# RETAIL SPACE FOR SUBLEASE

## IMPERIAL CENTRE

## 2456 QUEEN STREET EAST, BRAMPTON







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

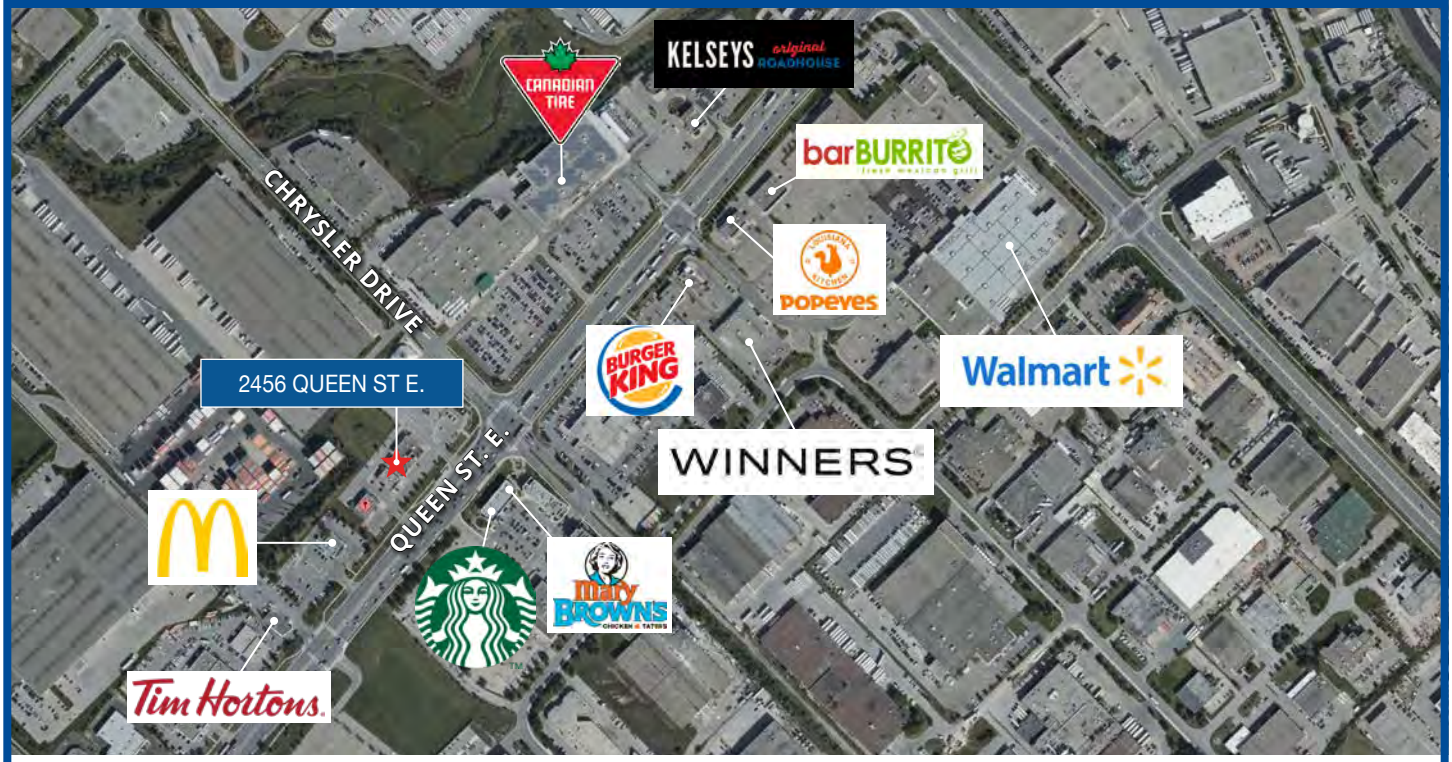
**Goudy Real Estate Corp.**
Real Estate Brokerage
Commercial Real Estate
Sales & Leasing

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

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# PROPERTY OVERVIEW

## IMPERIAL CENTRE




Presenting an exceptional opportunity to secure a 4-year sublease for an 1,800 sq. ft. commercial retail unit in Brampton's highly sought-after Imperial Centre. Featuring highly coveted direct frontage on Queen Street East, this space offers unparalleled visibility, exposure, and premium signage potential along a major commuter corridor. A longer term may be negotiable directly with the Landlord, subject to approval.

### SITE HIGHLIGHTS

**Premium Co-Tenancy:** Benefit from strong, consistent cross-traffic driven by a powerhouse roster of established brands, including Boston Pizza, Williams Fresh Café, A&W, Burrito Boyz, Baskin Robbins, Pay2Day, Woodhill Dental, Paranthe Wali Gali, Heritage Fish & Chips, and the highly anticipated Crumbl.

**Massive Exposure:** Maximize your brand's reach with highly coveted direct frontage on Queen Street East, capturing an exceptional two-way traffic volume of over 60,000 vehicles daily.* Positioned squarely along one of Brampton's busiest commercial and commuter arteries, this site guarantees your business unparalleled visibility to a massive audience day in and day out. **Source: Sitewise*

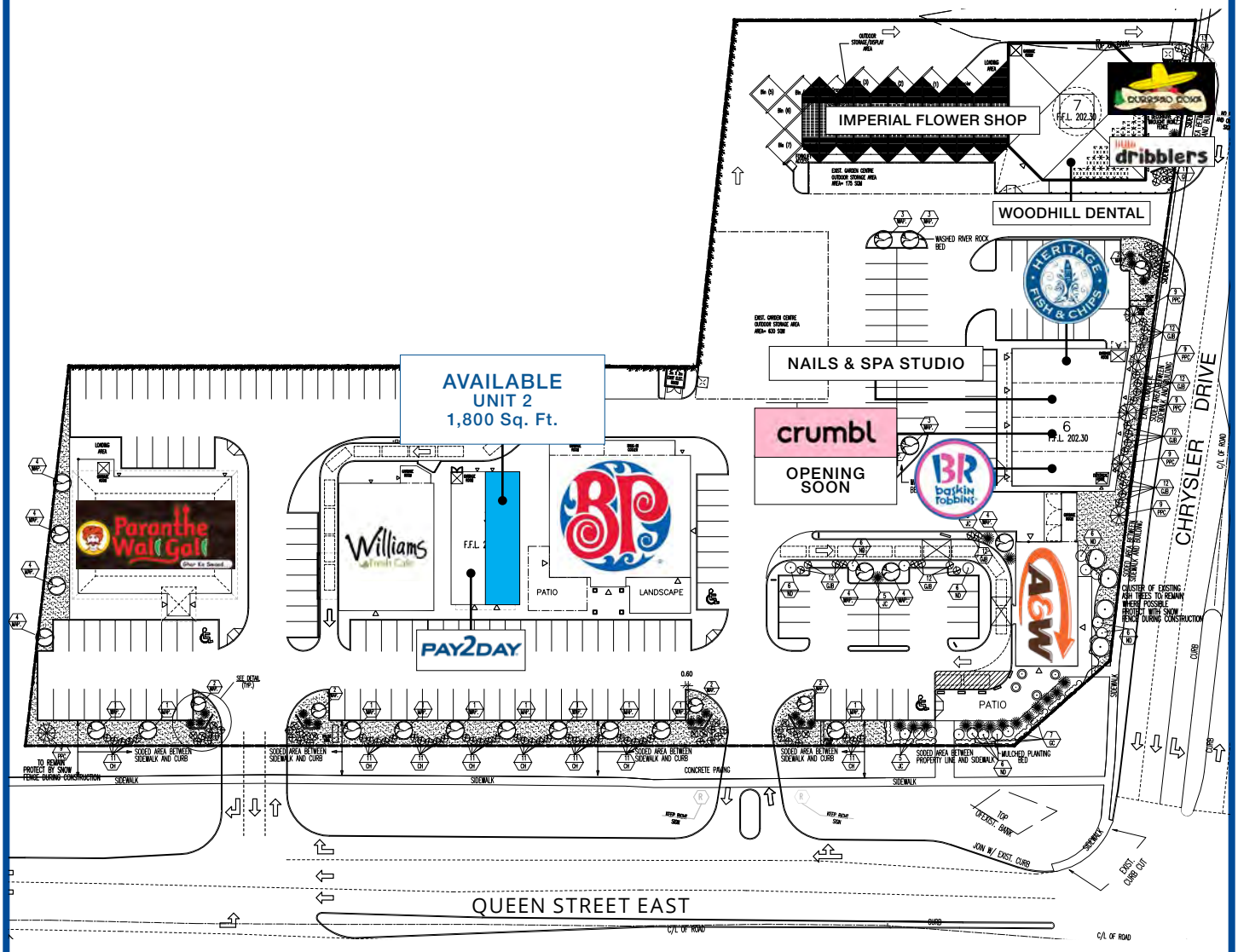
**Customer Convenience:** Situated in a meticulously maintained retail node featuring ample surface parking, ensuring high customer turnover and ease of access.

### AVAILABLE UNIT

| | |
|---|---|
| UNIT 2 | 1,800 sq. ft. |
| RENT | $50.00 PSF PA |
| TMI | $11.75 PSF PA (2025 Est.) |
| TERM | 4-Year Sublease - Longer term may be negotiable directly with the Landlord, subject to approval. |

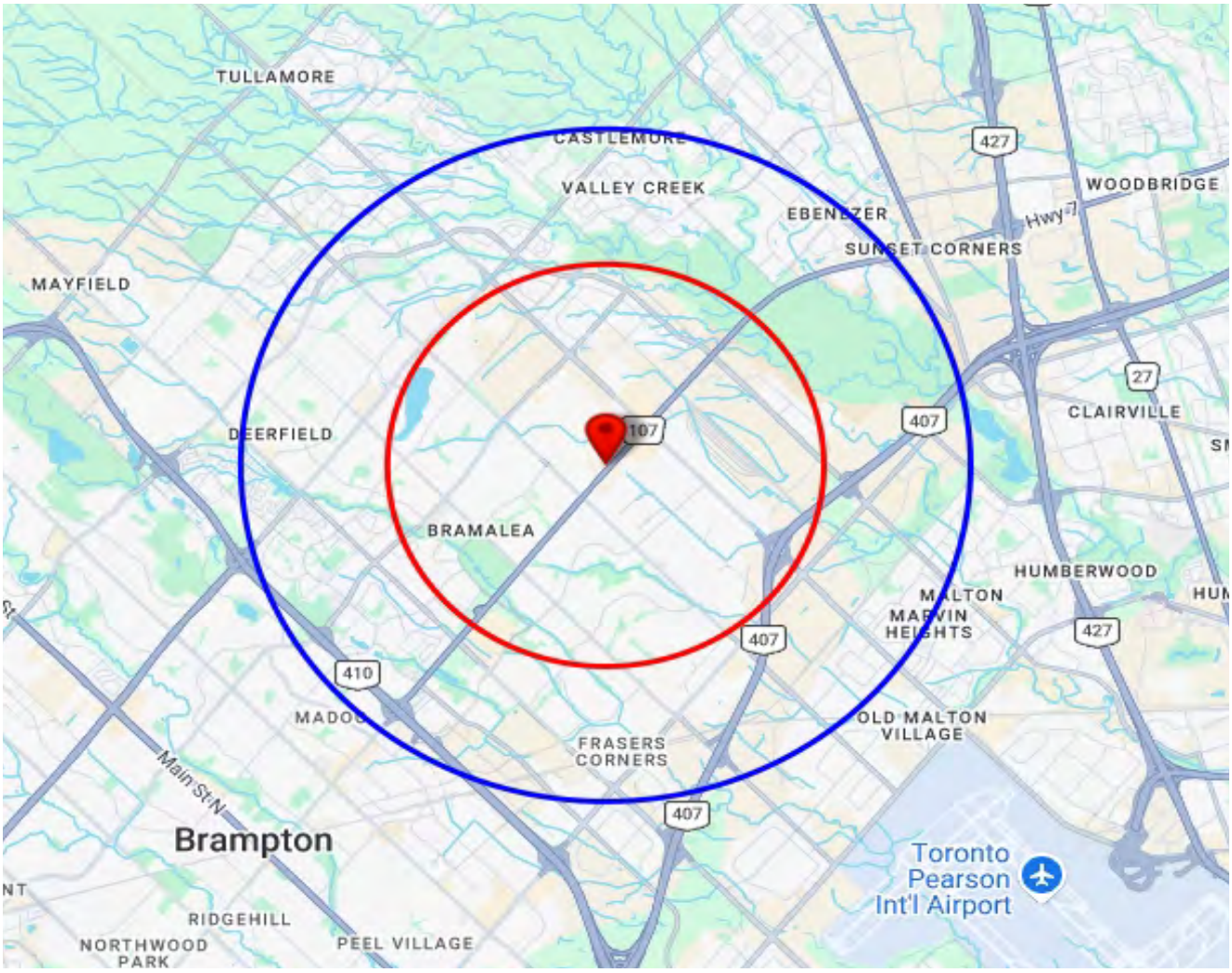
# SITE PLAN

## IMPERIAL CENTRE



# TRADE AREA MAP

## IMPERIAL CENTRE




| 2026 Daytime Population | 2456 Queen St E, Brampton, ON L6S 5X9 0 - 3 km | | 2456 Queen St E, Brampton, ON L6S 5X9 0 - 5 km | |
|---|---|---|---|---|
| **Total Daytime Population** | **75,408** | **% base** | **298,247** | **% base** |
| Daytime Employees | 45,733 | 61% | 194,281 | 65% |
| Daytime Population at home | 29,675 | 39% | 103,967 | 35% |
| Age 0 to 14 years | 9,494 | 13% | 33,432 | 11% |
| Age 15 to 64 years | 11,341 | 15% | 41,110 | 14% |
| Age 65 plus years | 8,841 | 12% | 29,424 | 10% |

# DEMOGRAPHICS SNAPSHOT

## IMPERIAL CENTRE

| 2026 Demographic Snapshot | 2456 Queen St E, Brampton, ON L6S 5X9 0 - 3 km | | 2456 Queen St E, Brampton, ON L6S 5X9 0 - 5 km | |
|---|---|---|---|---|
| | | % | | % |
| 2021 Census* | 54,482 | | 197,831 | |
| 2026 Population estimate | 63,646 | | 228,477 | |
| 2029 Population projection | 67,172 | | 240,728 | |
| | | | | |
| % Population Change (2021-25) | 16.8% | | 15.5% | |
| % Population Change (2026-29) | 5.5% | | 5.4% | |
| | | | | |
| **2026 Population by Age** | **63,646** | | **228,477** | |
| 0 to 4 years | 3,411 | 5% | 12,004 | 5% |
| 5 to 19 years | 9,297 | 15% | 33,455 | 15% |
| 20 to 24 years | 4,956 | 8% | 19,189 | 8% |
| 25 to 34 years | 12,231 | 19% | 46,419 | 20% |
| 35 to 44 years | 9,241 | 15% | 32,353 | 14% |
| 45 to 54 years | 6,887 | 11% | 25,163 | 11% |
| 55 to 64 years | 7,182 | 11% | 25,206 | 11% |
| 65 to 74 years | 5,823 | 9% | 19,792 | 9% |
| 75 to 84 years | 3,450 | 5% | 11,173 | 5% |
| 85 years and over | 1,167 | 2% | 3,723 | 2% |
| | | | | |
| **Median Age** | 37.0 | | 35.9 | |
| | | | | |
| **2026 Census Families in Private Households** | **16,433** | | **58,523** | |
| Couple census families | 12,569 | 76% | 47,197 | 81% |
| Without children | 4,621 | 28% | 15,697 | 27% |
| With children | 7,948 | 48% | 31,500 | 54% |
| One-parent families | 3,864 | 24% | 11,326 | 19% |
| | | | | |
| Average Persons Per Census Family | 3.0 | | 3.1 | |
| Average Children Per Census Family | 1.3 | | 1.3 | |
| | | | | |
| **2026 Households** | 20,331 | | 63,217 | |
| Persons per household | 3.1 | | 3.6 | |
| | | | | |
| Average household income | $ 122,690 | | $ 141,241 | |
| Median estimated household income | $ 94,375 | | $ 107,015 | |
| | | | | |
| **2026 Population 25 to 64 years by Educational Attainment** | **35,427** | | **128,522** | |
| No certificate, diploma or degree | 4,353 | 12% | 14,988 | 12% |
| Secondary (high) school diploma or equivalency certificate | 10,206 | 29% | 35,046 | 27% |
| Postsecondary certificate, diploma, or degree | 20,868 | 59% | 78,488 | 61% |
| Apprenticeship or trades certificate or diploma | 1,478 | 4% | 5,098 | 4% |

# DEMOGRAPHICS

## IMPERIAL CENTRE

| 2026 Estimates and Projections<br>Visible Minority Population | 2456 Queen St E,<br>Brampton, ON L6S 5X9<br>0 - 3 km | | 2456 Queen St E,<br>Brampton, ON L6S 5X9<br>0 - 5 km | |
|---|---|---|---|---|
| | | % | | % |
| **2026 Total Population in Private Households by Visible Minority Groups** | **63,568** | | **226,740** | |
| | | | | |
| Total Visible Minority Population | 42,908 | 67% | 179,542 | 79% |
| South Asian | 22,583 | 36% | 116,554 | 51% |
| Chinese | 425 | 1% | 1,386 | 1% |
| Black | 8,942 | 14% | 31,625 | 14% |
| Filipino | 2,844 | 4% | 6,664 | 3% |
| Latin American | 3,000 | 5% | 5,970 | 3% |
| Arab | 442 | 1% | 1,718 | 1% |
| Southeast Asian | 764 | 1% | 2,210 | 1% |
| West Asian | 576 | 1% | 1,756 | 1% |
| Korean | 0 | 0% | 0 | 0% |
| Japanese | 32 | 0% | 32 | 0% |
| Visible minority, n.i.e. | 2,192 | 3% | 7,982 | 4% |
| Multiple visible minorities | 1,108 | 2% | 3,643 | 2% |
| | | | | |
| Not a visible minority | 20,660 | 33% | 47,198 | 21% |