

RETAIL SPACE FOR LEASE

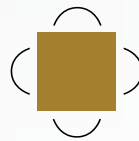
2 FRONT STREET NORTH

ORILLIA, ON



Len Goudy

Broker of Record
Goudy Real Estate Corp.
Real Estate Brokerage
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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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SITE DETAILS

2 FRONT STREET NORTH



Discover the perfect location for your restaurant business on Front Street North in Orillia. This restaurant space located on-site of the beautiful Champlain Waterfront Hotel with 58 rooms, situated on the shores of Lake Couchiching, with easy access to Lake Simcoe, this luxury boutique hotel offers modern accommodations within a historic building. Patrons can dine on the spacious patio while overlooking the picturesque waterfront.

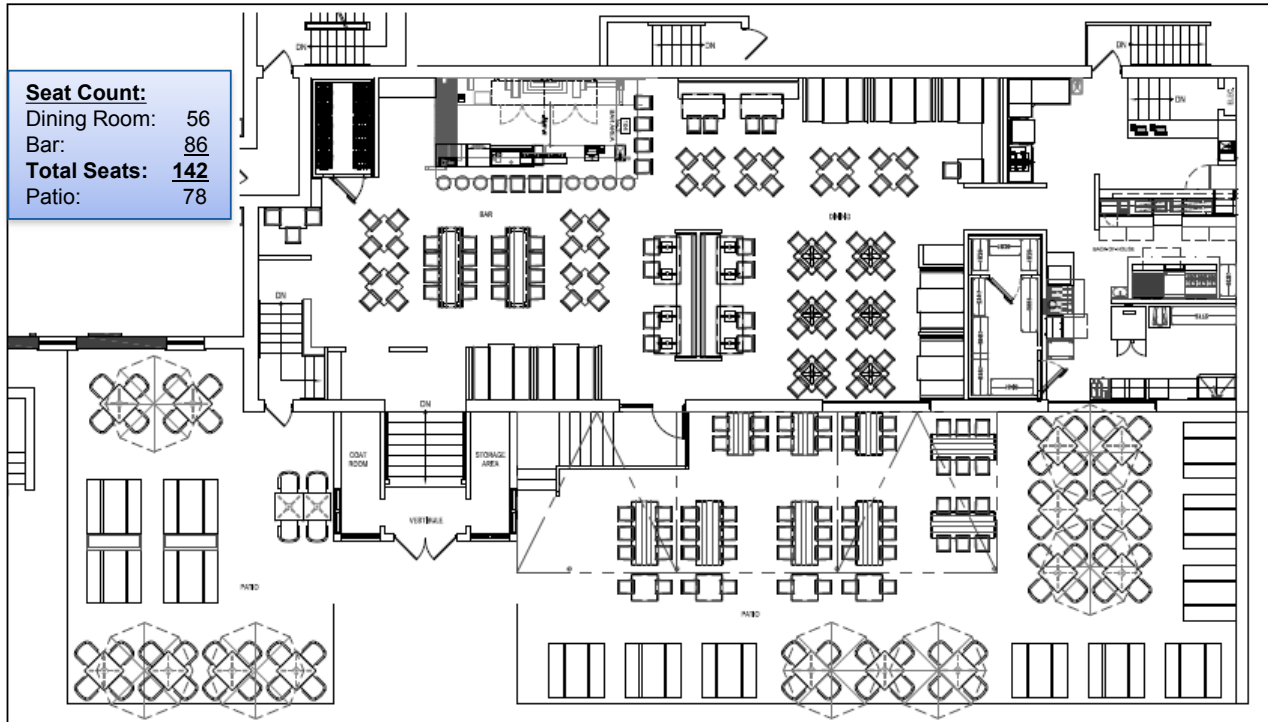
AVAILABLE UNIT:

UNIT	2,879 SF Approximately + 1,400 SF Basement
MAIN FLOOR RENT	\$45 PSF PA
BASEMENT RENT	\$10 PSF PA
TMI	\$10 PSF PA

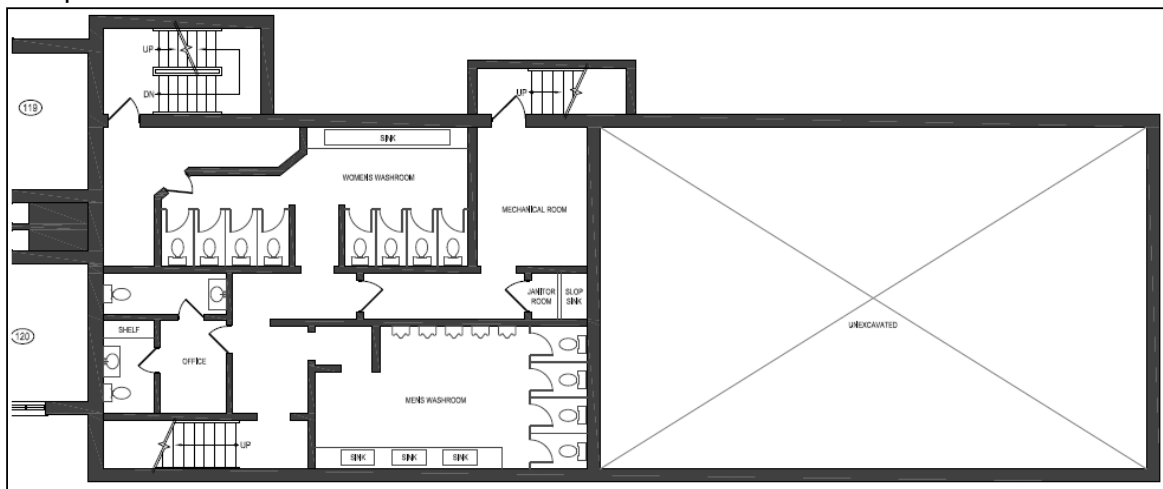
FLOOR PLAN

2 FRONT STREET NORTH

PRELIMINARY FLOOR PLAN



Proposed Basement Plan



TRADE AREA MAP

2 FRONT STREET NORTH



2024 Daytime Population	2 Front St N, Orillia, ON L3V 4R5 0 - 3 km		2 Front St N, Orillia, ON L3V 4R5 0 - 5 km	
		%		%
Total Estimated Population	30,723		39,526	
Total Daytime Population	33,462		42,361	
Daytime Population at Home	16,535	49.4%	20,858	49.2%
0 to 14 years	3,863	11.5%	5,158	12.2%
15 to 64 years	5,860	17.5%	7,353	17.4%
65 years and over	6,812	20.4%	8,348	19.7%
Daytime Population at Work	16,821	50.3%	21,626	51.1%
Work At Usual Place	12,085	36.1%	15,587	36.8%
Work Mobile	2,375	7.1%	2,974	7.0%
Work At Home	2,361	7.1%	3,065	7.2%

DEMOGRAPHICS SNAPSHOT

2 FRONT STREET NORTH

2024 Demographic Snapshot	2 Front St N, Orillia, ON L3V 4R5 0 - 3 km		2 Front St N, Orillia, ON L3V 4R5 0 - 5 km	
		%		%
Total Population				
2019 estimated	29,011		36,370	
2024 estimated	30,723		39,526	
2029 Projected	33,296		43,240	
% Pop. Change (2019-2024)	5.9%		8.7%	
% Pop. Change (2024-2029)	8.4%		9.4%	
2024 Total Population by Age	30,723		39,526	
0 to 4 years	1,317	4.3%	1,725	4.4%
5 to 19 years	3,979	13.0%	5,366	13.6%
20 to 24 years	1,840	6.0%	2,451	6.2%
25 to 34 years	4,413	14.4%	5,637	14.3%
35 to 44 years	3,369	11.0%	4,413	11.2%
45 to 54 years	3,141	10.2%	4,136	10.5%
55 to 64 years	4,436	14.4%	5,620	14.2%
65 to 74 years	4,156	13.5%	5,186	13.1%
75 years & over	4,072	13%	4,992	13%
Median Age	46.5		45.4	
2024 Total Census Families	7,806		10,163	
Average Persons Per Family	2.8		2.8	
Total Couples	5,940	76.1%	7,964	78.4%
Without children at home	3,519	45.1%	4,567	44.9%
With children at home	2,421	31.0%	3,397	33.4%
Lone-parent families	1,866	23.9%	2,199	21.6%
Children Per Census Family	0.9		0.9	
2024 Educational Attainment (15 years+)	25,670		33,110	
Less than a bachelor degree	20,930	81.5%	26,610	80.4%
Bachelor degree & higher	4,740	18.5%	6,500	19.6%
2024 Households	13,224		16,446	
Persons per household	2.23		2.33	
Average household income	\$ 92,006		\$ 98,527	
2024 Occupied Dwellings	13,224		16,446	
Owned dwellings	7,802	59.0%	10,301	62.6%
Rented dwellings	5,422	41.0%	6,146	37.4%
Dominant building type	Houses		Houses	
Dominant period of construction	Before 1960		Before 1960	