal spot.

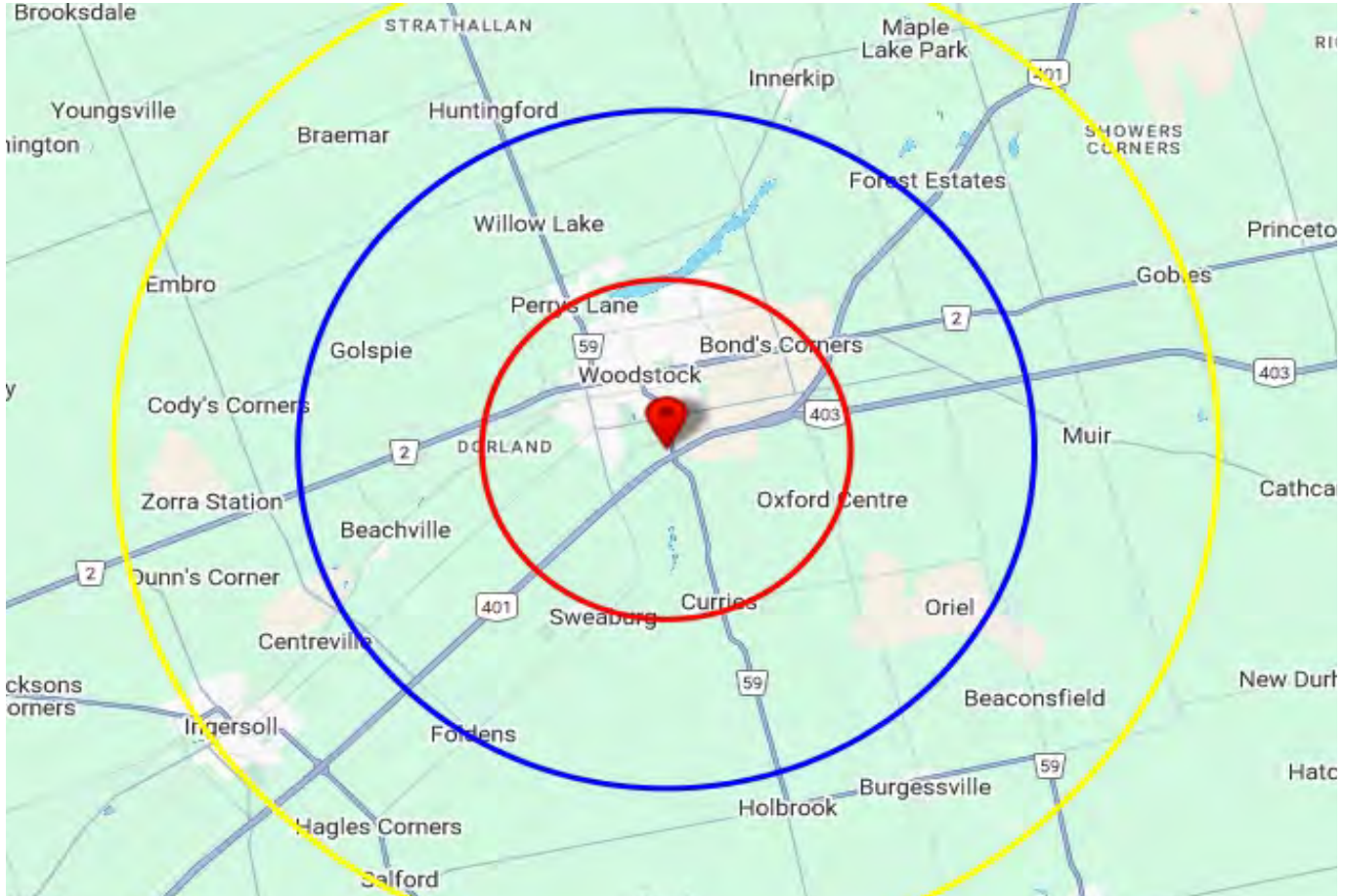
AVAILABLE UNIT	11,379.6 SF Approximately
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RENT	\$18 PSF
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TMI	\$10 PSF
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DEMOGRAPHICS

580 BRUIN BLVD



2024 Daytime Population	580 Bruin Blvd, Woodstock, ON N4V 1E5 0 - 5 km		580 Bruin Blvd, Woodstock, ON N4V 1E5 0 - 10 km		580 Bruin Blvd, Woodstock, ON N4V 1E5 0 - 15 km	
		%		%		%
Total Estimated Population	45,729		58,081		78,253	
Total Daytime Population	51,726		60,582		78,836	
Daytime Population at Home	23,490	45.4%	29,762	49.1%	40,076	50.8%
0 to 14 years	7,577	14.6%	10,136	16.7%	13,837	17.6%
15 to 64 years	8,213	15.9%	10,259	16.9%	13,751	17.4%
65 years and over	7,700	14.9%	9,367	15.5%	12,487	15.8%
Daytime Population at Work	27,686	53.5%	30,701	50.7%	38,914	49.4%
Work At Usual Place	20,550	39.7%	22,253	36.7%	28,036	35.6%
Work Mobile	3,404	6.6%	3,673	6.1%	4,511	5.7%
Work At Home	3,732	7.2%	4,775	7.9%	6,367	8.1%

DEMOGRAPHICS

580 BRUIN BLVD

2024 Demographic Snapshot	580 Bruin Blvd, Woodstock, ON N4V 1E5 0 - 5 km		580 Bruin Blvd, Woodstock, ON N4V 1E5 0 - 10 km		580 Bruin Blvd, Woodstock, ON N4V 1E5 0 - 15 km	
		%		%		%
Total Population						
2019 estimated	41,668		51,527		70,234	
2024 estimated	45,729		58,081		78,253	
2029 Projected	49,196		63,864		85,452	
% Pop. Change (2019-2024)	9.7%		12.7%		11.4%	
% Pop. Change (2024-2029)	7.6%		10.0%		9.2%	
2024 Total Population by Age	45,729		58,081		78,253	
0 to 4 years	2,530	5.5%	3,305	5.7%	4,487	5.7%
5 to 19 years	7,447	16.3%	10,005	17.2%	13,715	17.5%
20 to 24 years	2,589	5.7%	3,302	5.7%	4,492	5.7%
25 to 34 years	6,650	14.5%	8,325	14.3%	10,954	14.0%
35 to 44 years	6,213	13.6%	8,054	13.9%	10,647	13.6%
45 to 54 years	5,201	11.4%	6,655	11.5%	9,080	11.6%
55 to 64 years	5,783	12.6%	7,136	12.3%	9,878	12.6%
65 to 74 years	4,856	10.6%	6,008	10.3%	8,141	10.4%
75 years & over	4,461	10%	5,290	9%	6,860	9%
Median Age	40.8		40.0		40.0	
2024 Total Census Families	12,345		15,549		21,113	
Average Persons Per Family	3.0		3.0		3.0	
Total Couples	10,096	81.8%	13,034	83.8%	17,899	84.8%
Without children at home	5,096	41.3%	6,326	40.7%	8,690	41.2%
With children at home	5,000	40.5%	6,709	43.1%	9,210	43.6%
Lone-parent families	2,249	18.2%	2,515	16.2%	3,214	15.2%
Children Per Census Family	1.0		1.1		1.1	
2024 Educational Attainment (15 years+)	37,567		47,179		63,649	
Less than a bachelor degree	31,746	84.5%	39,324	83.4%	53,508	84.1%
Bachelor degree & higher	5,821	15.5%	7,855	16.6%	10,141	15.9%
2024 Households	18,594		22,522		30,211	
Persons per household	2.43		2.55		2.57	
Average household income	\$ 106,337		\$ 112,028		\$ 113,766	
2024 Occupied Dwellings	18,594		22,522		30,211	
Owned dwellings	11,749	63.2%	14,968	66.5%	20,961	69.4%
Rented dwellings	6,845	36.8%	7,554	33.5%	9,250	30.6%
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	Punjabi		Punjabi		Punjabi	

DEMOGRAPHICS

580 BRUIN BLVD

2024 Estimates Visible Minority	580 Bruin Blvd, Woodstock, ON N4V 1E5 0 - 5 km		580 Bruin Blvd, Woodstock, ON N4V 1E5 0 - 10 km		580 Bruin Blvd, Woodstock, ON N4V 1E5 0 - 15 km	
		%		%		%
2024 Household Population by visible minority groups	45,187	%base	57,320	%base	77,519	%base
Total visible minority population	5,078	11.2%	8,112	14.2%	9,328	12.0%
Chinese	268	0.6%	315	0.5%	325	0.4%
South Asian	2,216	4.9%	4,393	7.7%	4,784	6.2%
Black	798	1.8%	1,063	1.9%	1,441	1.9%
Filipino	290	0.6%	429	0.7%	474	0.6%
Latin American	397	0.9%	536	0.9%	666	0.9%
Southeast Asian	309	0.7%	343	0.6%	403	0.5%
Arab	173	0.4%	174	0.3%	203	0.3%
West Asian	143	0.3%	182	0.3%	250	0.3%
Korean	160	0.4%	178	0.3%	206	0.3%
Japanese	87	0.2%	89	0.2%	110	0.1%
Visible minority, n.i.e.	131	0.3%	183	0.3%	200	0.3%
Multiple visible minorities	106	0.2%	228	0.4%	268	0.3%
Not a visible minority	40,110	88.8%	49,208	85.8%	68,191	88.0%

2027 Projections Visible Minority	580 Bruin Blvd, Woodstock, ON N4V 1E5 0 - 5 km		580 Bruin Blvd, Woodstock, ON N4V 1E5 0 - 10 km		580 Bruin Blvd, Woodstock, ON N4V 1E5 0 - 15 km	
		%		%		%
2027 Household Population by visible minority groups	47,427	%base	60,933	%base	81,897	%base
Total visible minority population	5,873	12.4%	9,668	15.9%	11,072	13.5%
Chinese	299	0.6%	351	0.6%	362	0.4%
South Asian	2,752	5.8%	5,541	9.1%	6,035	7.4%
Black	855	1.8%	1,172	1.9%	1,588	1.9%
Filipino	311	0.7%	472	0.8%	520	0.6%
Latin American	465	1.0%	636	1.0%	781	1.0%
Southeast Asian	333	0.7%	375	0.6%	441	0.5%
Arab	193	0.4%	194	0.3%	226	0.3%
West Asian	158	0.3%	210	0.3%	290	0.4%
Korean	166	0.4%	191	0.3%	223	0.3%
Japanese	94	0.2%	96	0.2%	119	0.1%
Visible minority, n.i.e.	136	0.3%	187	0.3%	204	0.2%
Multiple visible minorities	111	0.2%	243	0.4%	284	0.3%
Not a visible minority	41,554	87.6%	51,265	84.1%	70,825	86.5%