

# RETAIL SPACE FOR LEASE

## 439 GREAT NORTHERN ROAD

### SAULT STE. MARIE, ON



#### James Caico

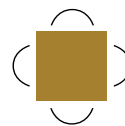
Broker of Record  
Century 21 Choice Realty Inc., Brokerage  
**(705) 941-8978**  
[james-caicco.c21.ca](mailto:james-caicco.c21.ca)

#### Len Goudy

Broker of Record  
Goudy Real Estate Corp., Real Estate Brokerage  
**(416) 830-0880**  
[lgoudy@goudyrealestatecorp.com](mailto:lgoudy@goudyrealestatecorp.com)

**CENTURY 21.**  
Choice Realty Inc.  
BROKERAGE

121 Brock St, Sault Ste. Marie,  
ON P6A 3B6 | **(705) 942-2100**



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

14 Bigwood Court, Toronto,  
ON M1H 1Z9 | **(905) 477-3000**

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# AREA DETAILS

## 439 GREAT NORTHERN ROAD



### DETAILS:

Position your business at the center of Sault Ste. Marie's commercial growth. Located at 439 Great Northern Road, this brand-new 18,127 sq. ft. development offers an unparalleled opportunity for a big-box retailer or a mid-to-large scale commercial user. This site is strategically co-located with the city's newest development and sits immediately adjacent to a high-traffic Pino's IGA, ensuring a built-in customer base from day one. The building offers high-visibility frontage on the city's primary commercial artery, featuring modern construction and ample on-site parking. The space is designed for versatility and can be demised to suit specific tenant requirements. Ready for immediate occupancy, this is the premier choice for national brands or large-scale service providers looking to dominate the Northern Ontario market.

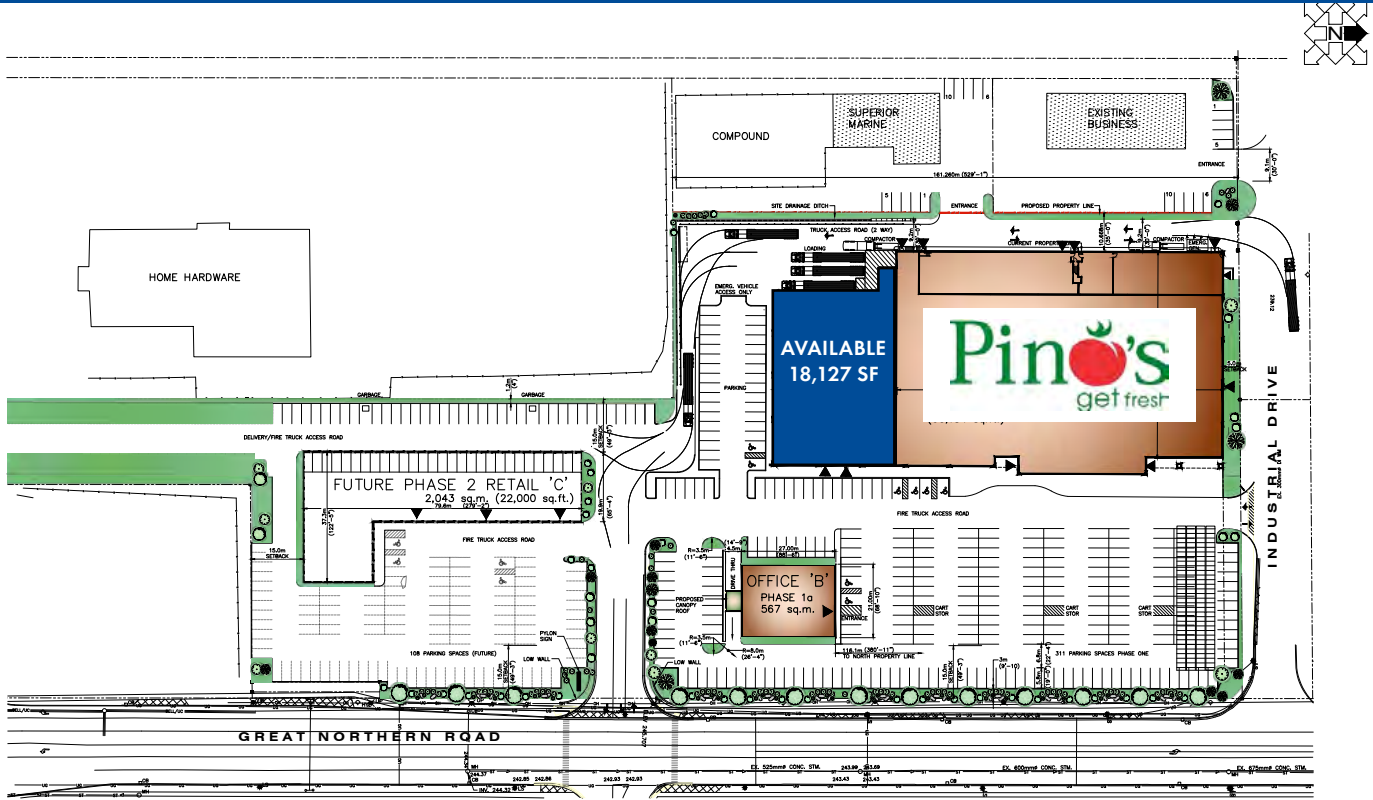
Excellent Annual Average Daily Traffic Count of 14,807 (source: sitewise)

### AVAILABLE BUILDING:

18,127	Can be demised
RENT	\$40.00 PSF Year 1 + escalations over the term.
TMI	Please contact for information

# SITE PLAN

## 439 GREAT NORTHERN ROAD



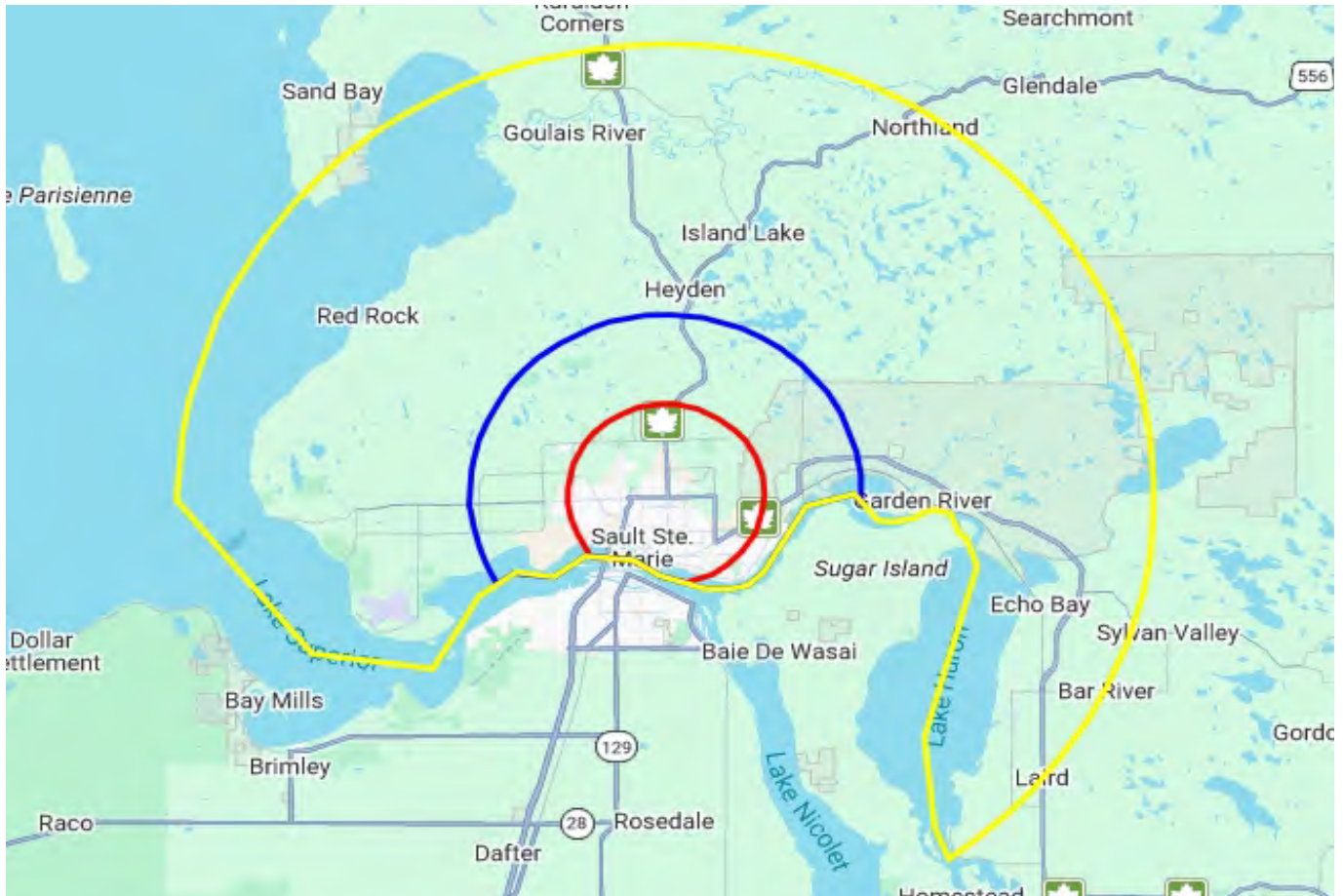
GENERAL ARRANGEMENT SITE PLAN

C5 COMMERCIAL DEVELOPMENT



# DEMOGRAPHICS

## 439 GREAT NORTHERN ROAD



2025 Daytime Population	0 - 5 km		0 - 10 km		0 - 25 km	
		%		%		%
<b>Total Estimated Population</b>	<b>61,110</b>		<b>78,971</b>		<b>87,676</b>	
<b>Total Daytime Population</b>	<b>67,819</b>		<b>83,528</b>		<b>88,554</b>	
Daytime Population at Home	33,276	49.1%	42,557	50.9%	47,186	53.3%
0 to 14 years	7,872	11.6%	10,783	12.9%	12,111	13.7%
15 to 64 years	12,080	17.8%	15,096	18.1%	16,613	18.8%
65 years and over	13,323	19.6%	16,679	20.0%	18,462	20.8%
Daytime Population at Work	35,250	52.0%	40,979	49.1%	42,141	47.6%
Work At Usual Place	26,253	38.7%	30,141	36.1%	30,738	34.7%
Work Mobile	5,373	7.9%	6,031	7.2%	6,153	6.9%
Work At Home	3,625	5.3%	4,807	5.8%	5,251	5.9%

# DEMOGRAPHICS

## 439 GREAT NORTHERN ROAD

2025 Demographic Snapshot	0 - 5 km		0 - 10 km		0 - 25 km	
		%		%		%
<b>Total Population</b>						
2020 estimated	58,056		74,544		82,309	
2025 estimated	61,110		78,971		87,676	
2030 Projected	60,621		78,576		87,770	
% Pop. Change (2020-2025)	5.3%		5.9%		6.5%	
% Pop. Change (2025-2030)	-0.8%		-0.5%		0.1%	
<b>2025 Total Population by Age</b>	<b>61,110</b>		<b>78,971</b>		<b>87,676</b>	
0 to 4 years	2,278	3.7%	3,081	3.9%	3,436	3.9%
5 to 19 years	8,569	14.0%	11,842	15.0%	13,265	15.1%
20 to 24 years	4,225	6.9%	5,408	6.8%	5,850	6.7%
25 to 34 years	8,661	14.2%	10,775	13.6%	11,760	13.4%
35 to 44 years	7,245	11.9%	9,522	12.1%	10,608	12.1%
45 to 54 years	6,547	10.7%	8,640	10.9%	9,664	11.0%
55 to 64 years	7,953	13.0%	10,271	13.0%	11,684	13.3%
65 to 74 years	7,938	13.0%	10,217	12.9%	11,485	13.1%
75 years & over	7,695	13%	9,215	12%	9,923	11%
<b>Median Age</b>	44.4		43.8		43.9	
<b>2025 Total Census Families</b>	<b>15,807</b>		<b>21,075</b>		<b>23,601</b>	
Average Persons Per Family	2.7		2.8		2.8	
Total Couples	12,332	78.0%	16,613	78.8%	18,824	79.8%
Without children at home	7,174	45.4%	9,344	44.3%	10,606	44.9%
With children at home	5,158	32.6%	7,269	34.5%	8,218	34.8%
Lone-parent families	3,475	22.0%	4,462	21.2%	4,777	20.2%
Children Per Census Family	0.9		0.9		0.9	
<b>2025 Educational Attainment (15 years+)</b>	<b>51,969</b>		<b>66,872</b>		<b>73,789</b>	
Less than a bachelor degree	41,030	79.0%	52,299	78.2%	57,951	78.5%
Bachelor degree & higher	10,938	21.0%	14,573	21.8%	15,838	21.5%
<b>2025 Households</b>	<b>27,228</b>		<b>34,206</b>		<b>37,548</b>	
Persons per household	2.20		2.27		2.29	
Average household income	\$ 107,726		\$ 115,638		\$ 117,977	
<b>2025 Occupied Dwellings</b>	<b>27,228</b>		<b>34,206</b>		<b>37,548</b>	
Owned dwellings	17,398	63.9%	23,000	67.2%	25,872	68.9%
Rented dwellings	9,703	35.6%	10,990	32.1%	11,229	29.9%
Dominant building type	Houses		Houses		Houses	
Dominant period of construction	1961-1980		1961-1980		1961-1980	
<b>Dominant Demographics</b>						
Official Home Language	English		English		English	
Dominant non-official language	Italian		Italian		Italian	

# DEMOGRAPHICS

## 439 GREAT NORTHERN ROAD

2025 Estimates Visible Minority	0 - 5 km		0 - 10 km		0 - 25 km	
		%		%		%
<b>2025 Household Population by visible minority groups</b>	<b>59,847</b>	<b>%base</b>	<b>77,663</b>	<b>%base</b>	<b>85,830</b>	<b>%base</b>
Total visible minority population	2,975	5.0%	3,957	5.1%	4,019	4.7%
Chinese	335	0.6%	579	0.7%	595	0.7%
South Asian	1,133	1.9%	1,355	1.7%	1,387	1.6%
Black	640	1.1%	758	1.0%	758	0.9%
Filipino	217	0.4%	217	0.3%	217	0.3%
Latin American	219	0.4%	293	0.4%	293	0.3%
Southeast Asian	68	0.1%	83	0.1%	83	0.1%
Arab	80	0.1%	175	0.2%	175	0.2%
West Asian	89	0.1%	89	0.1%	89	0.1%
Korean	64	0.1%	155	0.2%	155	0.2%
Japanese	25	0.0%	59	0.1%	59	0.1%
Visible minority, n.i.e.	71	0.1%	112	0.1%	112	0.1%
Multiple visible minorities	35	0.1%	82	0.1%	96	0.1%
Not a visible minority	56,872	95.0%	73,706	94.9%	81,811	95.3%

2028 Projections Visible Minority	0 - 5 km		0 - 10 km		0 - 25 km	
		%		%		%
<b>2028 Household Population by visible minority groups</b>	<b>59,181</b>	<b>%base</b>	<b>76,948</b>	<b>%base</b>	<b>85,371</b>	<b>%base</b>
Total visible minority population	3,106	5.2%	4,138	5.4%	4,206	4.9%
Chinese	355	0.6%	611	0.8%	629	0.7%
South Asian	1,214	2.1%	1,454	1.9%	1,490	1.7%
Black	651	1.1%	770	1.0%	770	0.9%
Filipino	220	0.4%	220	0.3%	220	0.3%
Latin American	224	0.4%	301	0.4%	301	0.4%
Southeast Asian	71	0.1%	86	0.1%	86	0.1%
Arab	80	0.1%	183	0.2%	183	0.2%
West Asian	95	0.2%	95	0.1%	95	0.1%
Korean	64	0.1%	163	0.2%	163	0.2%
Japanese	27	0.0%	61	0.1%	61	0.1%
Visible minority, n.i.e.	71	0.1%	112	0.1%	112	0.1%
Multiple visible minorities	35	0.1%	82	0.1%	96	0.1%
Not a visible minority	56,076	94.8%	72,810	94.6%	81,165	95.1%