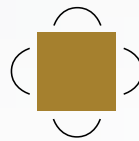


RETAIL SPACE FOR LEASE

345 ARGYLE STREET SOUTH,
CALEDONIA, ONTARIO



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

The information contained herein has been provided to Goudy Real Estate Corp. by others. We do not warrant its accuracy. You are advised to independently verify the information prior to submitting an Offer and to provide for sufficient due diligence in an offer. The information contained herein may change from time to time without notice. The property may be withdrawn from the market at any time without notice.

AREA DETAILS

345 ARGYLE STREET SOUTH



AREA & UNIT DETAILS:

- Great opportunity to secure a prime retail location, across from Zehrs, between Canadian Tire and Shoppers Drug Mart. Join many other retailers along this main retail node in Caledonia including Marks, A&W, McDonald's, LCBO, Rexall, Pizza Pizza, Co-operators, Tim Horton's, Wendy's, The Beer Store, BMO, Subway, and KFC just to name a few.

AVAILABLE UNIT:

UNIT 9: 1,236 SF (LEASED to GUAC)

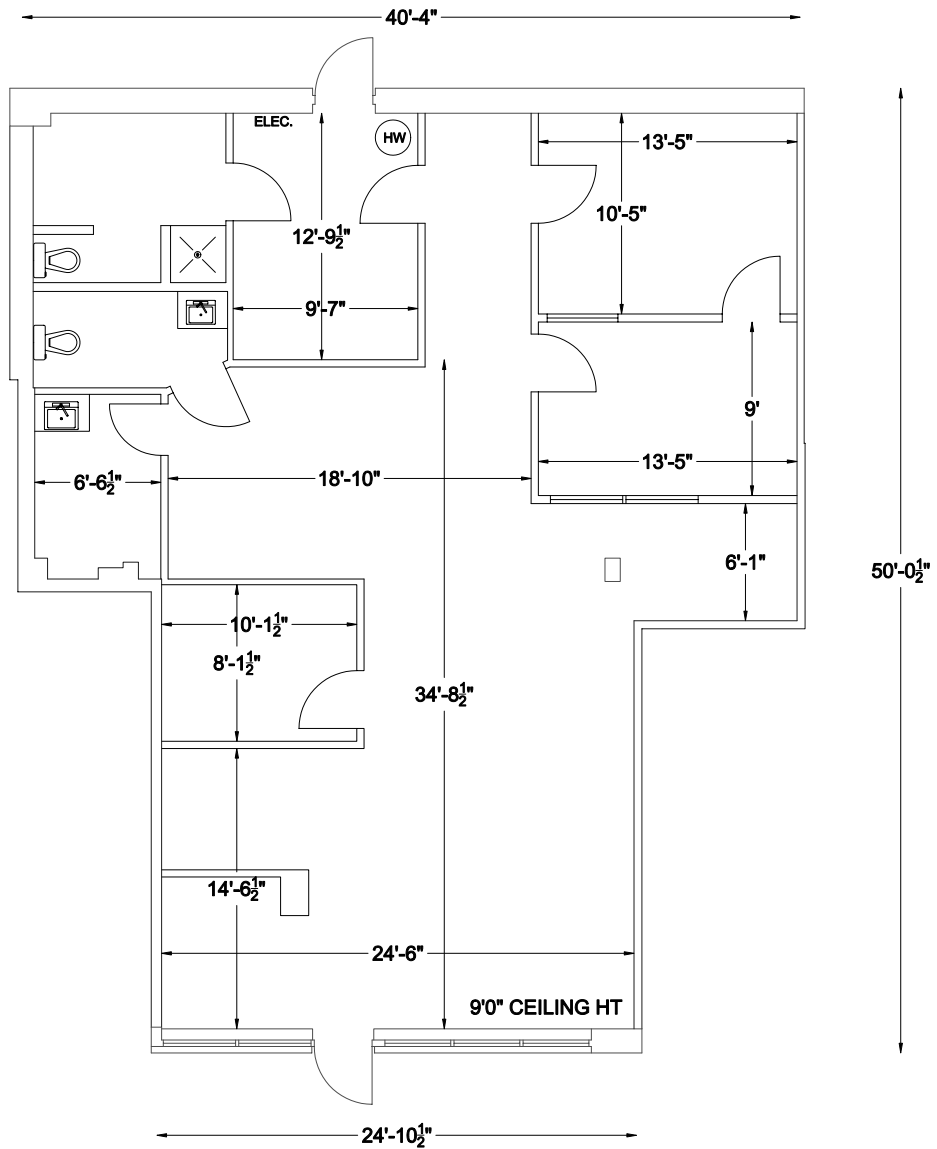
UNIT 6: 1,660 SF

RENT: \$35.00 psf pa net

TMI: \$10.67 psf (2024 estimate)

UNIT 6 FLOOR PLAN

345 ARGYLE STREET SOUTH



LEASABLE AREA: 1,660 SF

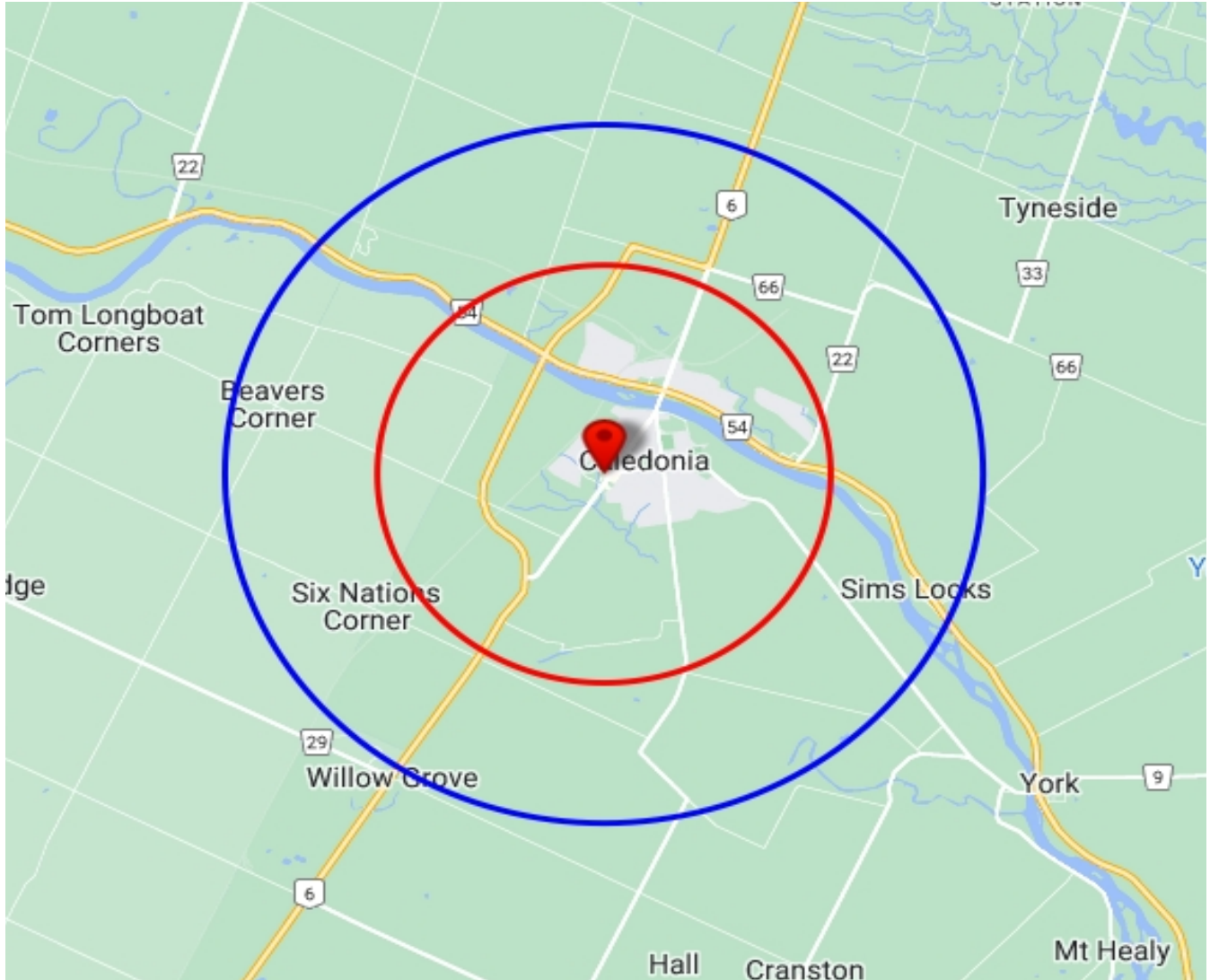
AREA RETAILERS

345 ARGYLE STREET SOUTH



TRADE AREA MAP

345 ARGYLE STREET SOUTH



2022 Daytime Population	345 Argyle St S, Caledonia, ON N3W 1L8 0 - 3 km		345 Argyle St S, Caledonia, ON N3W 1L8 0 - 5 km	
		%		%
Total Estimated Population	11,519		12,780	
Total Daytime Population	8,860		9,918	
Daytime Population at Home	5,289	59.7%	5,869	59.2%
0 to 14 years	1,982	22.4%	2,193	22.1%
15 to 64 years	1,713	19.3%	1,872	18.9%
65 years and over	1,594	18.0%	1,804	18.2%
Daytime Population at Work	3,571	40.3%	4,049	40.8%
Work At Usual Place	2,371	26.8%	2,716	27.4%
Work Mobile	399	4.5%	444	4.5%
Work At Home	802	9.0%	889	9.0%

DEMOGRAPHICS SNAPSHOT

345 ARGYLE STREET SOUTH

2022 Demographic Snapshot	345 Argyle St S, Caledonia, ON N3W 1L8 0 - 3 km		345 Argyle St S, Caledonia, ON N3W 1L8 0 - 5 km	
		%		%
Total Population				
2017 estimated	10,694		11,849	
2022 estimated	11,519		12,780	
2027 Projected	12,246		13,603	
% Pop. Change (2017-2022)	7.7%		7.9%	
% Pop. Change (2022-2027)	6.3%		6.4%	
2022 Total Population by Age	11,519		12,780	
0 to 4 years	578	5.0%	639	5.0%
5 to 19 years	2,159	18.7%	2,386	18.7%
20 to 24 years	782	6.8%	859	6.7%
25 to 34 years	1,471	12.8%	1,614	12.6%
35 to 44 years	1,381	12.0%	1,527	11.9%
45 to 54 years	1,563	13.6%	1,728	13.5%
55 to 64 years	1,665	14.5%	1,865	14.6%
65 to 74 years	1,190	10.3%	1,345	10.5%
75 years & over	729	6%	818	6%
Median Age	40.6		40.8	
2022 Total Census Families	3,146		3,520	
Average Persons Per Family	3.1		3.1	
Total Couples	2,721	86.5%	3,059	86.9%
Without children at home	1,126	35.8%	1,273	36.2%
With children at home	1,596	50.7%	1,786	50.7%
Lone-parent families	425	13.5%	461	13.1%
Children Per Census Family	1.2		1.2	
2022 Educational Attainment (15 years+)	9,441		10,530	
Less than a bachelor degree	7,934	84.0%	8,799	83.6%
Bachelor degree & higher	1,507	16.0%	1,730	16.4%
2022 Households	3,944		4,383	
Persons per household	2.89		2.90	
Average household income	\$ 130,903		\$ 135,385	
2022 Occupied Dwellings	3,944		4,383	
Owned dwellings	3,429	86.9%	3,839	87.6%
Rented dwellings	515	13.1%	545	12.4%
Dominant building type	Houses		Houses	
Dominant period of construction	1991-2000		1961-1980	