

RETAIL SPACE FOR LEASE

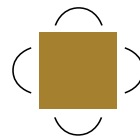
180 BAY STREET
SAULT STE. MARIE, ON



RESTAURANT UNIT

Len Goudy

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



Goudy Real Estate Corp.
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DETAILS

180 BAY STREET

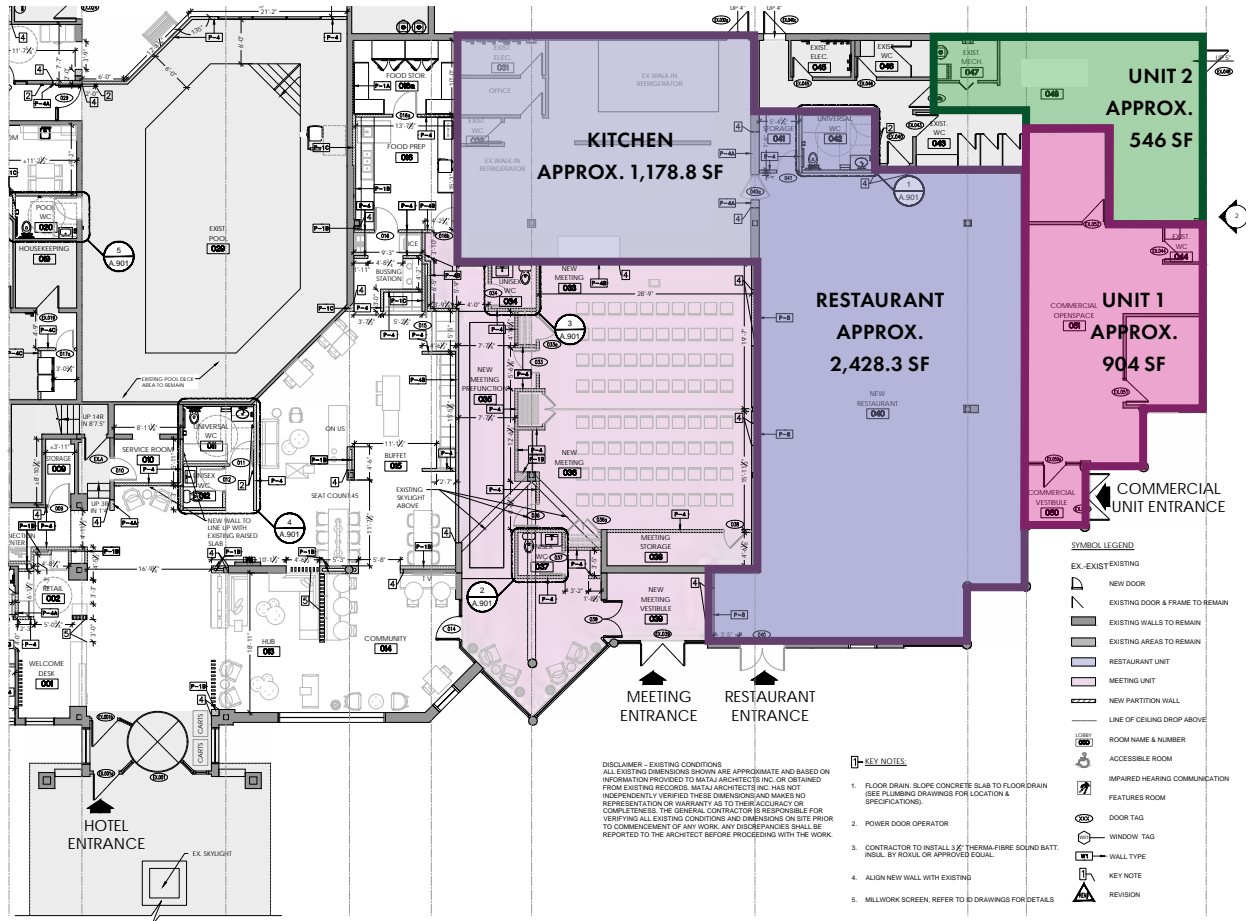


DETAILS

This exceptional leasing opportunity is located at 180 Bay Street in Sault Ste. Marie, offering an immediate and reliable customer base positioned directly alongside The Quality Inn & Suites Bay Front. The strategic location is a major draw, situated just minutes from the Canada-US International Bridge (approximately 1km), making it perfect for capturing cross-border traffic, visitors, and locals alike. The available units are approximately 300 meters from the GFL Memorial Gardens, allowing the businesses to capture significant high-volume traffic from Soo Greyhounds OHL games, concerts, and community events. Furthermore, they also benefit from high visibility within the downtown lodging cluster, drawing potential customers from major nearby hotels such as the Days Inn by Wyndham, Holiday Inn Express and Suites, and Delta Hotels Marriott. The property is centrally located and highly visible, across the street from the Station Mall and near attractions like Gateway Casinos.

FLOOR PLAN

180 BAY STREET



| | |
|------------------------|--------------|
| RESTAURANT UNIT | 3,606.11 SF |
| RENT | \$ 24.00 PSF |
| TMI | \$ 10.00 PSF |

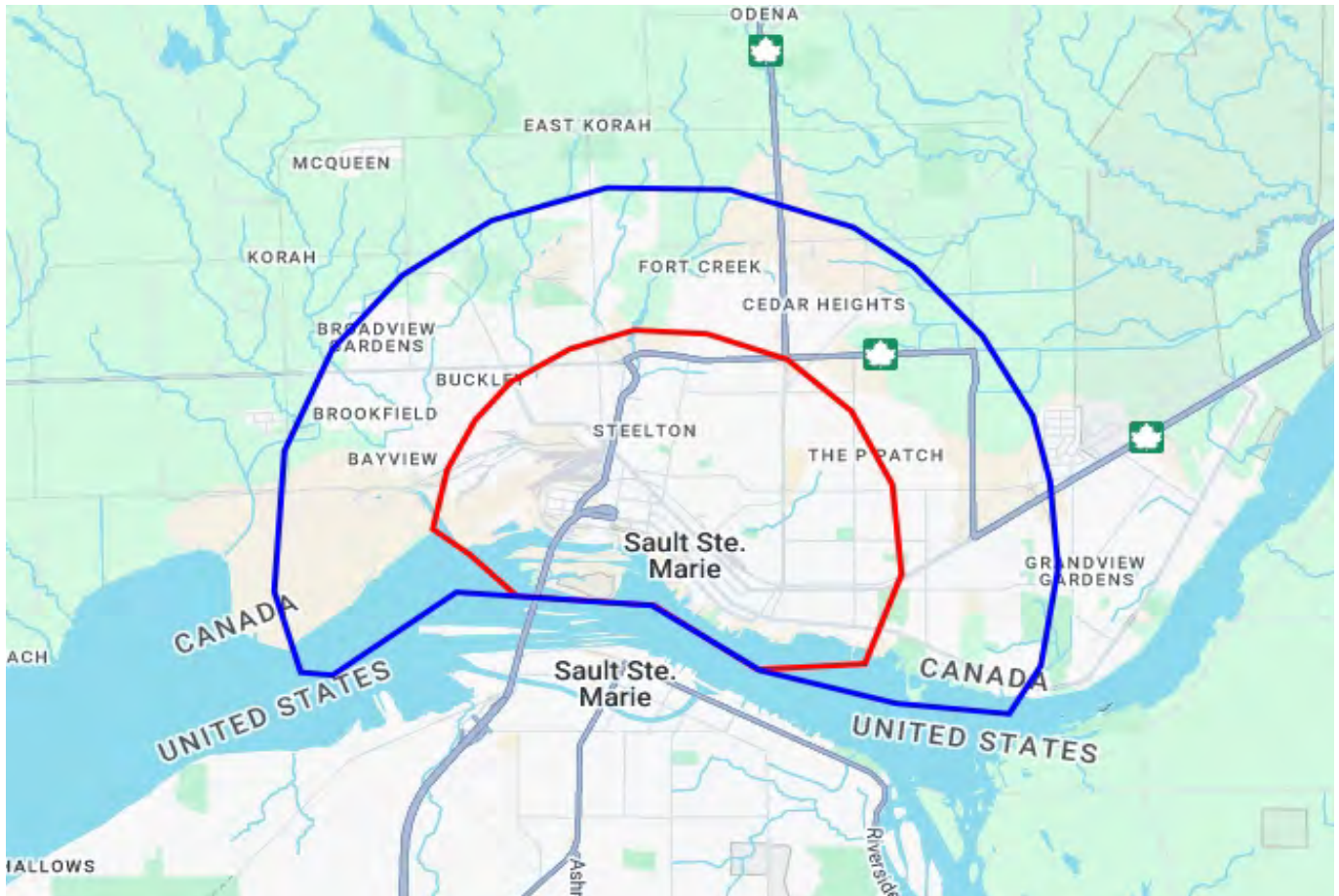
| | |
|---------------|--------------|
| UNIT 1 | 904 SF |
| RENT | \$ 18.00 PSF |
| TMI | \$ 10.00 PSF |

| | |
|---------------|--------------|
| UNIT 2 | 546 SF |
| RENT | \$ 18.00 PSF |
| TMI | \$ 10.00 PSF |

Option to combine units 1 and 2 for 1,450 SF.

DEMOGRAPHICS

180 BAY STREET



| 2025 Daytime Population | 0-3 km | | 0 - 5 km | |
|-----------------------------------|---------------|-------|---------------|-------|
| | | % | | % |
| Total Estimated Population | 27,328 | | 58,300 | |
| Total Daytime Population | 35,140 | | 67,384 | |
| Daytime Population at Home | 15,362 | 43.7% | 31,663 | 47.0% |
| 0 to 14 years | 3,443 | 9.8% | 7,513 | 11.1% |
| 15 to 64 years | 5,993 | 17.1% | 11,481 | 17.0% |
| 65 years and over | 5,927 | 16.9% | 12,670 | 18.8% |
| Daytime Population at Work | 19,953 | 56.8% | 36,204 | 53.7% |
| Work At Usual Place | 15,300 | 43.5% | 27,342 | 40.6% |
| Work Mobile | 3,123 | 8.9% | 5,504 | 8.2% |
| Work At Home | 1,530 | 4.4% | 3,358 | 5.0% |

DEMOGRAPHICS

180 BAY STREET

| 2025 Demographic Snapshot | 0-3 km | | 0 - 5 km | |
|--|---------------|-------|---------------|-------|
| | | % | | % |
| Total Population | | | | |
| 2020 estimated | 26,233 | | 55,447 | |
| 2025 estimated | 27,328 | | 58,300 | |
| 2030 Projected | 26,823 | | 57,788 | |
| % Pop. Change (2020-2025) | 4.2% | | 5.1% | |
| % Pop. Change (2025-2030) | -1.8% | | -0.9% | |
| 2025 Total Population by Age | 27,328 | | 58,300 | |
| 0 to 4 years | 1,030 | 3.8% | 2,186 | 3.7% |
| 5 to 19 years | 3,638 | 13.3% | 8,172 | 14.0% |
| 20 to 24 years | 1,970 | 7.2% | 4,095 | 7.0% |
| 25 to 34 years | 4,089 | 15.0% | 8,349 | 14.3% |
| 35 to 44 years | 3,288 | 12.0% | 6,931 | 11.9% |
| 45 to 54 years | 2,862 | 10.5% | 6,199 | 10.6% |
| 55 to 64 years | 3,626 | 13.3% | 7,464 | 12.8% |
| 65 to 74 years | 3,626 | 13.3% | 7,586 | 13.0% |
| 75 years & over | 3,199 | 12% | 7,321 | 13% |
| Median Age | 43.9 | | 44.1 | |
| 2025 Total Census Families | 6,629 | | 15,000 | |
| Average Persons Per Family | 2.7 | | 2.7 | |
| Total Couples | 4,921 | 74.2% | 11,615 | 77.4% |
| Without children at home | 3,022 | 45.6% | 6,803 | 45.4% |
| With children at home | 1,899 | 28.6% | 4,812 | 32.1% |
| Lone-parent families | 1,708 | 25.8% | 3,385 | 22.6% |
| Children Per Census Family | 0.9 | | 0.9 | |
| 2025 Educational Attainment (15 years+) | 23,476 | | 49,524 | |
| Less than a bachelor degree | 18,911 | 80.6% | 38,970 | 78.7% |
| Bachelor degree & higher | 4,565 | 19.4% | 10,554 | 21.3% |
| 2025 Households | 12,988 | | 26,088 | |
| Persons per household | 2.07 | | 2.19 | |
| Average household income | \$ 89,294 | | \$ 106,051 | |
| 2025 Occupied Dwellings | 12,988 | | 26,088 | |
| Owned dwellings | 7,597 | 58.5% | 16,468 | 63.1% |
| Rented dwellings | 5,391 | 41.5% | 9,620 | 36.9% |
| Dominant building type | Houses | | Houses | |
| Dominant period of construction | Before 1960 | | 1961-1980 | |

DEMOGRAPHICS

180 BAY STREET

| 2025 Estimates Visible Minority | 0-3 km | | 0 - 5 km | |
|---|---------------|--------------|---------------|--------------|
| | | % | | % |
| 2025 Household Population by visible minority groups | 26,921 | %base | 57,042 | %base |
| Total visible minority population | 1,591 | 5.9% | 3,077 | 5.4% |
| Chinese | 188 | 0.7% | 392 | 0.7% |
| South Asian | 708 | 2.6% | 1,186 | 2.1% |
| Black | 314 | 1.2% | 575 | 1.0% |
| Filipino | 117 | 0.4% | 216 | 0.4% |
| Latin American | 114 | 0.4% | 292 | 0.5% |
| Southeast Asian | 23 | 0.1% | 75 | 0.1% |
| Arab | 39 | 0.1% | 80 | 0.1% |
| West Asian | 0 | 0.0% | 81 | 0.1% |
| Korean | 3 | 0.0% | 63 | 0.1% |
| Japanese | 0 | 0.0% | 13 | 0.0% |
| Visible minority, n.i.e. | 70 | 0.3% | 70 | 0.1% |
| Multiple visible minorities | 15 | 0.1% | 34 | 0.1% |
| Not a visible minority | 25,330 | 94.1% | 53,966 | 94.6% |

| 2028 Projections Visible Minority | 0-3 km | | 0 - 5 km | |
|---|---------------|--------------|---------------|--------------|
| | | % | | % |
| 2028 Household Population by visible minority groups | 26,456 | %base | 56,367 | %base |
| Total visible minority population | 1,654 | 6.3% | 3,213 | 5.7% |
| Chinese | 199 | 0.8% | 417 | 0.7% |
| South Asian | 755 | 2.9% | 1,270 | 2.3% |
| Black | 316 | 1.2% | 583 | 1.0% |
| Filipino | 117 | 0.4% | 219 | 0.4% |
| Latin American | 116 | 0.4% | 300 | 0.5% |
| Southeast Asian | 24 | 0.1% | 78 | 0.1% |
| Arab | 39 | 0.1% | 80 | 0.1% |
| West Asian | 0 | 0.0% | 86 | 0.2% |
| Korean | 3 | 0.0% | 63 | 0.1% |
| Japanese | 0 | 0.0% | 14 | 0.0% |
| Visible minority, n.i.e. | 70 | 0.3% | 70 | 0.1% |
| Multiple visible minorities | 15 | 0.1% | 34 | 0.1% |
| Not a visible minority | 24,802 | 93.7% | 53,153 | 94.3% |