



For Lease

PRIME RETAIL

1154 CHEMONG RD, PETERBOROUGH, ON





The Neighbourhood

1154 Chemong Road in Peterborough, known as Portage Place, stands tall as one of the premier shopping destinations in North Peterborough. Anchored by a diverse range of national tenants including Metro, LCBO, Talize, Boston Pizza, Wendy's, Rexall Pharmacy, and D-Spot Dessert, the center offers a comprehensive shopping and dining experience. Its strategic location has contributed to its success, situated amidst a rapidly growing area characterized by new developments and subdivisions. With its close proximity to the university and easy accessibility via multiple access points, Portage Place serves as a convenient and bustling hub for both residents and visitors alike, reflecting the dynamic evolution and expansion of this thriving community.

Demographics

1154 Chemong Drive (5 km radius)

66,030	64,653	42.2
Population	Daytime Population	Median Age
\$81,772	29,099	9.36%
Average Household Income	Total Households	Growth Rate Next 5 Years

Chemong Road and Towerhill

21,340
Average Daily Vehicle Traffic Count

Sources: Costar Group, 2024

Property Details

Location: 1154 Chemong Road, Peterborough, ON K9H 7S2

Neighborhood: Anchored by Metro, BMO, Wendy's, Rexall, Beer Store, Global Pet Foods, Boston Pizza, Dollar Giant, Fabricland, LCBO, Goodlife, Shelby's, D-Spot Dessert and many more Tenants.

Key Features:

- **Strategic Location:** Positioned for exceptional exposure and easy access
- **High Traffic Area:** Benefit from the bustling flow of customers along the arterial corridor
- **Proximity to Major Retailers:** Join a community of thriving national brands, enhancing foot traffic and visibility
- **Convenient Access:** Close proximity to main thoroughfare ensures accessibility from all directions
- **Versatile Spaces:** Flexible layouts cater to various retail needs

Ideal for Retailers Seeking:

- Increased Visibility
- Prime Location with High Foot Traffic
- Access to a Diverse Consumer Base
- Proximity to Established National Brands

Don't miss out on the opportunity to elevate your retail presence in this dynamic commercial hub. Contact us today to secure your space at Wellington Southdale Plaza!



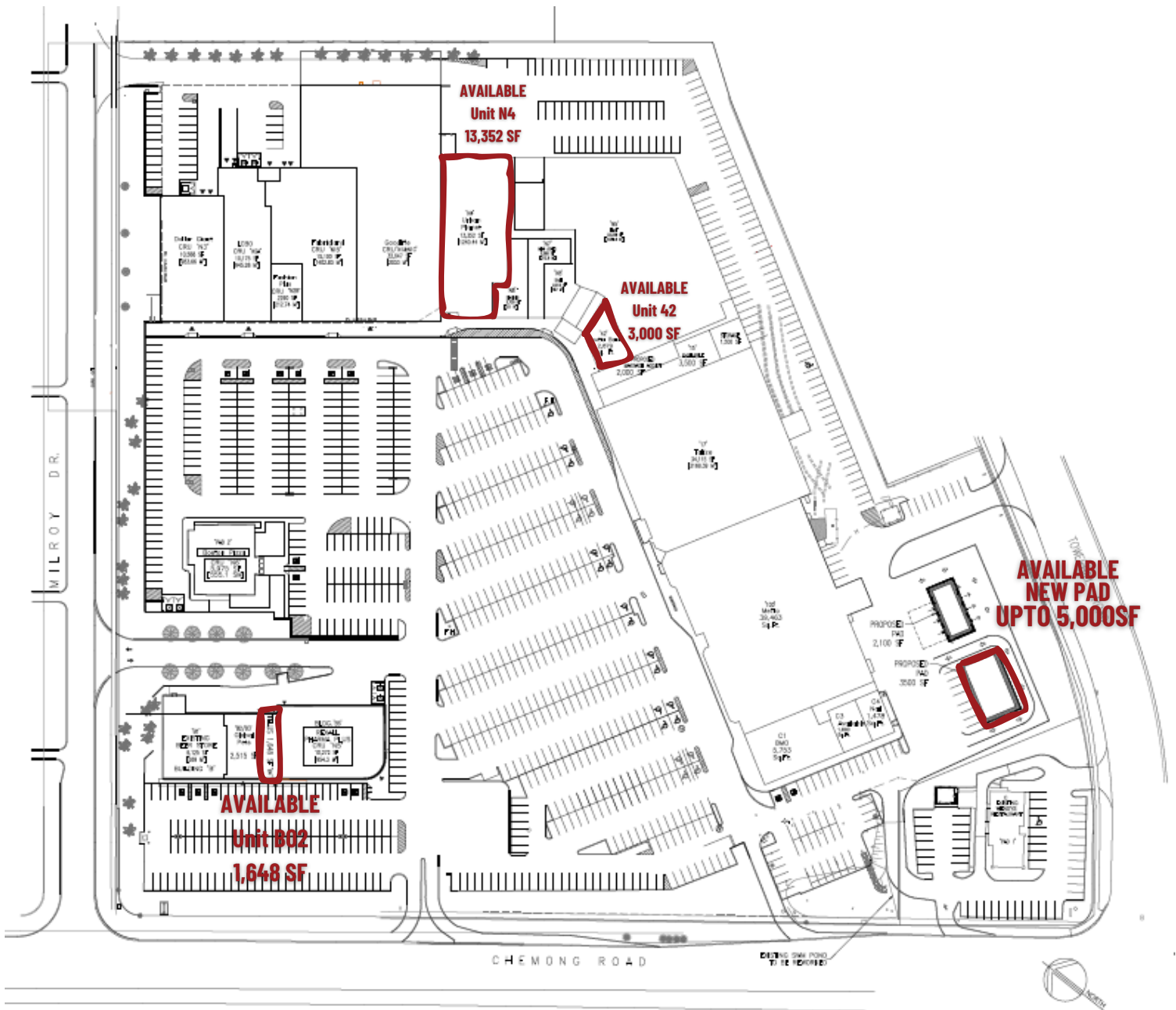
Availability

Location: 1154 Chemong Rd, Peterborough, ON K9H 7S2

Availability:	Unit #	Size	Net Rent	Additional Rent	Occupancy	Minimum Term
	NEW PAD	UPTO 5,000 SF	\$50.00	\$9.76	Q3 2025	Ten (10) Years
	B02	1,648 SF	\$30.00	\$9.76	90 DAYS	Ten (10) Years
	N4	13,352 SF	INQUIRE	\$9.76	90 DAYS	Ten (10) Years
	42	3,000 SF	\$30.00	\$9.76	October 1, 24	Ten (10) Years



Site plan



Demographic Summary Report

1154 Chemong Rd, Peterborough, ON K9H 7J6

Building Type: General Retail
 Secondary: Freestanding
 GLA: 17,589 SF
 Year Built: 1987

Total Available: 0 SF
 % Leased: 100%
 Rent/SF/Yr: -



Radius	1 km	2 km	5 km
Population			
2023	3,549	14,167	66,030
2028	4,188	15,812	72,213
2033	4,774	17,327	77,926
Growth 2023 - 2028	18.01%	11.61%	9.36%
Growth 2023 - 2033	34.52%	22.31%	18.02%
2023 Population by Occupation			
Art, Culture, Recreation, Sport	68 4.30%	211 3.22%	1,024 3.34%
Business, Finance, Administrative	198 12.53%	764 11.66%	3,761 12.26%
Health	164 10.38%	628 9.59%	2,657 8.66%
Management	158 10.00%	600 9.16%	2,786 9.08%
Natural & Applied Sciences	119 7.53%	383 5.85%	2,000 6.52%
Primary Industry	0 0.00%	61 0.93%	391 1.27%
Processing, Manufacturing, Utilities	82 5.19%	254 3.88%	1,167 3.80%
Sales & Service	425 26.90%	1,863 28.44%	8,624 28.10%
Social Sci, Educ, Govmt, Religion	232 14.68%	1,001 15.28%	4,691 15.29%
Trades, Transport, Equip Oper	134 8.48%	785 11.98%	3,587 11.69%
Households			
2023	1,499	5,968	29,099
2028	1,735	6,536	31,253
2033	1,960	7,092	33,405
Growth 2023 - 2028	15.74%	9.52%	7.40%
Growth 2023 - 2033	3.08%	1.88%	1.48%
2023 Households by HH Income			
Income: <\$40,000	443 29.55%	1,808 30.29%	10,002 34.37%
Income: \$40,000 - \$60,000	269 17.95%	1,102 18.47%	5,196 17.86%
Income: \$60,000 - \$80,000	232 15.48%	885 14.83%	4,026 13.84%
Income: \$80,000 - \$100,000	194 12.94%	770 12.90%	3,093 10.63%
Income: \$100,000 - \$150,000	231 15.41%	933 15.63%	3,963 13.62%
Income: \$150,000 - \$200,000	93 6.20%	327 5.48%	1,802 6.19%
Income: \$200,000+	38 2.54%	143 2.40%	1,017 3.49%
2023 Average Household Income			
2023 Average Household Income	\$83,449	\$79,318	\$81,772
2023 Median Household Income			
2023 Median Household Income	\$63,114	\$61,602	\$57,085
2023 Per Capita Income			
2023 Per Capita Income	\$35,247	\$33,414	\$36,036

FOR MORE INFORMATION PLEASE CONTACT



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