

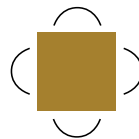
RETAIL SPACE FOR LEASE

45 ORMOND STREET NORTH,
THOROLD, ONTARIO



Len Goudy

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AREA & UNIT DETAILS

45 ORMOND STREET NORTH



AREA & UNIT DETAILS:

- Great opportunity in a beautiful plaza, inline unit in Pizza Pizza anchored plaza.
- Great exposure, signage opportunities and parking.
- Directly beside Thorold Arena, and across the street from Thorold Secondary School, the Thorold Public Library and close to Tim Hortons.
- 2,370 sq.ft.
- Available Immediately

ASKING RENT: \$18.00 psf pa net

TAXES: \$8.50 psf (2026 Estimate)

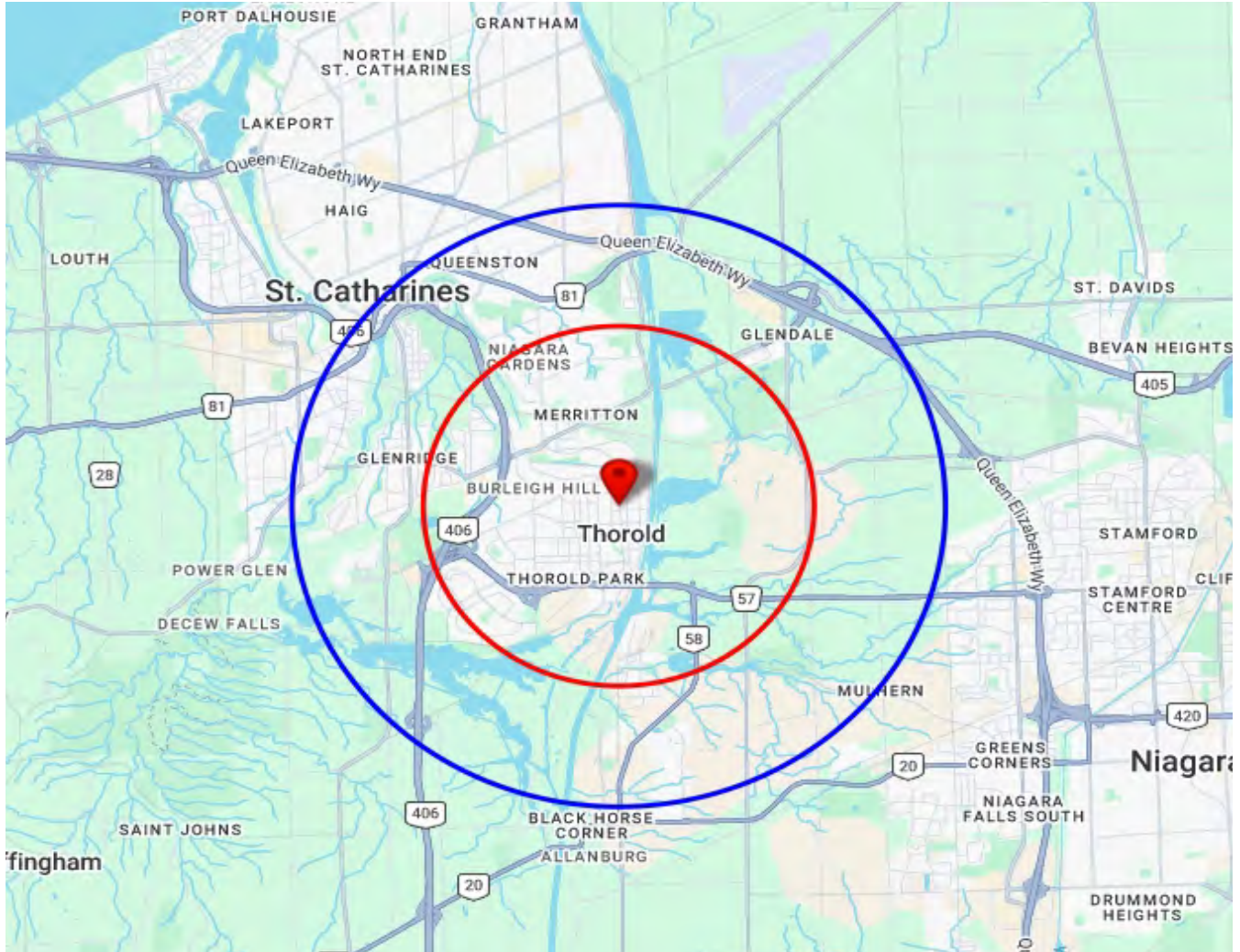
SITE PLAN

45 ORMOND STREET NORTH



TRADE AREA MAP

45 ORMOND STREET NORTH



2025 Daytime Population	North, 45 Ormond St N, Thorold, ON L2V 1Y9 0 - 3 km		North, 45 Ormond St N, Thorold, ON L2V 1Y9 0 - 5 km	
		%		%
Total Estimated Population	31,819		66,579	
Total Daytime Population	33,168		63,183	
Daytime Population at Home	15,557	46.9%	33,391	52.8%
0 to 14 years	4,429	13.4%	9,559	15.1%
15 to 64 years	6,046	18.2%	13,210	20.9%
65 years and over	5,082	15.3%	10,621	16.8%
Daytime Population at Work	17,668	53.3%	30,183	47.8%
Work At Usual Place	12,271	37.0%	20,851	33.0%
Work Mobile	3,079	9.3%	4,550	7.2%
Work At Home	2,318	7.0%	4,781	7.6%

DEMOGRAPHICS SNAPSHOT

45 ORMOND STREET NORTH

2025 Demographic Snapshot	North, 45 Ormond St N, Thorold, ON L2V 1Y9 0 - 3 km		North, 45 Ormond St N, Thorold, ON L2V 1Y9 0 - 5 km	
		%		%
Total Population				
2020 estimated	28,929		58,568	
2025 estimated	31,819		66,579	
2030 Projected	33,910		72,371	
% Pop. Change (2020-2025)	10.0%		13.7%	
% Pop. Change (2025-2030)	6.6%		8.7%	
2025 Total Population by Age	31,819		66,579	
0 to 4 years	1,496	4.7%	3,159	4.7%
5 to 19 years	4,589	14.4%	9,860	14.8%
20 to 24 years	2,650	8.3%	5,428	8.2%
25 to 34 years	5,973	18.8%	12,191	18.3%
35 to 44 years	3,904	12.3%	8,472	12.7%
45 to 54 years	3,374	10.6%	7,136	10.7%
55 to 64 years	3,928	12.3%	8,065	12.1%
65 to 74 years	3,308	10.4%	6,815	10.2%
75 years & over	2,597	8%	5,454	8%
Median Age	37.7		37.8	
2025 Total Census Families	8,105		16,525	
Average Persons Per Family	3.0		3.0	
Total Couples	6,382	78.7%	12,873	77.9%
Without children at home	3,184	39.3%	6,524	39.5%
With children at home	3,198	39.5%	6,348	38.4%
Lone-parent families	1,724	21.3%	3,653	22.1%
Children Per Census Family	1.1		1.1	
2025 Educational Attainment (15 years+)	27,153		56,189	
Less than a bachelor degree	21,504	79.2%	42,998	76.5%
Bachelor degree & higher	5,649	20.8%	13,191	23.5%
2025 Households	12,827		26,740	
Persons per household	2.46		2.46	
Average household income	\$ 102,923		\$ 105,065	
2025 Occupied Dwellings	12,827		26,740	
Owned dwellings	8,243	64.3%	16,702	62.5%
Rented dwellings	4,584	35.7%	10,039	37.5%
Dominant building type	Houses		Houses	
Dominant period of construction	Before 1960		Before 1960	

DEMOGRAPHICS

45 ORMOND STREET NORTH

2025 Estimates Visible Minority	North, 45 Ormond St N, Thorold, ON L2V 1Y9 0 - 3 km		North, 45 Ormond St N, Thorold, ON L2V 1Y9 0 - 5 km	
		%		%
2025 Household Population by visible minority groups	31,604	%base	65,750	%base
Total visible minority population	5,590	17.7%	14,750	22.4%
Chinese	897	2.8%	1,989	3.0%
South Asian	1,237	3.9%	3,137	4.8%
Black	1,430	4.5%	3,576	5.4%
Filipino	360	1.1%	1,365	2.1%
Latin American	493	1.6%	1,464	2.2%
Southeast Asian	196	0.6%	705	1.1%
Arab	241	0.8%	825	1.3%
West Asian	146	0.5%	300	0.5%
Korean	140	0.4%	273	0.4%
Japanese	53	0.2%	137	0.2%
Visible minority, n.i.e.	173	0.5%	327	0.5%
Multiple visible minorities	224	0.7%	654	1.0%
Not a visible minority	26,014	82.3%	51,000	77.6%

2028 Projections Visible Minority	North, 45 Ormond St N, Thorold, ON L2V 1Y9 0 - 3 km		North, 45 Ormond St N, Thorold, ON L2V 1Y9 0 - 5 km	
		%		%
2028 Household Population by visible minority groups	32,820	%base	69,165	%base
Total visible minority population	6,230	19.0%	16,491	23.8%
Chinese	989	3.0%	2,179	3.2%
South Asian	1,456	4.4%	3,672	5.3%
Black	1,566	4.8%	3,947	5.7%
Filipino	396	1.2%	1,515	2.2%
Latin American	551	1.7%	1,652	2.4%
Southeast Asian	213	0.6%	778	1.1%
Arab	263	0.8%	906	1.3%
West Asian	156	0.5%	329	0.5%
Korean	155	0.5%	307	0.4%
Japanese	58	0.2%	143	0.2%
Visible minority, n.i.e.	180	0.5%	350	0.5%
Multiple visible minorities	247	0.8%	714	1.0%
Not a visible minority	26,590	81.0%	52,674	76.2%