

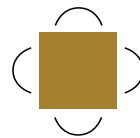
RETAIL SPACE FOR LEASE

1020 RIVER ROAD EAST
KITCHENER, ON



Rick Green

Broker of Record
Goudy Retail Consulting Services
Real Estate Brokerage
(416) 931-4636



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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DETAILS

1020 RIVER ROAD EAST



RETAIL: RIVER ROAD SHOPPING CENTRE

Located at 1020 River Road in Kitchener, the River Road Shopping Centre is a well-established retail hub at the high-traffic intersection of Ottawa Street North and River Road. A prime 2,700 SF end unit is currently available, featuring prominent pylon signage and ample surface parking, with seamless access to the Conestoga Parkway.

National Co-Tenants: McDonald's, Tim Hortons, Dollarama, Pizza Pizza, RBC Royal Bank, CIBC, Subway, First Choice Hair Cutters, and M&M Food Market.

Accessibility: Ample surface parking with direct access to the Hwy 7/8 Expressway.

Exposure: High-traffic intersection with pylon and building signage available.

UNIT 101	2,700 SF
RENT	\$48.00 PSF PA
REALTY TAXES	\$9.80 PSF PA (2026 Est.)
2026 CAM	\$14.25 PSF PA (2026 Est.)

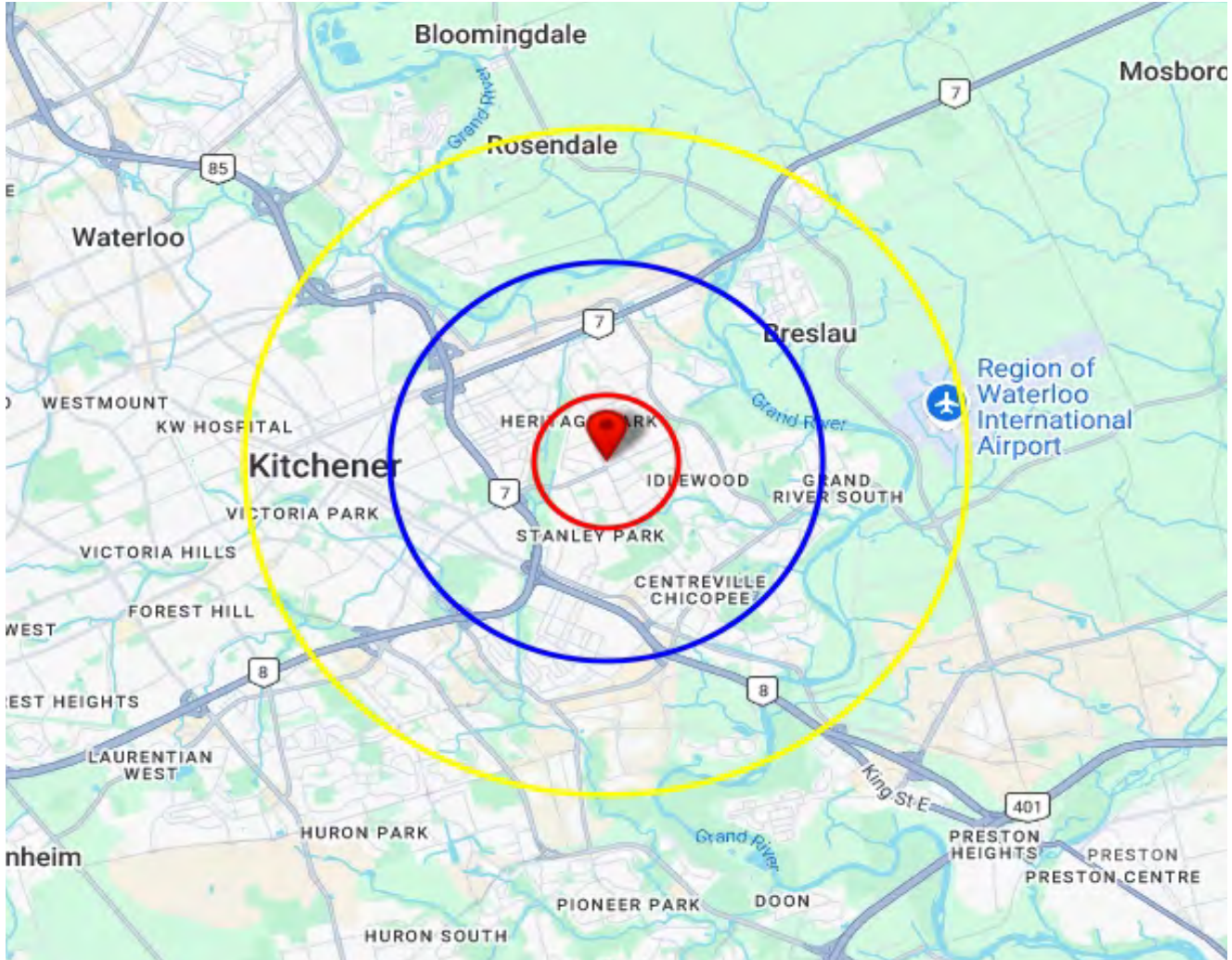
SITE PLAN

1020 RIVER ROAD EAST



TRADE AREA MAP

1020 RIVER ROAD EAST



2025 Daytime Population	1020 River Rd E, Kitchener, ON N2B 2L3 0 - 1 km		1020 River Rd E, Kitchener, ON N2B 2L3 0 - 3 km		1020 River Rd E, Kitchener, ON N2B 2L3 0 - 5 km	
		%		%		%
Total Estimated Population	11,649		71,595		153,220	
Total Daytime Population	8,478		64,779		158,053	
Daytime Population at Home	5,898	69.6%	32,195	49.7%	66,928	42.3%
0 to 14 years	1,758	20.7%	10,588	16.3%	21,396	13.5%
15 to 64 years	2,234	26.3%	12,362	19.1%	26,874	17.0%
65 years and over	1,907	22.5%	9,245	14.3%	18,658	11.8%
Daytime Population at Work	2,630	31.0%	31,106	48.0%	92,167	58.3%
Work At Usual Place	1,452	17.1%	20,581	31.8%	66,218	41.9%
Work Mobile	273	3.2%	3,604	5.6%	11,311	7.2%
Work At Home	905	10.7%	6,921	10.7%	14,639	9.3%

DEMOGRAPHICS SNAPSHOT

1020 RIVER ROAD EAST

2025 Demographic Snapshot	1020 River Rd E, Kitchener, ON N2B 2L3 0 - 1 km		1020 River Rd E, Kitchener, ON N2B 2L3 0 - 3 km		1020 River Rd E, Kitchener, ON N2B 2L3 0 - 5 km	
		%		%		%
Total Population						
2020 estimated	10,582		62,115		128,805	
2025 estimated	11,649		71,595		153,220	
2030 Projected	11,942		74,078		159,444	
% Pop. Change (2020-2025)	10.1%		15.3%		19.0%	
% Pop. Change (2025-2030)	2.5%		3.5%		4.1%	
2025 Total Population by Age	11,649		71,595		153,220	
0 to 4 years	562	4.8%	3,434	4.8%	7,118	4.6%
5 to 19 years	1,923	16.5%	11,233	15.7%	22,023	14.4%
20 to 24 years	868	7.5%	5,603	7.8%	12,165	7.9%
25 to 34 years	1,907	16.4%	13,364	18.7%	32,655	21.3%
35 to 44 years	1,568	13.5%	10,302	14.4%	23,070	15.1%
45 to 54 years	1,218	10.5%	7,724	10.8%	15,929	10.4%
55 to 64 years	1,394	12.0%	8,077	11.3%	16,223	10.6%
65 to 74 years	1,171	10.0%	6,470	9.0%	13,207	8.6%
75 years & over	1,038	9%	5,389	8%	10,829	7%
Median Age	38.4		37.0		36.0	
2025 Total Census Families	3,009		17,824		37,501	
Average Persons Per Family	2.9		3.0		2.9	
Total Couples	2,323	77.2%	14,631	82.1%	30,901	82.4%
Without children at home	1,127	37.4%	6,881	38.6%	15,601	41.6%
With children at home	1,196	39.8%	7,750	43.5%	15,300	40.8%
Lone-parent families	686	22.8%	3,193	17.9%	6,600	17.6%
Children Per Census Family	1.1		1.1		1.0	
2025 Educational Attainment (15 years+)	9,898		59,977		130,287	
Less than a bachelor degree	7,649	77.3%	44,070	73.5%	91,811	70.5%
Bachelor degree & higher	2,248	22.7%	15,907	26.5%	38,475	29.5%
2025 Households	4,602		27,111		61,511	
Persons per household	2.53		2.60		2.47	
Average household income	\$ 105,341		\$ 116,705		\$ 109,453	
2025 Occupied Dwellings	4,602		27,111		61,511	
Owned dwellings	2,590	56.3%	16,124	59.5%	31,574	51.3%
Rented dwellings	2,012	43.7%	10,987	40.5%	29,937	48.7%
Dominant building type	Houses		Houses		Houses	
Dominant period of construction	1961-1980		1961-1980		1961-1980	
Dominant Demographics						
Official Home Language	English		English		English	

DEMOGRAPHICS

1020 RIVER ROAD EAST

2025 Estimates Visible Minority	1020 River Rd E, Kitchener, ON N2B 2L3 0 - 1 km		1020 River Rd E, Kitchener, ON N2B 2L3 0 - 3 km		1020 River Rd E, Kitchener, ON N2B 2L3 0 - 5 km	
		%		%		%
2025 Household Population by visible minority groups	11,660	%base	70,526	%base	151,722	%base
Total visible minority population	2,647	22.7%	18,835	26.7%	43,710	28.8%
Chinese	76	0.7%	763	1.1%	2,195	1.4%
South Asian	615	5.3%	5,798	8.2%	13,416	8.8%
Black	701	6.0%	4,412	6.3%	10,717	7.1%
Filipino	100	0.9%	739	1.0%	1,831	1.2%
Latin American	324	2.8%	1,957	2.8%	4,278	2.8%
Southeast Asian	285	2.4%	1,783	2.5%	3,636	2.4%
Arab	231	2.0%	1,579	2.2%	3,167	2.1%
West Asian	112	1.0%	692	1.0%	1,666	1.1%
Korean	7	0.1%	89	0.1%	477	0.3%
Japanese	18	0.2%	91	0.1%	225	0.1%
Visible minority, n.i.e.	110	0.9%	480	0.7%	922	0.6%
Multiple visible minorities	67	0.6%	453	0.6%	1,180	0.8%
Not a visible minority	9,013	77.3%	51,691	73.3%	108,012	71.2%

2028 Projections Visible Minority	1020 River Rd E, Kitchener, ON N2B 2L3 0 - 1 km		1020 River Rd E, Kitchener, ON N2B 2L3 0 - 3 km		1020 River Rd E, Kitchener, ON N2B 2L3 0 - 5 km	
		%		%		%
2028 Household Population by visible minority groups	11,670	%base	70,962	%base	153,365	%base
Total visible minority population	2,848	24.4%	20,287	28.6%	47,407	30.9%
Chinese	76	0.7%	804	1.1%	2,347	1.5%
South Asian	685	5.9%	6,419	9.0%	14,973	9.8%
Black	753	6.5%	4,711	6.6%	11,494	7.5%
Filipino	108	0.9%	786	1.1%	1,945	1.3%
Latin American	351	3.0%	2,093	2.9%	4,608	3.0%
Southeast Asian	298	2.6%	1,870	2.6%	3,830	2.5%
Arab	252	2.2%	1,708	2.4%	3,458	2.3%
West Asian	121	1.0%	754	1.1%	1,835	1.2%
Korean	7	0.1%	94	0.1%	520	0.3%
Japanese	18	0.2%	97	0.1%	240	0.2%
Visible minority, n.i.e.	111	1.0%	484	0.7%	935	0.6%
Multiple visible minorities	68	0.6%	467	0.7%	1,223	0.8%
Not a visible minority	8,822	75.6%	50,676	71.4%	105,958	69.1%