

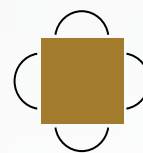
RETAIL SPACE FOR LEASE RESTAURANT OPPORTUNITY

633 MAIN ST. W., PORT COLBORNE, ON



Len Goudy

Broker of Record
Goudy Real Estate Corp.
Real Estate Brokerage
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Goudy Real Estate Corp.
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DETAILS

633 MAIN ST. W., PORT COLBORNE, ON



DETAILS

Build to suit opportunity in the City of Port Colborne. A City steeped in marine heritage, with its historic shopping districts, variety of restaurants, ample beachfront, and selection of natural attractions, Port Colborne easily becomes a draw to tourists and locals alike.

AVAILABLE UNITS:

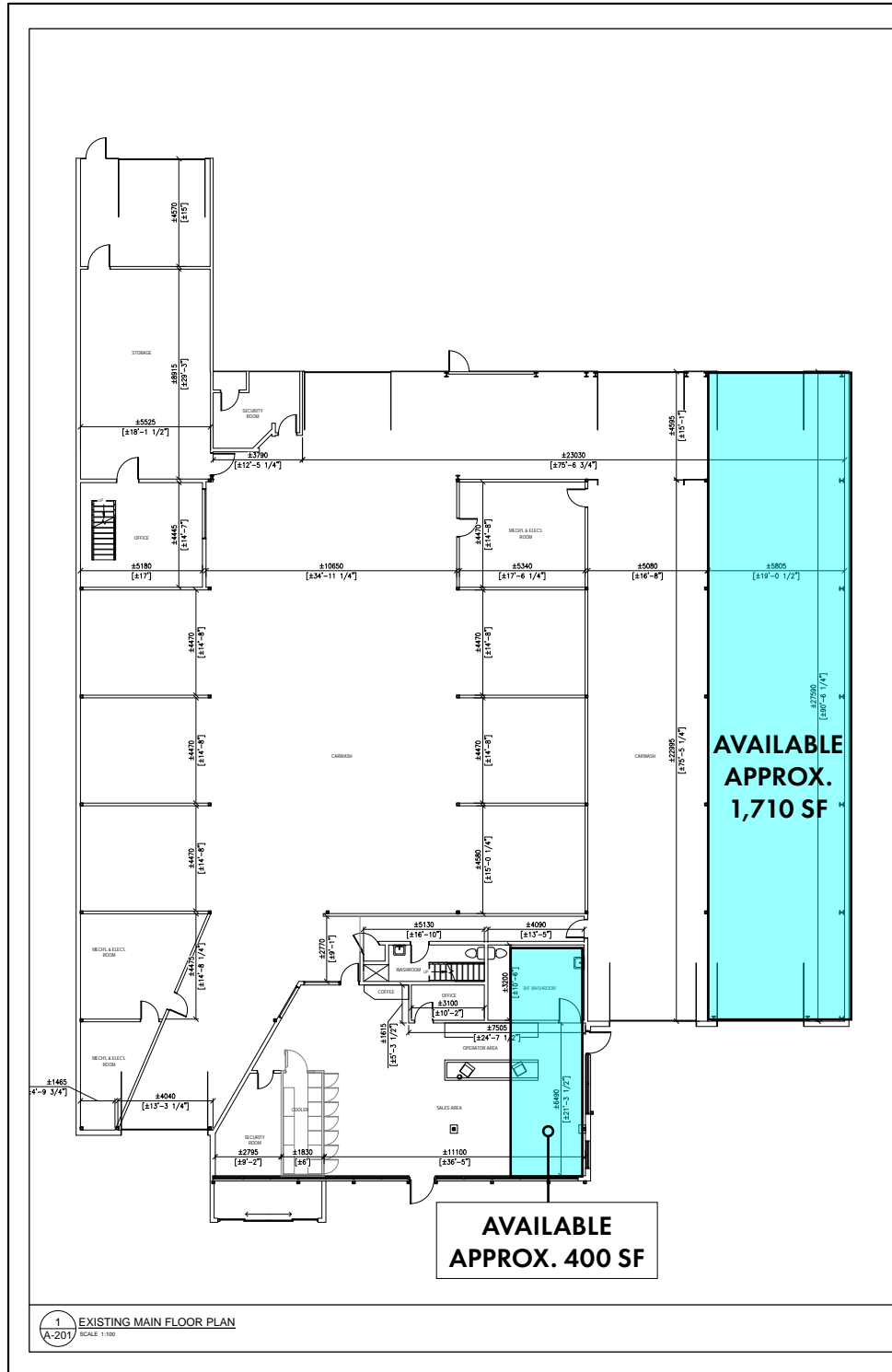
UNIT 1	1,710 SF
RENT	\$35 PSF PA
TMI	\$12 PSF PA

UNIT 2	400 SF
RENT	\$60 PSF PA
TMI	\$12 PSF PA

PAD OPPORTUNITY	2,000 SF
RENT	\$45 PSF PA
TMI	\$12 PSF PA

FLOOR PLAN

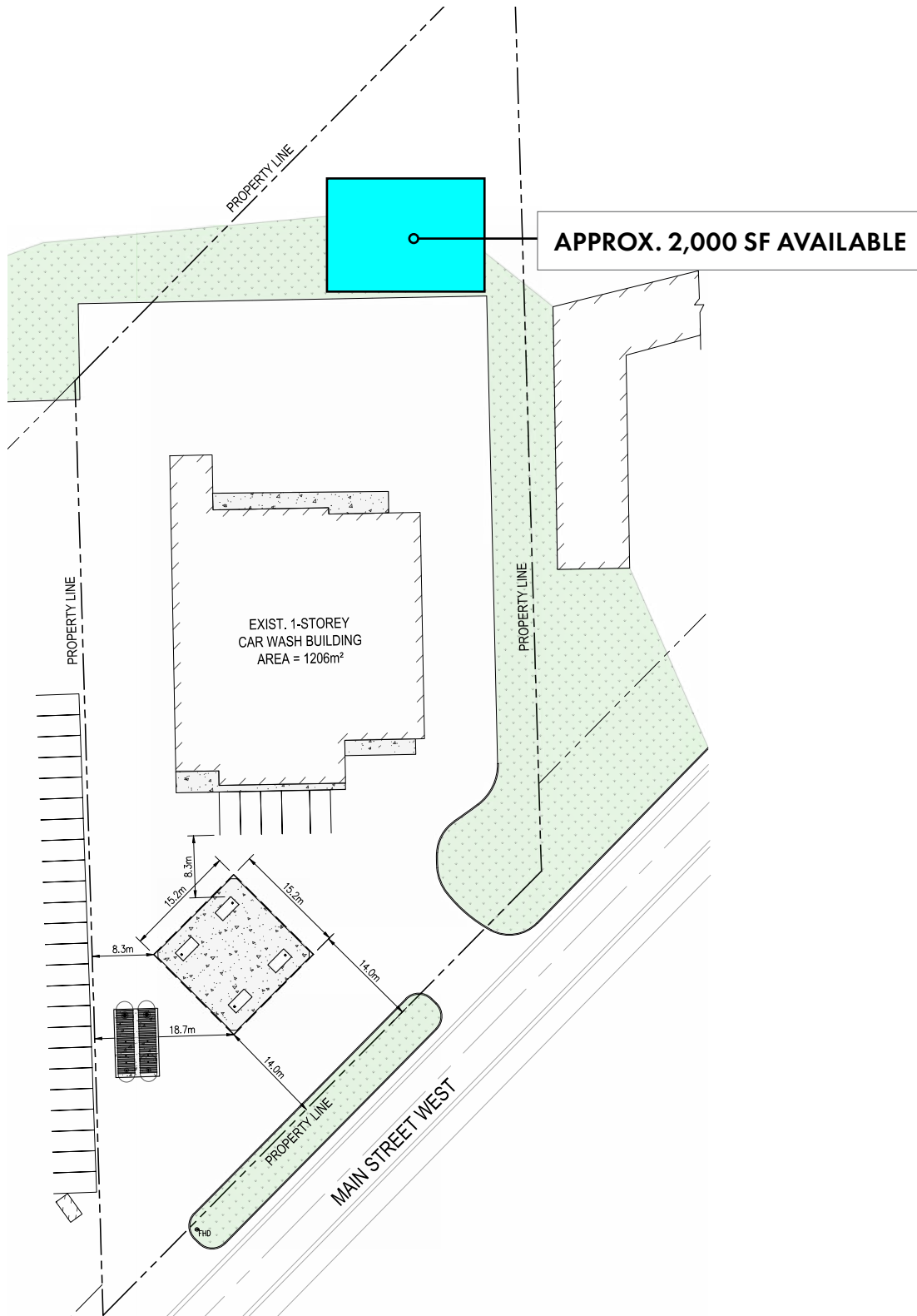
633 MAIN ST. W., PORT COLBORNE, ON



1 EXISTING MAIN FLOOR PLAN
A-201 SCALE 1:100

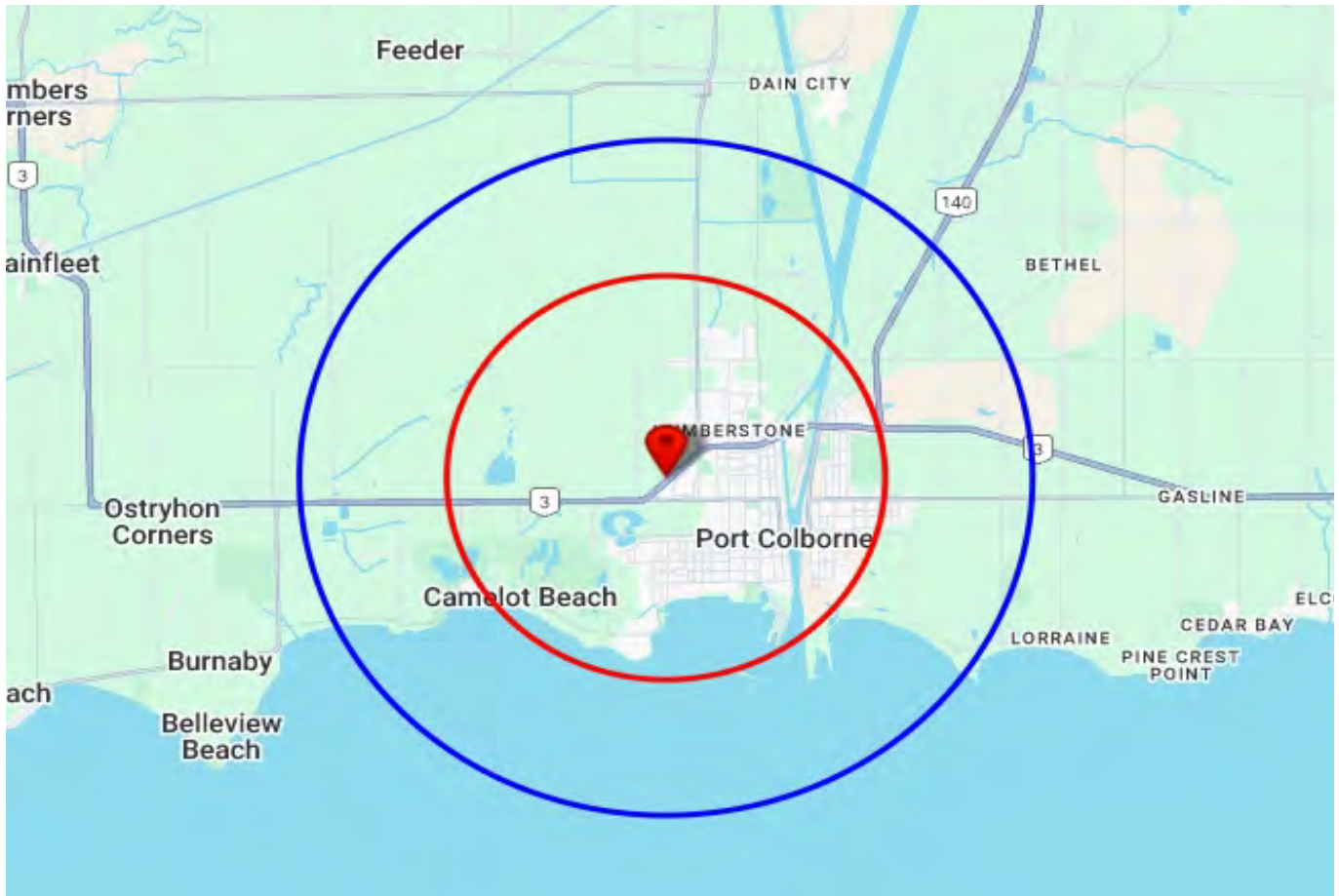
PAD SITE

633 MAIN ST. W., PORT COLBORNE, ON



DEMOGRAPHICS

633 MAIN ST. W., PORT COLBORNE, ON



2024 Daytime Population	633 Main St W, Port Colborne, ON L3K 5V4 0 - 3 km		633 Main St W, Port Colborne, ON L3K 5V4 0 - 5 km	
		%		%
Total Estimated Population	17,355		18,688	
Total Daytime Population	14,620		16,816	
Daytime Population at Home	9,944	68.0%	10,676	63.5%
0 to 14 years	2,204	15.1%	2,368	14.1%
15 to 64 years	3,682	25.2%	3,952	23.5%
65 years and over	4,058	27.8%	4,355	25.9%
Daytime Population at Work	5,293	36.2%	6,139	36.5%
Work At Usual Place	3,388	23.2%	3,920	23.3%
Work Mobile	862	5.9%	981	5.8%
Work At Home	1,042	7.1%	1,238	7.4%

DEMOGRAPHICS

633 MAIN ST. W., PORT COLBORNE, ON

2024 Demographic Snapshot	633 Main St W, Port Colborne, ON L3K 5V4 0 - 3 km		633 Main St W, Port Colborne, ON L3K 5V4 0 - 5 km	
		%		%
Total Population				
2019 estimated	15,827		17,093	
2024 estimated	17,355		18,688	
2029 Projected	18,493		19,889	
% Pop. Change (2019-2024)	9.7%		9.3%	
% Pop. Change (2024-2029)	6.6%		6.4%	
2024 Total Population by Age	17,355		18,688	
0 to 4 years	748	4.3%	807	4.3%
5 to 19 years	2,345	13.5%	2,516	13.5%
20 to 24 years	996	5.7%	1,078	5.8%
25 to 34 years	2,103	12.1%	2,276	12.2%
35 to 44 years	1,782	10.3%	1,927	10.3%
45 to 54 years	1,929	11.1%	2,070	11.1%
55 to 64 years	2,563	14.8%	2,797	15.0%
65 to 74 years	2,413	13.9%	2,612	14.0%
75 years & over	2,478	14%	2,605	14%
Median Age	49.0		48.9	
2024 Total Census Families	4,623		4,999	
Average Persons Per Family	2.8		2.8	
Total Couples	3,695	79.9%	4,015	80.3%
Without children at home	2,110	45.6%	2,294	45.9%
With children at home	1,585	34.3%	1,720	34.4%
Lone-parent families	928	20.1%	984	19.7%
Children Per Census Family	0.9		0.9	
2024 Educational Attainment (15 years+)	14,558		15,705	
Less than a bachelor degree	12,812	88.0%	13,831	88.1%
Bachelor degree & higher	1,746	12.0%	1,874	11.9%
2024 Households	7,375		7,934	
Persons per household	2.27		2.28	
Average household income	\$ 93,071		\$ 93,782	
2024 Occupied Dwellings	7,375		7,934	
Owned dwellings	4,983	67.6%	5,450	68.7%
Rented dwellings	2,392	32.4%	2,484	31.3%
Dominant building type	Houses		Houses	
Dominant period of construction	Before 1960		Before 1960	

DEMOGRAPHICS

633 MAIN ST. W., PORT COLBORNE, ON

2024 Estimates Visible Minority	633 Main St W, Port Colborne, ON L3K 5V4 0 - 3 km		633 Main St W, Port Colborne, ON L3K 5V4 0 - 5 km	
		%		%
2024 Household Population by visible minority groups	16,768	%base	18,076	%base
Total visible minority population	421	2.5%	454	2.5%
Chinese	49	0.3%	49	0.3%
South Asian	68	0.4%	75	0.4%
Black	126	0.7%	135	0.7%
Filipino	36	0.2%	39	0.2%
Latin American	70	0.4%	75	0.4%
Southeast Asian	13	0.1%	14	0.1%
Arab	47	0.3%	51	0.3%
West Asian	0	0.0%	0	0.0%
Korean	0	0.0%	0	0.0%
Japanese	0	0.0%	0	0.0%
Visible minority, n.i.e.	1	0.0%	1	0.0%
Multiple visible minorities	13	0.1%	14	0.1%
Not a visible minority	16,347	97.5%	17,622	97.5%

2027 Projections Visible Minority	633 Main St W, Port Colborne, ON L3K 5V4 0 - 3 km		633 Main St W, Port Colborne, ON L3K 5V4 0 - 5 km	
		%		%
2027 Household Population by visible minority groups	17,537	%base	18,886	%base
Total visible minority population	492	2.8%	530	2.8%
Chinese	57	0.3%	57	0.3%
South Asian	79	0.5%	88	0.5%
Black	146	0.8%	156	0.8%
Filipino	43	0.2%	46	0.2%
Latin American	85	0.5%	91	0.5%
Southeast Asian	17	0.1%	19	0.1%
Arab	50	0.3%	54	0.3%
West Asian	0	0.0%	0	0.0%
Korean	0	0.0%	0	0.0%
Japanese	0	0.0%	0	0.0%
Visible minority, n.i.e.	1	0.0%	1	0.0%
Multiple visible minorities	15	0.1%	16	0.1%
Not a visible minority	17,045	97.2%	18,356	97.2%