

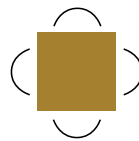
RETAIL SPACE FOR LEASE

162 VICTORIA STREET SOUTH, KITCHENER



Len Goudy

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



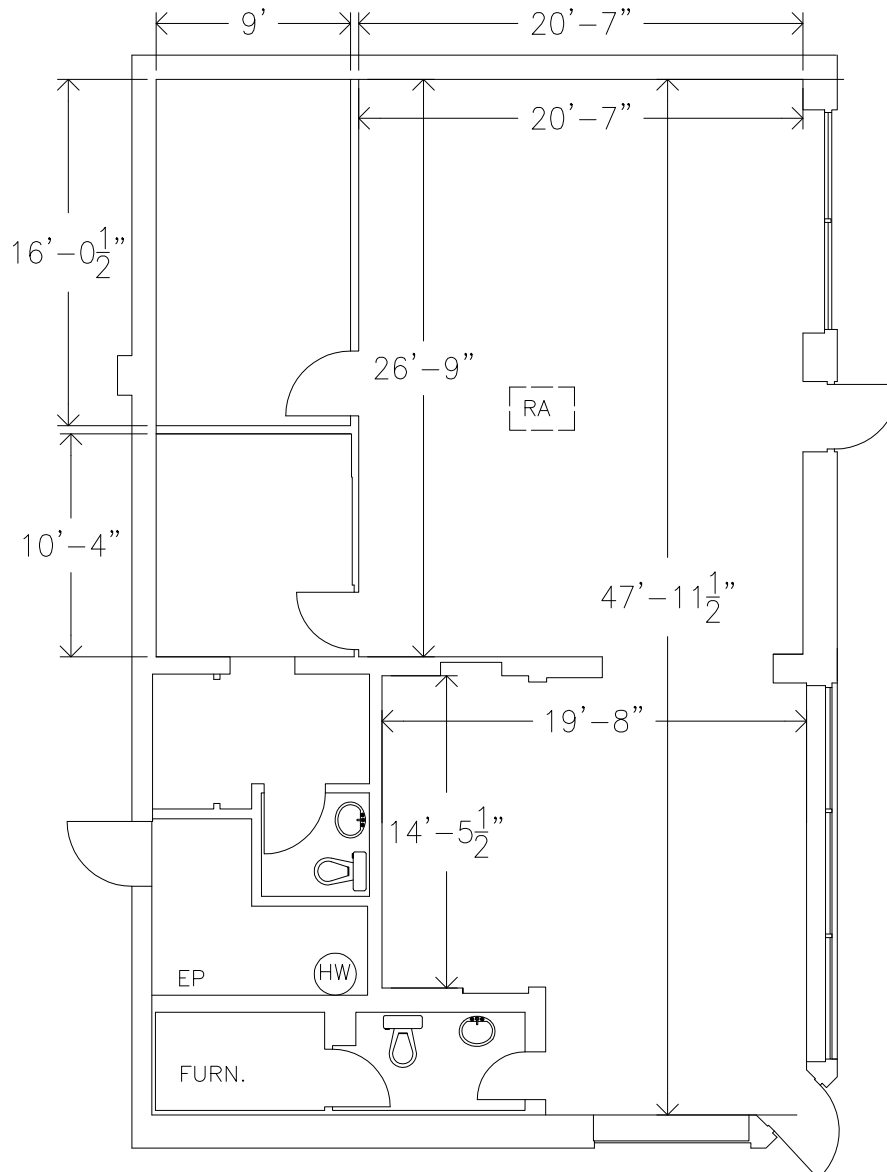
Goudy Real Estate Corp.
Real Estate Brokerage
Commercial Real Estate
Sales & Leasing

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

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FLOOR PLAN

162 VICTORIA STREET SOUTH, KITCHENER



DETAILS:

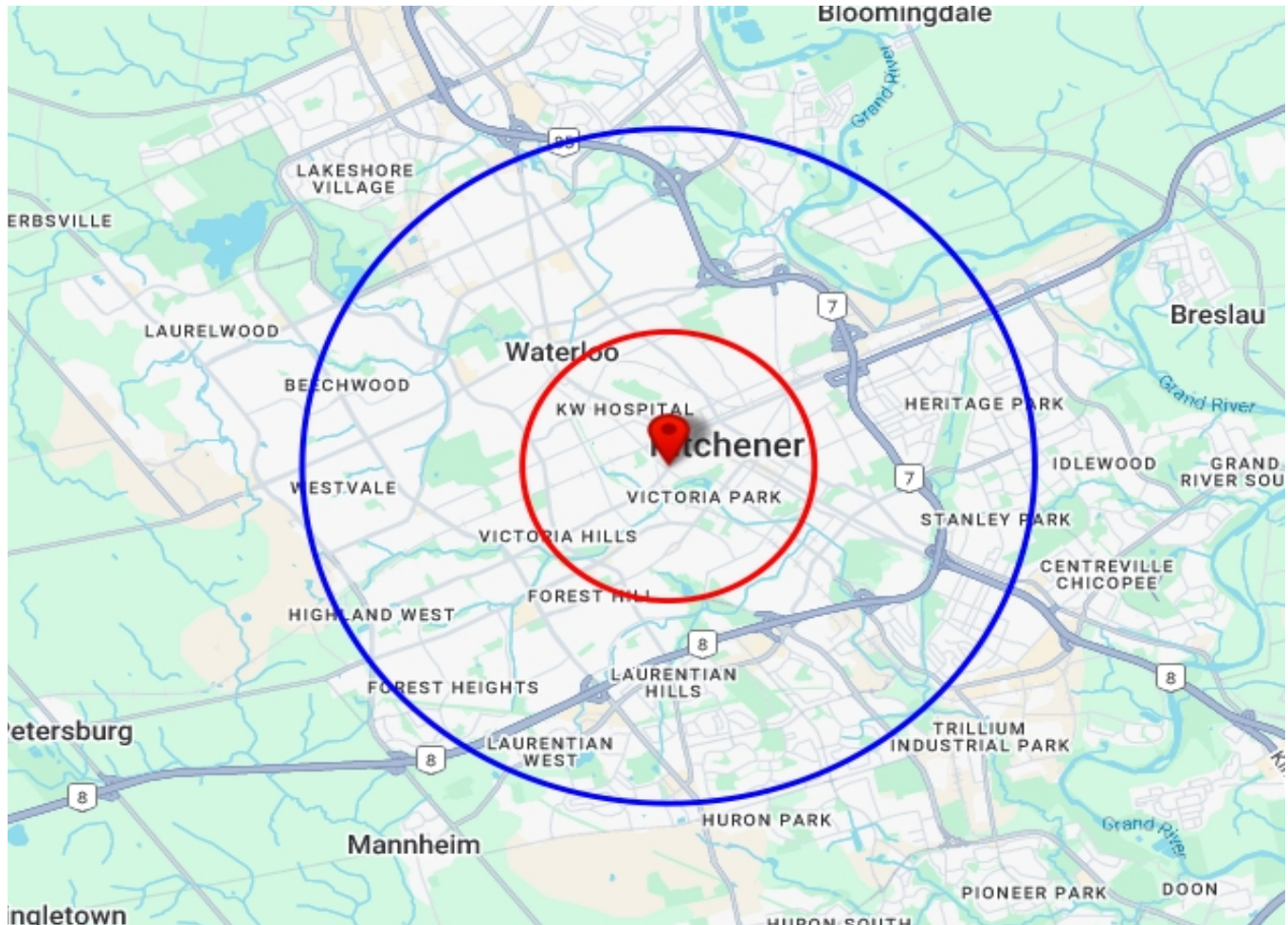
Free standing building located at a high traffic intersection in Downtown Kitchener. There are over 66,000 residents and daytime workers within 2km of this site. Parking lot is shared.

AVAILABLE UNIT DETAILS:

UNIT SIZE	1,647 SQ. FT.
RENT	\$5,000 Gross Lease + HST & Utilities - TMI included
TERM	Two year term, with Landlord's option to terminate after 1 year with 6 months notice.

TRADE AREA MAP

162 VICTORIA STREET SOUTH, KITCHENER



2024 Daytime Population	162 Victoria St S, Kitchener, ON N2G 2B7 0 - 2 km		162 Victoria St S, Kitchener, ON N2G 2B7 0 - 5 km	
		%		%
Total Estimated Population	57,850		243,373	
Total Daytime Population	66,051		244,153	
Daytime Population at Home	27,088	41.0%	116,499	47.7%
0 to 14 years	7,204	10.9%	31,541	12.9%
15 to 64 years	13,003	19.7%	55,466	22.7%
65 years and over	6,881	10.4%	29,492	12.1%
Daytime Population at Work	39,218	59.4%	128,114	52.5%
Work At Usual Place	27,938	42.3%	87,275	35.7%
Work Mobile	4,545	6.9%	14,521	5.9%
Work At Home	6,735	10.2%	26,319	10.8%

Source: Sitewise

DEMOGRAPHICS

162 VICTORIA STREET SOUTH, KITCHENER

2024 Demographic Snapshot	162 Victoria St S, Kitchener, ON N2G 2B7 0 - 2 km		162 Victoria St S, Kitchener, ON N2G 2B7 0 - 5 km	
		%		%
Total Population				
2019 estimated	48,699		210,641	
2024 estimated	57,850		243,373	
2029 Projected	63,419		265,528	
% Pop. Change (2019-2024)	18.8%		15.5%	
% Pop. Change (2024-2029)	9.6%		9.1%	
2024 Total Population by Age	57,850		243,373	
0 to 4 years	2,783	4.8%	10,908	4.5%
5 to 19 years	6,504	11.2%	32,532	13.4%
20 to 24 years	4,602	8.0%	26,532	10.9%
25 to 34 years	15,304	26.5%	54,045	22.2%
35 to 44 years	8,605	14.9%	32,144	13.2%
45 to 54 years	5,460	9.4%	23,509	9.7%
55 to 64 years	5,765	10.0%	25,749	10.6%
65 to 74 years	4,839	8.4%	20,733	8.5%
75 years & over	3,988	7%	17,222	7%
Median Age	34.8		34.5	
2024 Total Census Families	13,941		58,604	
Average Persons Per Family	2.7		2.9	
Total Couples	11,366	81.5%	48,028	82.0%
Without children at home	6,755	48.5%	24,927	42.5%
With children at home	4,610	33.1%	23,101	39.4%
Lone-parent families	2,575	18.5%	10,576	18.0%
Children Per Census Family	0.9		1.0	
2024 Educational Attainment (15 years+)	50,180		208,203	
Less than a bachelor degree	32,174	64.1%	144,333	69.3%
Bachelor degree & higher	18,006	35.9%	63,870	30.7%
2024 Households	27,568		100,636	
Persons per household	2.08		2.38	
Average household income	\$ 95,246		\$ 106,102	
2024 Occupied Dwellings	27,568		100,636	
Owned dwellings	9,916	36.0%	50,054	49.7%
Rented dwellings	17,652	64.0%	50,582	50.3%

Source: Sitewise

TRADE AREA MAP

162 VICTORIA STREET SOUTH, KITCHENER

2024 Estimates Visible Minority	162 Victoria St S, Kitchener, ON N2G 2B7 0 - 2 km		162 Victoria St S, Kitchener, ON N2G 2B7 0 - 5 km	
		%		%
2024 Household Population by visible minority groups	57,400	%base	239,809	%base
Total visible minority population	17,410	30.3%	78,186	32.6%
Chinese	1,237	2.2%	8,801	3.7%
South Asian	3,876	6.8%	22,025	9.2%
Black	6,025	10.5%	16,842	7.0%
Filipino	471	0.8%	2,449	1.0%
Latin American	1,302	2.3%	7,134	3.0%
Southeast Asian	1,234	2.1%	5,120	2.1%
Arab	1,244	2.2%	6,347	2.6%
West Asian	842	1.5%	3,293	1.4%
Korean	171	0.3%	1,410	0.6%
Japanese	137	0.2%	673	0.3%
Visible minority, n.i.e.	328	0.6%	1,859	0.8%
Multiple visible minorities	544	0.9%	2,232	0.9%
Not a visible minority	39,990	69.7%	161,623	67.4%

2027 Projections Visible Minority	162 Victoria St S, Kitchener, ON N2G 2B7 0 - 2 km		162 Victoria St S, Kitchener, ON N2G 2B7 0 - 5 km	
		%		%
2027 Household Population by visible minority groups	60,835	%base	253,789	%base
Total visible minority population	20,044	32.9%	89,677	35.3%
Chinese	1,399	2.3%	9,719	3.8%
South Asian	4,711	7.7%	26,458	10.4%
Black	6,741	11.1%	18,921	7.5%
Filipino	540	0.9%	2,771	1.1%
Latin American	1,544	2.5%	8,272	3.3%
Southeast Asian	1,368	2.2%	5,593	2.2%
Arab	1,454	2.4%	7,328	2.9%
West Asian	1,001	1.6%	3,923	1.5%
Korean	205	0.3%	1,625	0.6%
Japanese	150	0.2%	737	0.3%
Visible minority, n.i.e.	340	0.6%	1,932	0.8%
Multiple visible minorities	591	1.0%	2,400	0.9%
Not a visible minority	40,791	67.1%	164,112	64.7%

Source: Sitewise