

RETAIL SPACE FOR LEASE

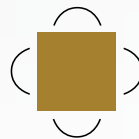
400 MEMORIAL AVENUE

ORILLIA, ON



Len Goudy

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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

400 MEMORIAL AVENUE



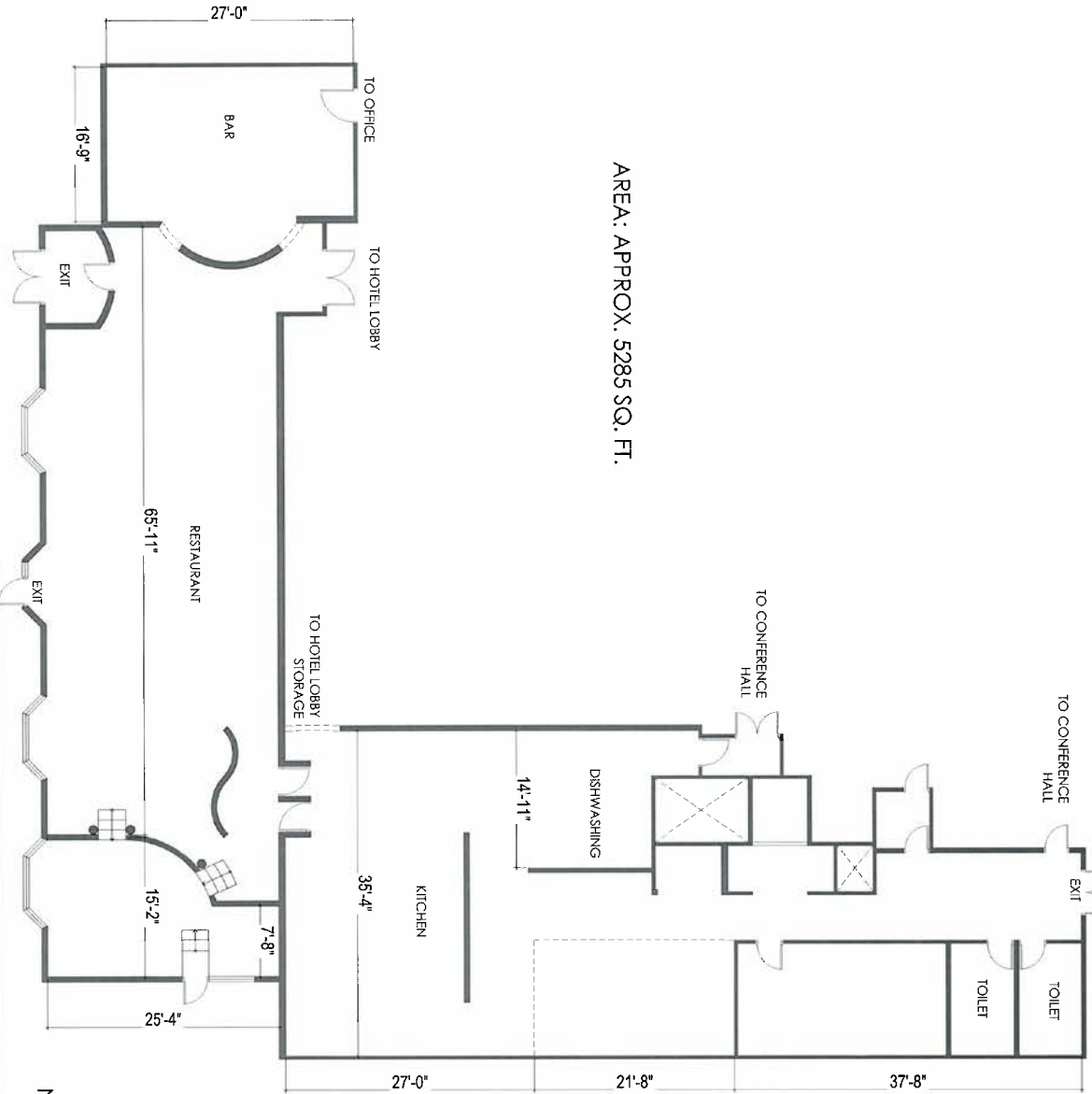
An exceptional opportunity to lease a prime location, located on-site of The Best Western Orillia, surrounded by natural beauty and bustling with activity. Benefit from the hotel's central location, drawing in guests from both the hotel's 81 rooms, and the surrounding area. Located close to the excitement and most popular city attractions, just minutes away from local golf courses, shopping districts, the Orillia Opera House, Casino Rama, Lake Couchiching, Lake Simcoe, the Ontario Provincial Police, Georgian College, and Lakehead University.

AVAILABLE UNIT:

UNIT	5,285 SF Approximately
RENT	\$35 PSF PA
TMI	\$10 PSF PA

FLOOR PLAN

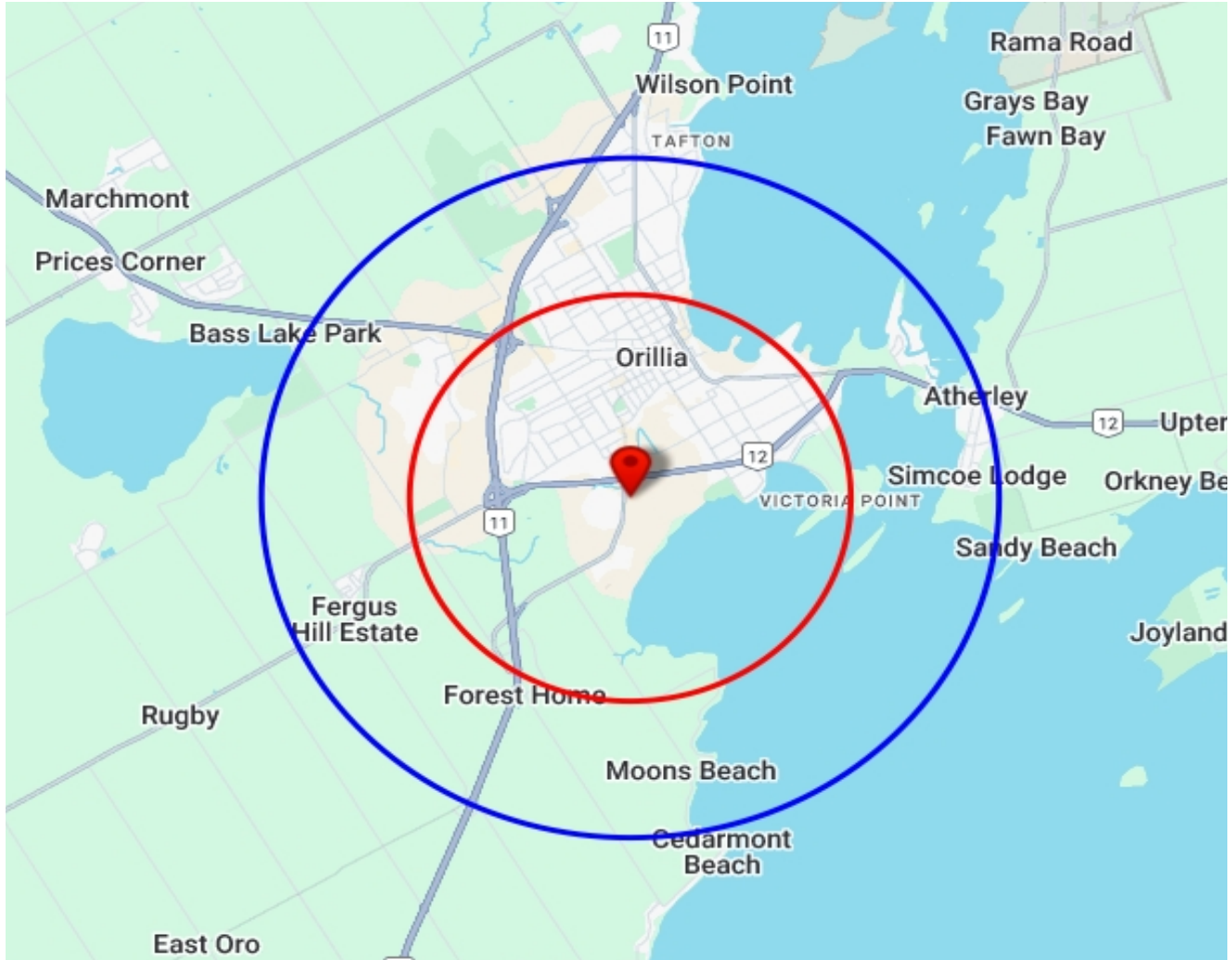
400 MEMORIAL AVENUE



NOTE: ALL MEASUREMENTS
NEEDS TO BE SITE VERIFY

TRADE AREA MAP

400 MEMORIAL AVENUE



2024 Daytime Population	400 Memorial Ave, Orillia, ON L3V 6H1 0 - 3 km		400 Memorial Ave, Orillia, ON L3V 6H1 0 - 5 km	
		%		%
Total Estimated Population	22,825		37,793	
Total Daytime Population	25,929		40,781	
Daytime Population at Home	12,004	46.3%	19,946	48.9%
0 to 14 years	3,111	12.0%	4,970	12.2%
15 to 64 years	4,618	17.8%	7,164	17.6%
65 years and over	4,275	16.5%	7,812	19.2%
Daytime Population at Work	13,834	53.4%	20,757	50.9%
Work At Usual Place	10,070	38.8%	14,994	36.8%
Work Mobile	1,975	7.6%	2,829	6.9%
Work At Home	1,789	6.9%	2,934	7.2%

DEMOGRAPHICS SNAPSHOT

400 MEMORIAL AVENUE

2024 Demographic Snapshot	400 Memorial Ave, Orillia, ON L3V 6H1 0 - 3 km		400 Memorial Ave, Orillia, ON L3V 6H1 0 - 5 km	
		%		%
Total Population				
2019 estimated	21,344		34,910	
2024 estimated	22,825		37,793	
2029 Projected	24,430		41,104	
% Pop. Change (2019-2024)	6.9%		8.3%	
% Pop. Change (2024-2029)	7.0%		8.8%	
2024 Total Population by Age	22,825		37,793	
0 to 4 years	1,071	4.7%	1,664	4.4%
5 to 19 years	3,157	13.8%	5,168	13.7%
20 to 24 years	1,446	6.3%	2,354	6.2%
25 to 34 years	3,623	15.9%	5,461	14.5%
35 to 44 years	2,731	12.0%	4,274	11.3%
45 to 54 years	2,430	10.6%	3,980	10.5%
55 to 64 years	3,237	14.2%	5,330	14.1%
65 to 74 years	2,770	12.1%	4,909	13.0%
75 years & over	2,361	10%	4,653	12%
Median Age	42.5		44.9	
2024 Total Census Families	5,711		9,674	
Average Persons Per Family	2.8		2.8	
Total Couples	4,259	74.6%	7,502	77.5%
Without children at home	2,355	41.2%	4,290	44.3%
With children at home	1,904	33.3%	3,212	33.2%
Lone-parent families	1,452	25.4%	2,172	22.5%
Children Per Census Family	1.0		0.9	
2024 Educational Attainment (15 years+)	18,921		31,480	
Less than a bachelor degree	15,693	82.9%	25,486	81.0%
Bachelor degree & higher	3,227	17.1%	5,995	19.0%
2024 Households	9,600		15,631	
Persons per household	2.29		2.33	
Average household income	\$ 89,547		\$ 97,006	
2024 Occupied Dwellings	9,600		15,631	
Owned dwellings	5,443	56.7%	9,656	61.8%
Rented dwellings	4,157	43.3%	5,974	38.2%
Dominant building type	Houses		Houses	
Dominant period of construction	Before 1960		Before 1960	

DEMOGRAPHICS

400 MEMORIAL AVENUE

2024 Estimates Visible Minority	400 Memorial Ave, Orillia, ON L3V 6H1 0 - 3 km		400 Memorial Ave, Orillia, ON L3V 6H1 0 - 5 km	
		%		%
2024 Household Population by visible minority groups	22,001	%base	36,423	%base
Total visible minority population	1,611	7.3%	3,074	8.4%
Chinese	203	0.9%	424	1.2%
South Asian	420	1.9%	821	2.3%
Black	280	1.3%	500	1.4%
Filipino	261	1.2%	464	1.3%
Latin American	102	0.5%	148	0.4%
Southeast Asian	79	0.4%	191	0.5%
Arab	36	0.2%	76	0.2%
West Asian	80	0.4%	80	0.2%
Korean	0	0.0%	114	0.3%
Japanese	15	0.1%	33	0.1%
Visible minority, n.i.e.	65	0.3%	101	0.3%
Multiple visible minorities	70	0.3%	122	0.3%
Not a visible minority	20,390	92.7%	33,349	91.6%

2027 Projections Visible Minority	400 Memorial Ave, Orillia, ON L3V 6H1 0 - 3 km		400 Memorial Ave, Orillia, ON L3V 6H1 0 - 5 km	
		%		%
2027 Household Population by visible minority groups	22,778	%base	38,092	%base
Total visible minority population	1,874	8.2%	3,584	9.4%
Chinese	236	1.0%	496	1.3%
South Asian	508	2.2%	996	2.6%
Black	314	1.4%	568	1.5%
Filipino	305	1.3%	533	1.4%
Latin American	118	0.5%	169	0.4%
Southeast Asian	86	0.4%	213	0.6%
Arab	38	0.2%	85	0.2%
West Asian	103	0.5%	103	0.3%
Korean	0	0.0%	135	0.4%
Japanese	15	0.1%	35	0.1%
Visible minority, n.i.e.	75	0.3%	116	0.3%
Multiple visible minorities	76	0.3%	133	0.3%
Not a visible minority	20,904	91.8%	34,508	90.6%