

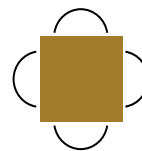
# RESTAURANT SPACE FOR LEASE

580 BRUIN BLVD  
WOODSTOCK, ON



## Len Goudy

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



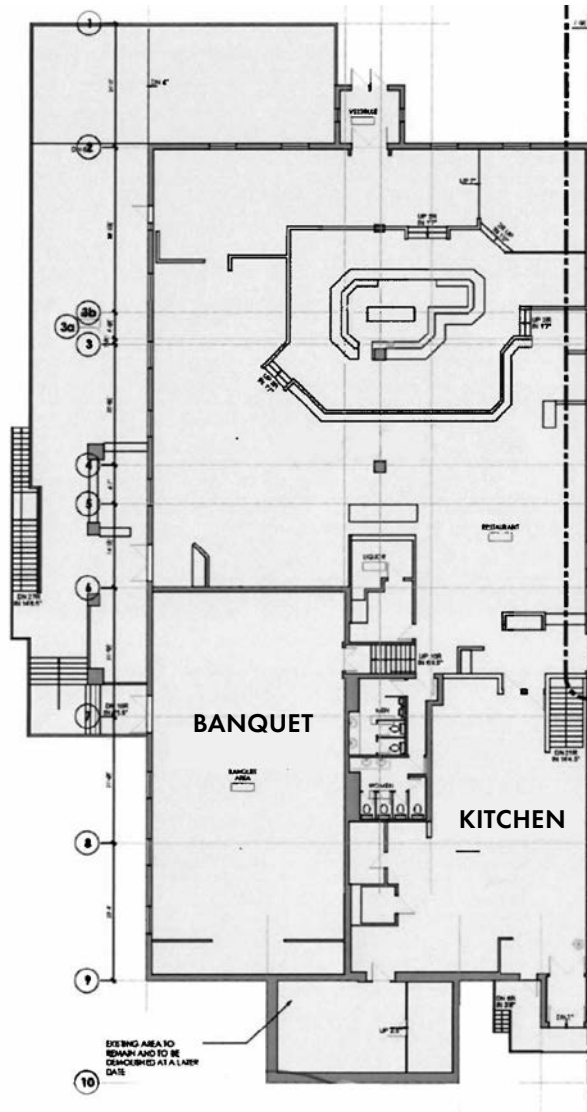
**Goudy Real Estate Corp.**  
Real Estate Brokerage  
Commercial Real Estate Sales & Leasing

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

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# AREA DETAILS

580 BRUIN BLVD



## DETAILS

Great leasing opportunity for a restaurant positioned directly alongside the Candlewood Suites, providing a built-in customer base of hotel guests. With easy access from Highway 401 and proximity to other hotels, numerous businesses, and attractions like the Woodstock Raceway & Casino further expands the potential customer pool. The existing infrastructure of a restaurant within the hotel, coupled with the growing population of Woodstock, makes 580 Bruin Blvd an ideal spot.

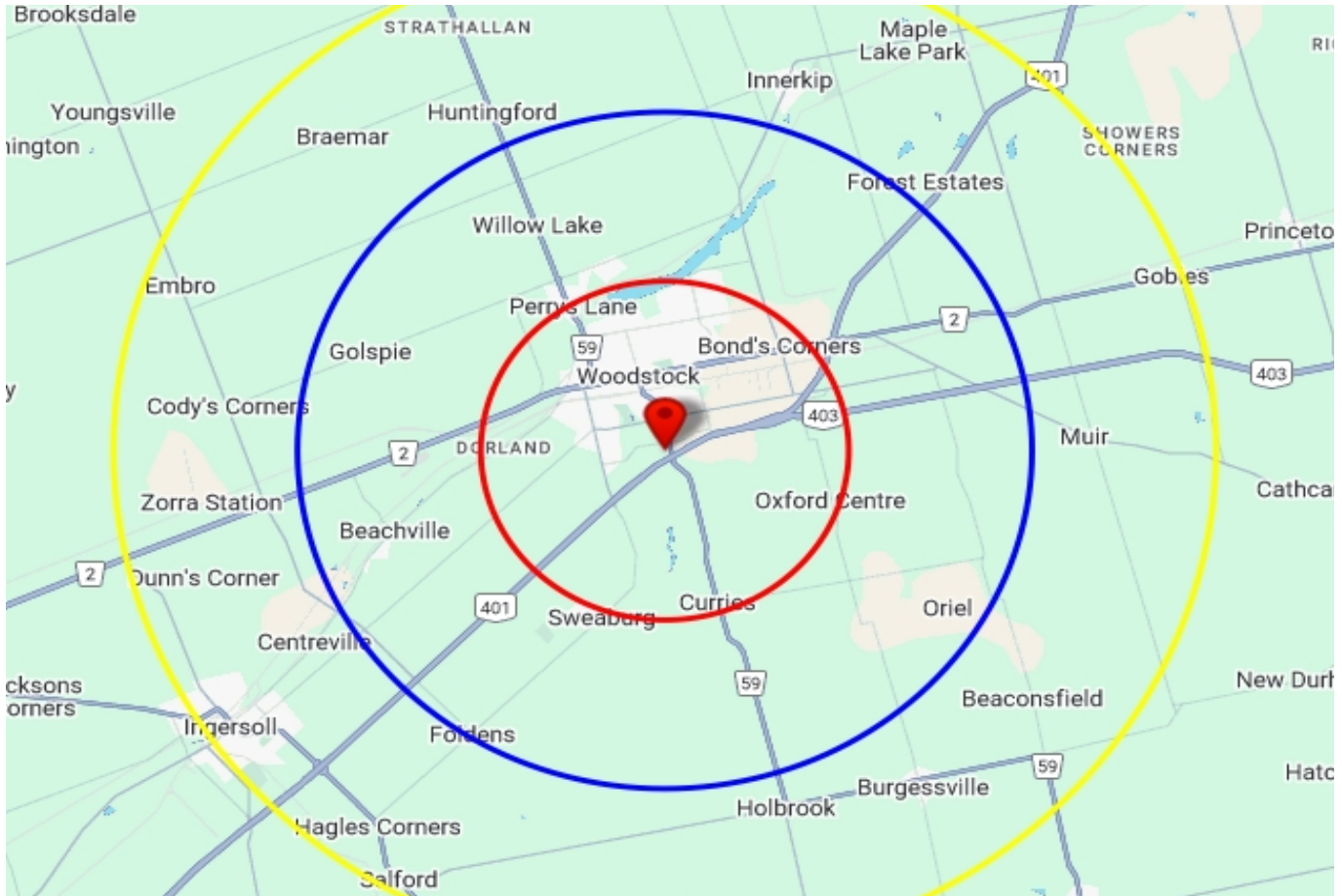
|                       |                           |
|-----------------------|---------------------------|
| <b>AVAILABLE UNIT</b> | 11,379.6 SF Approximately |
|-----------------------|---------------------------|

|      |          |
|------|----------|
| RENT | \$18 PSF |
|------|----------|

|     |          |
|-----|----------|
| TMI | \$10 PSF |
|-----|----------|

# DEMOGRAPHICS

## 580 BRUIN BLVD



| 2024 Daytime Population           | 580 Bruin Blvd,<br>Woodstock, ON N4V 1E5<br>0 - 5 km |       | 580 Bruin Blvd,<br>Woodstock, ON N4V 1E5<br>0 - 10 km |       | 580 Bruin Blvd,<br>Woodstock, ON N4V 1E5<br>0 - 15 km |       |
|-----------------------------------|------------------------------------------------------|-------|-------------------------------------------------------|-------|-------------------------------------------------------|-------|
|                                   |                                                      | %     |                                                       | %     |                                                       | %     |
| <b>Total Estimated Population</b> | <b>45,729</b>                                        |       | <b>58,081</b>                                         |       | <b>78,253</b>                                         |       |
| <b>Total Daytime Population</b>   | <b>51,726</b>                                        |       | <b>60,582</b>                                         |       | <b>78,836</b>                                         |       |
| Daytime Population at Home        | 23,490                                               | 45.4% | 29,762                                                | 49.1% | 40,076                                                | 50.8% |
| 0 to 14 years                     | 7,577                                                | 14.6% | 10,136                                                | 16.7% | 13,837                                                | 17.6% |
| 15 to 64 years                    | 8,213                                                | 15.9% | 10,259                                                | 16.9% | 13,751                                                | 17.4% |
| 65 years and over                 | 7,700                                                | 14.9% | 9,367                                                 | 15.5% | 12,487                                                | 15.8% |
| Daytime Population at Work        | 27,686                                               | 53.5% | 30,701                                                | 50.7% | 38,914                                                | 49.4% |
| Work At Usual Place               | 20,550                                               | 39.7% | 22,253                                                | 36.7% | 28,036                                                | 35.6% |
| Work Mobile                       | 3,404                                                | 6.6%  | 3,673                                                 | 6.1%  | 4,511                                                 | 5.7%  |
| Work At Home                      | 3,732                                                | 7.2%  | 4,775                                                 | 7.9%  | 6,367                                                 | 8.1%  |

# DEMOGRAPHICS

## 580 BRUIN BLVD

| 2024 Demographic Snapshot                      | 580 Bruin Blvd,<br>Woodstock, ON N4V 1E5<br>0 - 5 km |       | 580 Bruin Blvd,<br>Woodstock, ON N4V 1E5<br>0 - 10 km |       | 580 Bruin Blvd,<br>Woodstock, ON N4V 1E5<br>0 - 15 km |       |
|------------------------------------------------|------------------------------------------------------|-------|-------------------------------------------------------|-------|-------------------------------------------------------|-------|
|                                                |                                                      | %     |                                                       | %     |                                                       | %     |
| <b>Total Population</b>                        |                                                      |       |                                                       |       |                                                       |       |
| 2019 estimated                                 | 41,668                                               |       | 51,527                                                |       | 70,234                                                |       |
| 2024 estimated                                 | 45,729                                               |       | 58,081                                                |       | 78,253                                                |       |
| 2029 Projected                                 | 49,196                                               |       | 63,864                                                |       | 85,452                                                |       |
| % Pop. Change (2019-2024)                      | 9.7%                                                 |       | 12.7%                                                 |       | 11.4%                                                 |       |
| % Pop. Change (2024-2029)                      | 7.6%                                                 |       | 10.0%                                                 |       | 9.2%                                                  |       |
| <b>2024 Total Population by Age</b>            | <b>45,729</b>                                        |       | <b>58,081</b>                                         |       | <b>78,253</b>                                         |       |
| 0 to 4 years                                   | 2,530                                                | 5.5%  | 3,305                                                 | 5.7%  | 4,487                                                 | 5.7%  |
| 5 to 19 years                                  | 7,447                                                | 16.3% | 10,005                                                | 17.2% | 13,715                                                | 17.5% |
| 20 to 24 years                                 | 2,589                                                | 5.7%  | 3,302                                                 | 5.7%  | 4,492                                                 | 5.7%  |
| 25 to 34 years                                 | 6,650                                                | 14.5% | 8,325                                                 | 14.3% | 10,954                                                | 14.0% |
| 35 to 44 years                                 | 6,213                                                | 13.6% | 8,054                                                 | 13.9% | 10,647                                                | 13.6% |
| 45 to 54 years                                 | 5,201                                                | 11.4% | 6,655                                                 | 11.5% | 9,080                                                 | 11.6% |
| 55 to 64 years                                 | 5,783                                                | 12.6% | 7,136                                                 | 12.3% | 9,878                                                 | 12.6% |
| 65 to 74 years                                 | 4,856                                                | 10.6% | 6,008                                                 | 10.3% | 8,141                                                 | 10.4% |
| 75 years & over                                | 4,461                                                | 10%   | 5,290                                                 | 9%    | 6,860                                                 | 9%    |
| <b>Median Age</b>                              | 40.8                                                 |       | 40.0                                                  |       | 40.0                                                  |       |
| <b>2024 Total Census Families</b>              | <b>12,345</b>                                        |       | <b>15,549</b>                                         |       | <b>21,113</b>                                         |       |
| Average Persons Per Family                     | 3.0                                                  |       | 3.0                                                   |       | 3.0                                                   |       |
| Total Couples                                  | 10,096                                               | 81.8% | 13,034                                                | 83.8% | 17,899                                                | 84.8% |
| Without children at home                       | 5,096                                                | 41.3% | 6,326                                                 | 40.7% | 8,690                                                 | 41.2% |
| With children at home                          | 5,000                                                | 40.5% | 6,709                                                 | 43.1% | 9,210                                                 | 43.6% |
| Lone-parent families                           | 2,249                                                | 18.2% | 2,515                                                 | 16.2% | 3,214                                                 | 15.2% |
| Children Per Census Family                     | 1.0                                                  |       | 1.1                                                   |       | 1.1                                                   |       |
| <b>2024 Educational Attainment (15 years+)</b> | <b>37,567</b>                                        |       | <b>47,179</b>                                         |       | <b>63,649</b>                                         |       |
| Less than a bachelor degree                    | 31,746                                               | 84.5% | 39,324                                                | 83.4% | 53,508                                                | 84.1% |
| Bachelor degree & higher                       | 5,821                                                | 15.5% | 7,855                                                 | 16.6% | 10,141                                                | 15.9% |
| <b>2024 Households</b>                         | <b>18,594</b>                                        |       | <b>22,522</b>                                         |       | <b>30,211</b>                                         |       |
| Persons per household                          | 2.43                                                 |       | 2.55                                                  |       | 2.57                                                  |       |
| Average household income                       | \$ 106,337                                           |       | \$ 112,028                                            |       | \$ 113,766                                            |       |
| <b>2024 Occupied Dwellings</b>                 | <b>18,594</b>                                        |       | <b>22,522</b>                                         |       | <b>30,211</b>                                         |       |
| Owned dwellings                                | 11,749                                               | 63.2% | 14,968                                                | 66.5% | 20,961                                                | 69.4% |
| Rented dwellings                               | 6,845                                                | 36.8% | 7,554                                                 | 33.5% | 9,250                                                 | 30.6% |
| Dominant building type                         | Houses                                               |       | Houses                                                |       | Houses                                                |       |
| Dominant period of construction                | Before 1960                                          |       | Before 1960                                           |       | Before 1960                                           |       |
| <b>Dominant Demographics</b>                   |                                                      |       |                                                       |       |                                                       |       |
| Official Home Language                         | English                                              |       | English                                               |       | English                                               |       |
| Dominant non-official language                 | Punjabi                                              |       | Punjabi                                               |       | Punjabi                                               |       |

# DEMOGRAPHICS

## 580 BRUIN BLVD

| 2024 Estimates<br>Visible Minority                          | 580 Bruin Blvd,<br>Woodstock, ON N4V 1E5<br>0 - 5 km |              | 580 Bruin Blvd,<br>Woodstock, ON N4V 1E5<br>0 - 10 km |              | 580 Bruin Blvd,<br>Woodstock, ON N4V 1E5<br>0 - 15 km |              |
|-------------------------------------------------------------|------------------------------------------------------|--------------|-------------------------------------------------------|--------------|-------------------------------------------------------|--------------|
|                                                             |                                                      | %            |                                                       | %            |                                                       | %            |
| <b>2024 Household Population by visible minority groups</b> | <b>45,187</b>                                        | <b>%base</b> | <b>57,320</b>                                         | <b>%base</b> | <b>77,519</b>                                         | <b>%base</b> |
| Total visible minority population                           | 5,078                                                | 11.2%        | 8,112                                                 | 14.2%        | 9,328                                                 | 12.0%        |
| Chinese                                                     | 268                                                  | 0.6%         | 315                                                   | 0.5%         | 325                                                   | 0.4%         |
| South Asian                                                 | 2,216                                                | 4.9%         | 4,393                                                 | 7.7%         | 4,784                                                 | 6.2%         |
| Black                                                       | 798                                                  | 1.8%         | 1,063                                                 | 1.9%         | 1,441                                                 | 1.9%         |
| Filipino                                                    | 290                                                  | 0.6%         | 429                                                   | 0.7%         | 474                                                   | 0.6%         |
| Latin American                                              | 397                                                  | 0.9%         | 536                                                   | 0.9%         | 666                                                   | 0.9%         |
| Southeast Asian                                             | 309                                                  | 0.7%         | 343                                                   | 0.6%         | 403                                                   | 0.5%         |
| Arab                                                        | 173                                                  | 0.4%         | 174                                                   | 0.3%         | 203                                                   | 0.3%         |
| West Asian                                                  | 143                                                  | 0.3%         | 182                                                   | 0.3%         | 250                                                   | 0.3%         |
| Korean                                                      | 160                                                  | 0.4%         | 178                                                   | 0.3%         | 206                                                   | 0.3%         |
| Japanese                                                    | 87                                                   | 0.2%         | 89                                                    | 0.2%         | 110                                                   | 0.1%         |
| Visible minority, n.i.e.                                    | 131                                                  | 0.3%         | 183                                                   | 0.3%         | 200                                                   | 0.3%         |
| Multiple visible minorities                                 | 106                                                  | 0.2%         | 228                                                   | 0.4%         | 268                                                   | 0.3%         |
| Not a visible minority                                      | 40,110                                               | 88.8%        | 49,208                                                | 85.8%        | 68,191                                                | 88.0%        |

| 2027 Projections<br>Visible Minority                        | 580 Bruin Blvd,<br>Woodstock, ON N4V 1E5<br>0 - 5 km |              | 580 Bruin Blvd,<br>Woodstock, ON N4V 1E5<br>0 - 10 km |              | 580 Bruin Blvd,<br>Woodstock, ON N4V 1E5<br>0 - 15 km |              |
|-------------------------------------------------------------|------------------------------------------------------|--------------|-------------------------------------------------------|--------------|-------------------------------------------------------|--------------|
|                                                             |                                                      | %            |                                                       | %            |                                                       | %            |
| <b>2027 Household Population by visible minority groups</b> | <b>47,427</b>                                        | <b>%base</b> | <b>60,933</b>                                         | <b>%base</b> | <b>81,897</b>                                         | <b>%base</b> |
| Total visible minority population                           | 5,873                                                | 12.4%        | 9,668                                                 | 15.9%        | 11,072                                                | 13.5%        |
| Chinese                                                     | 299                                                  | 0.6%         | 351                                                   | 0.6%         | 362                                                   | 0.4%         |
| South Asian                                                 | 2,752                                                | 5.8%         | 5,541                                                 | 9.1%         | 6,035                                                 | 7.4%         |
| Black                                                       | 855                                                  | 1.8%         | 1,172                                                 | 1.9%         | 1,588                                                 | 1.9%         |
| Filipino                                                    | 311                                                  | 0.7%         | 472                                                   | 0.8%         | 520                                                   | 0.6%         |
| Latin American                                              | 465                                                  | 1.0%         | 636                                                   | 1.0%         | 781                                                   | 1.0%         |
| Southeast Asian                                             | 333                                                  | 0.7%         | 375                                                   | 0.6%         | 441                                                   | 0.5%         |
| Arab                                                        | 193                                                  | 0.4%         | 194                                                   | 0.3%         | 226                                                   | 0.3%         |
| West Asian                                                  | 158                                                  | 0.3%         | 210                                                   | 0.3%         | 290                                                   | 0.4%         |
| Korean                                                      | 166                                                  | 0.4%         | 191                                                   | 0.3%         | 223                                                   | 0.3%         |
| Japanese                                                    | 94                                                   | 0.2%         | 96                                                    | 0.2%         | 119                                                   | 0.1%         |
| Visible minority, n.i.e.                                    | 136                                                  | 0.3%         | 187                                                   | 0.3%         | 204                                                   | 0.2%         |
| Multiple visible minorities                                 | 111                                                  | 0.2%         | 243                                                   | 0.4%         | 284                                                   | 0.3%         |
| Not a visible minority                                      | 41,554                                               | 87.6%        | 51,265                                                | 84.1%        | 70,825                                                | 86.5%        |