

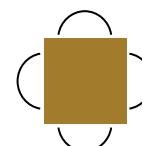
RESTAURANT SPACE FOR LEASE

580 BRUIN BLVD
WOODSTOCK, ON



Len Goudy

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



Goudy Real Estate Corp.

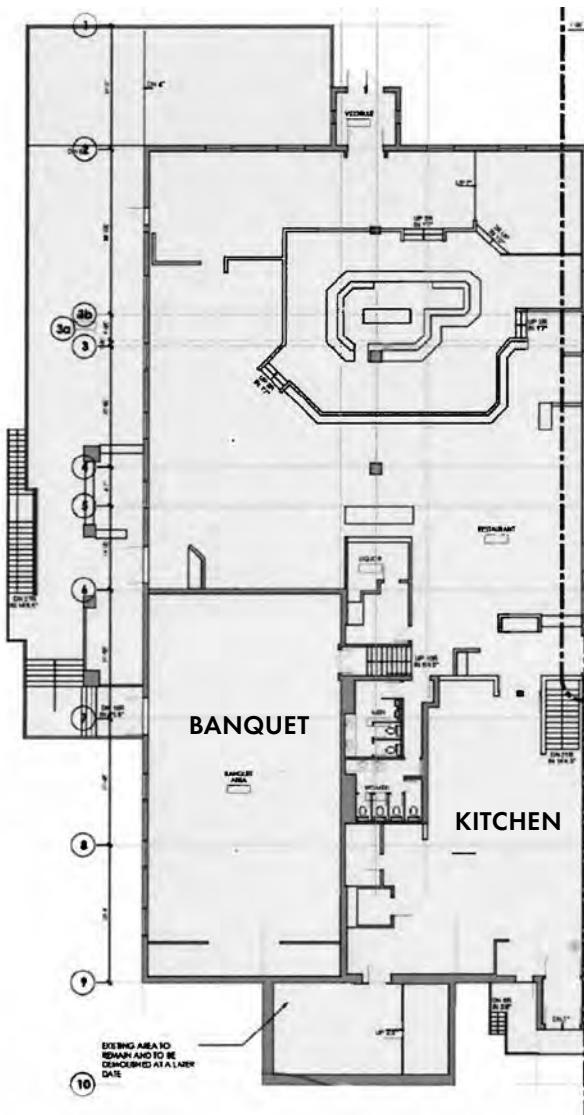
Real Estate Brokerage
Commercial Real Estate Sales & Leasing

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

The information contained herein has been provided to Goudy Real Estate Corp. by others. We do not warrant its accuracy. You are advised to independently verify the information prior to submitting an Offer and to provide for sufficient due diligence in an offer. The information contained herein may change from time to time without notice. The property may be withdrawn from the market at any time without notice.

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.

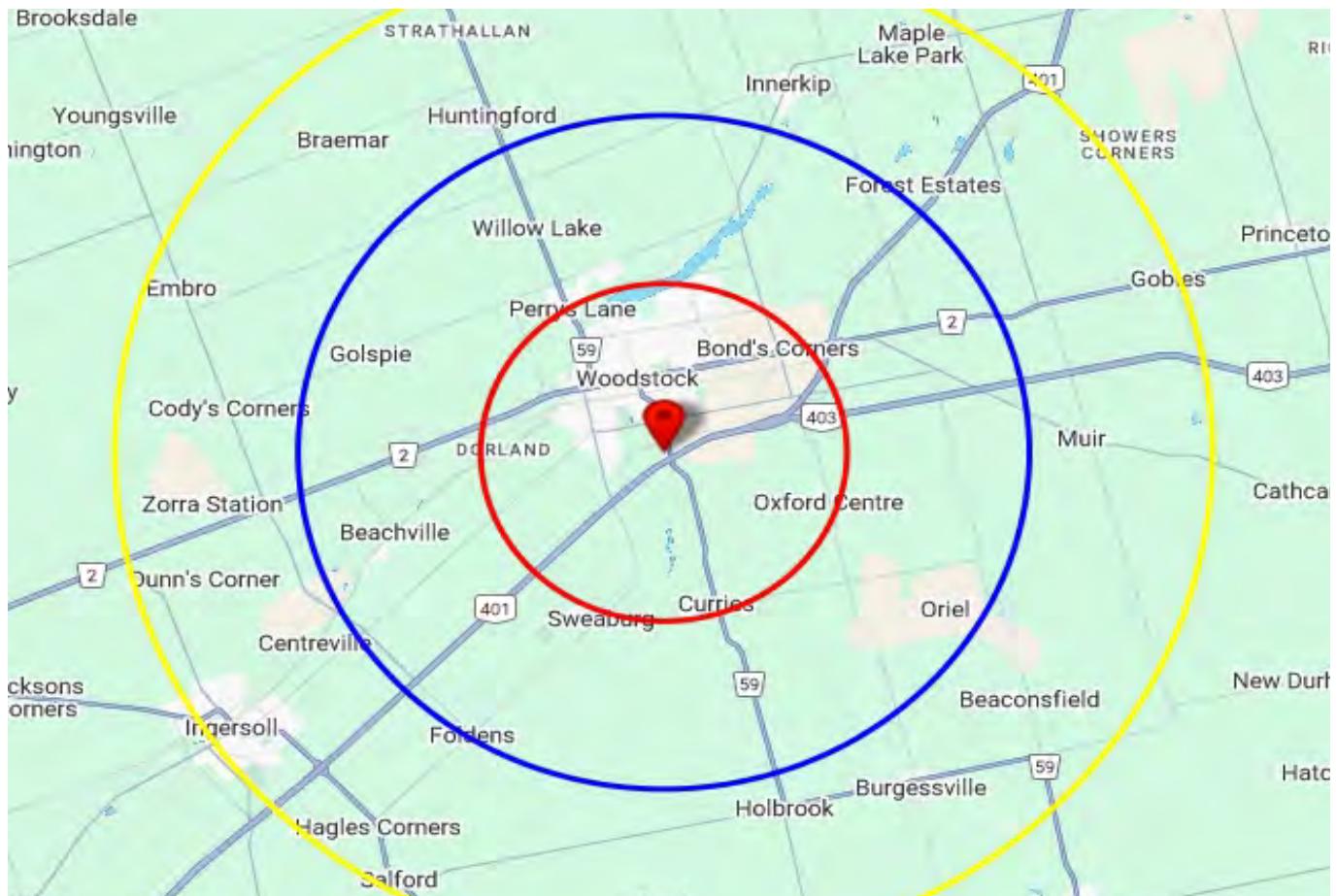
AVAILABLE UNIT	11,379.6 SF Approximately
-----------------------	---------------------------

RENT	\$18 PSF
-------------	----------

TMI	\$10 PSF
------------	----------

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%