

# NEW PAD OPPORTUNITIES

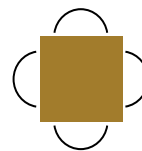
1127 PEMBROKE STREET WEST

PEMBROKE, ON



## Len Goudy

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



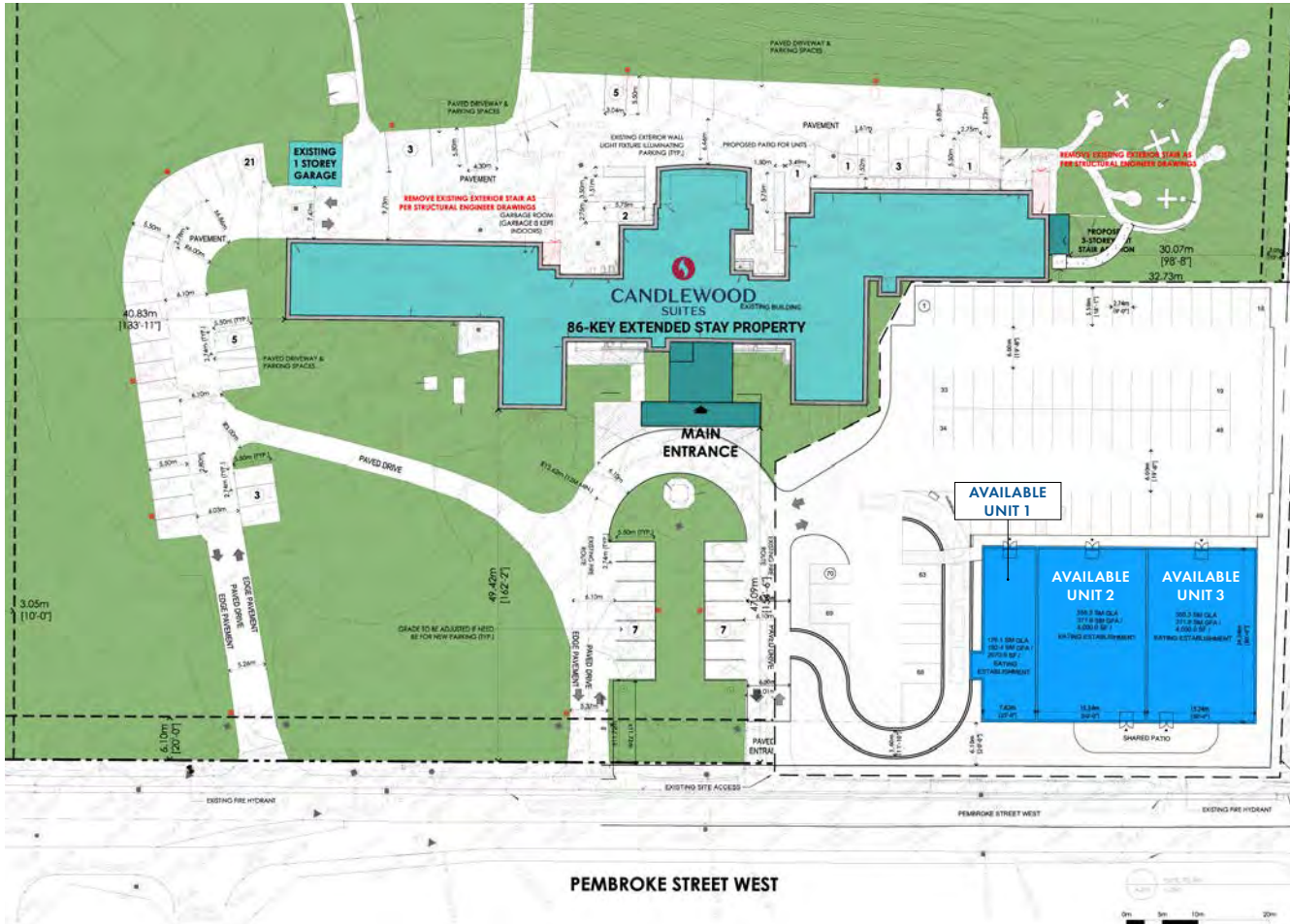
Goudy Real Estate Corp.  
Real Estate Brokerage  
Commercial Real Estate Sales & Leasing

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

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# SITE DETAILS

## 1127 PEMBROKE STREET WEST



### DETAILS

New Build PAD opportunities with Drive-Thru in Pembroke. Located in front of a newly renovated 86 Suite Extended Stay Candlewood Suites Hotel, slated to open in June 1, 2026. Across from West End Plaza, tenants include, No Frills, Dollarama, The Brick, Bar Burrito, and Subway. Located close to both Highway 41 and the Trans Canada Highway (Highway 17).

#### AVAILABLE UNITS:

<b>UNIT 1</b>	2,070.9 sq. ft. w/Drive-Thru
RENT	\$65 PSF

<b>UNITS 2 &amp; 3</b>	4,000 sq. ft. each, can be combined for larger unit
RENT	\$45 PSF

\*This is a new build and TMI has not yet been assessed.

# DEMOGRAPHICS

## 1127 PEMBROKE STREET WEST



2025 Daytime Population	1127 Pembroke St W, Pembroke, ON K8A 0L9 0 - 5 km		1127 Pembroke St W, Pembroke, ON K8A 0L9 0 - 10 km		1127 Pembroke St W, Pembroke, ON K8A 0L9 0 - 15 km	
		%		%		%
<b>Total Estimated Population</b>	<b>19,642</b>		<b>27,679</b>		<b>46,146</b>	
<b>Total Daytime Population</b>	<b>21,024</b>		<b>31,175</b>		<b>43,900</b>	
Daytime Population at Home	10,273	48.9%	14,303	45.9%	22,515	51.3%
0 to 14 years	2,850	13.6%	4,172	13.4%	8,103	18.5%
15 to 64 years	3,335	15.9%	4,477	14.4%	7,122	16.2%
65 years and over	4,088	19.4%	5,654	18.1%	7,289	16.6%
Daytime Population at Work	11,204	53.3%	16,320	52.4%	22,721	51.8%
Work At Usual Place	7,795	37.1%	11,421	36.6%	16,135	36.8%
Work Mobile	2,140	10.2%	2,724	8.7%	3,134	7.1%
Work At Home	1,269	6.0%	2,175	7.0%	3,453	7.9%

# DEMOGRAPHICS

## 1127 PEMBROKE STREET WEST

2025 Demographic Snapshot	1127 Pembroke St W, Pembroke, ON K8A 0L9 0 - 5 km		1127 Pembroke St W, Pembroke, ON K8A 0L9 0 - 10 km		1127 Pembroke St W, Pembroke, ON K8A 0L9 0 - 15 km	
		%		%		%
<b>Total Population</b>						
2020 estimated	18,701		26,641		44,452	
2025 estimated	19,642		27,679		46,146	
2030 Projected	20,506		28,627		47,699	
% Pop. Change (2020-2025)	5.0%		3.9%		3.8%	
% Pop. Change (2025-2030)	4.4%		3.4%		3.4%	
<b>2025 Total Population by Age</b>	<b>19,642</b>		<b>27,679</b>		<b>46,146</b>	
0 to 4 years	937	4.8%	1,347	4.9%	2,677	5.8%
5 to 19 years	2,832	14.4%	4,176	15.1%	7,713	16.7%
20 to 24 years	1,018	5.2%	1,433	5.2%	2,530	5.5%
25 to 34 years	2,553	13.0%	3,471	12.5%	7,295	15.8%
35 to 44 years	2,473	12.6%	3,555	12.8%	6,750	14.6%
45 to 54 years	1,980	10.1%	2,947	10.6%	4,808	10.4%
55 to 64 years	2,627	13.4%	3,775	13.6%	5,363	11.6%
65 to 74 years	2,560	13.0%	3,575	12.9%	4,780	10.4%
75 years & over	2,662	14%	3,400	12%	4,229	9%
<b>Median Age</b>	45.0		44.6		38.8	
<b>2025 Total Census Families</b>	<b>5,233</b>		<b>7,670</b>		<b>12,654</b>	
Average Persons Per Family	2.8		2.8		2.9	
Total Couples	4,045	77.3%	6,204	80.9%	10,541	83.3%
Without children at home	2,356	45.0%	3,498	45.6%	5,419	42.8%
With children at home	1,689	32.3%	2,707	35.3%	5,122	40.5%
Lone-parent families	1,188	22.7%	1,466	19.1%	2,114	16.7%
Children Per Census Family	0.9		0.9		1.0	
<b>2025 Educational Attainment (15 years+)</b>	<b>16,095</b>		<b>22,705</b>		<b>36,502</b>	
Less than a bachelor degree	13,890	86.3%	19,121	84.2%	30,528	83.6%
Bachelor degree & higher	2,205	13.7%	3,585	15.8%	5,974	16.4%
<b>2025 Households</b>	<b>8,799</b>		<b>11,986</b>		<b>19,020</b>	
Persons per household	2.15		2.24		2.35	
Average household income	\$ 104,636		\$ 115,391		\$ 123,001	
<b>2025 Occupied Dwellings</b>	<b>8,799</b>		<b>11,986</b>		<b>19,020</b>	
Owned dwellings	5,440	61.8%	8,250	68.8%	12,731	66.9%
Rented dwellings	3,359	38.2%	3,736	31.2%	6,289	33.1%
Dominant building type	Houses		Houses		Houses	
Dominant period of construction	Before 1960		Before 1960		Before 1960	
<b>Dominant Demographics</b>						
Official Home Language	English		English		English	
Dominant non-official language	German		German		German	

# DEMOGRAPHICS

## 1127 PEMBROKE STREET WEST

2025 Estimates Visible Minority	1127 Pembroke St W, Pembroke, ON K8A 0L9 0 - 5 km		1127 Pembroke St W, Pembroke, ON K8A 0L9 0 - 10 km		1127 Pembroke St W, Pembroke, ON K8A 0L9 0 - 15 km	
		%		%		%
<b>2025 Household Population by visible minority groups</b>	<b>18,944</b>	<b>%base</b>	<b>26,862</b>	<b>%base</b>	<b>44,614</b>	<b>%base</b>
Total visible minority population	700	3.7%	877	3.3%	2,042	4.6%
Chinese	122	0.6%	137	0.5%	200	0.4%
South Asian	195	1.0%	254	0.9%	546	1.2%
Black	149	0.8%	174	0.6%	461	1.0%
Filipino	111	0.6%	133	0.5%	204	0.5%
Latin American	58	0.3%	85	0.3%	172	0.4%
Southeast Asian	43	0.2%	44	0.2%	127	0.3%
Arab	0	0.0%	0	0.0%	77	0.2%
West Asian	0	0.0%	2	0.0%	15	0.0%
Korean	0	0.0%	6	0.0%	46	0.1%
Japanese	0	0.0%	5	0.0%	42	0.1%
Visible minority, n.i.e.	0	0.0%	8	0.0%	61	0.1%
Multiple visible minorities	23	0.1%	30	0.1%	91	0.2%
Not a visible minority	18,244	96.3%	25,985	96.7%	42,572	95.4%

2028 Projections Visible Minority	1127 Pembroke St W, Pembroke, ON K8A 0L9 0 - 5 km		1127 Pembroke St W, Pembroke, ON K8A 0L9 0 - 10 km		1127 Pembroke St W, Pembroke, ON K8A 0L9 0 - 15 km	
		%		%		%
<b>2028 Household Population by visible minority groups</b>	<b>19,414</b>	<b>%base</b>	<b>27,381</b>	<b>%base</b>	<b>45,446</b>	<b>%base</b>
Total visible minority population	743	3.8%	930	3.4%	2,155	4.7%
Chinese	132	0.7%	151	0.6%	218	0.5%
South Asian	211	1.1%	272	1.0%	586	1.3%
Black	157	0.8%	183	0.7%	483	1.1%
Filipino	116	0.6%	139	0.5%	213	0.5%
Latin American	61	0.3%	88	0.3%	181	0.4%
Southeast Asian	44	0.2%	45	0.2%	130	0.3%
Arab	0	0.0%	0	0.0%	81	0.2%
West Asian	0	0.0%	2	0.0%	16	0.0%
Korean	0	0.0%	6	0.0%	50	0.1%
Japanese	0	0.0%	6	0.0%	44	0.1%
Visible minority, n.i.e.	0	0.0%	8	0.0%	62	0.1%
Multiple visible minorities	23	0.1%	30	0.1%	91	0.2%
Not a visible minority	18,671	96.2%	26,451	96.6%	43,291	95.3%