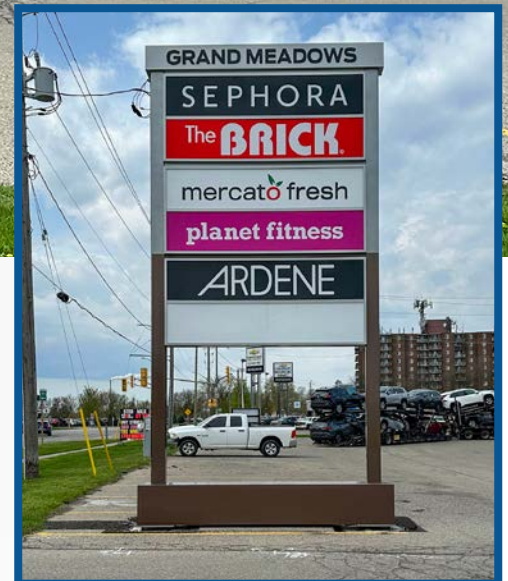


RETAIL SPACE FOR LEASE

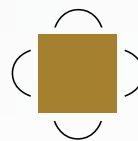
GRAND MEADOWS CENTRE

671 GRAND AVENUE WEST, CHATHAM, ON



Len Goudy

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



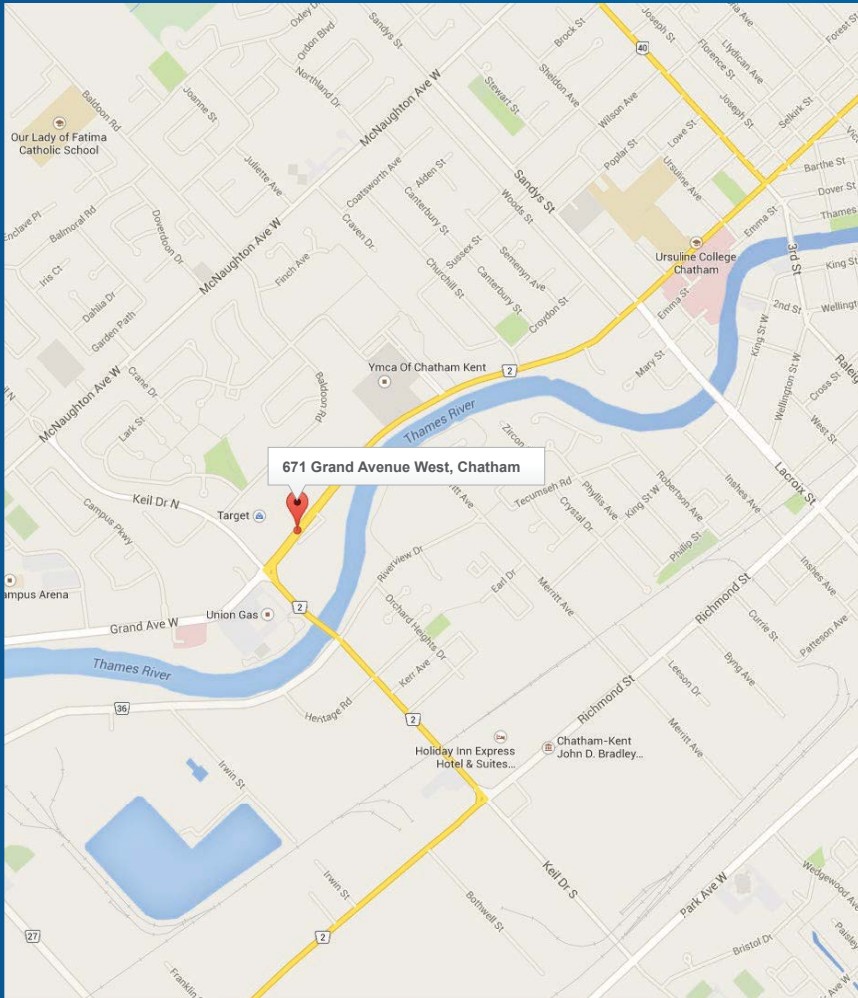
Goudy Real Estate Corp.
Real Estate Brokerage
Commercial Real Estate
Sales & Leasing

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

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 The property may be withdrawn from the market at any time without notice.

AERIAL & SITE DETAILS

GRAND MEADOWS CENTRE



ADJACENT RETAILERS



Features:

A Wonderful opportunity to secure a prime location with very strong branded retail stores, including Mercato (specialty grocery store), The Brick, Sephora, Ardene, and Planet Fitness.

The neighbouring property with cross parking is the home of Canadian Tire, Giant Tiger, Sport Chek, Pennington's, Reitman's, Moore's, Carter's OshKosh, Scotiabank, Pet Valu and others. Shoppers Drug Mart is also on neighbouring lands.

Available:

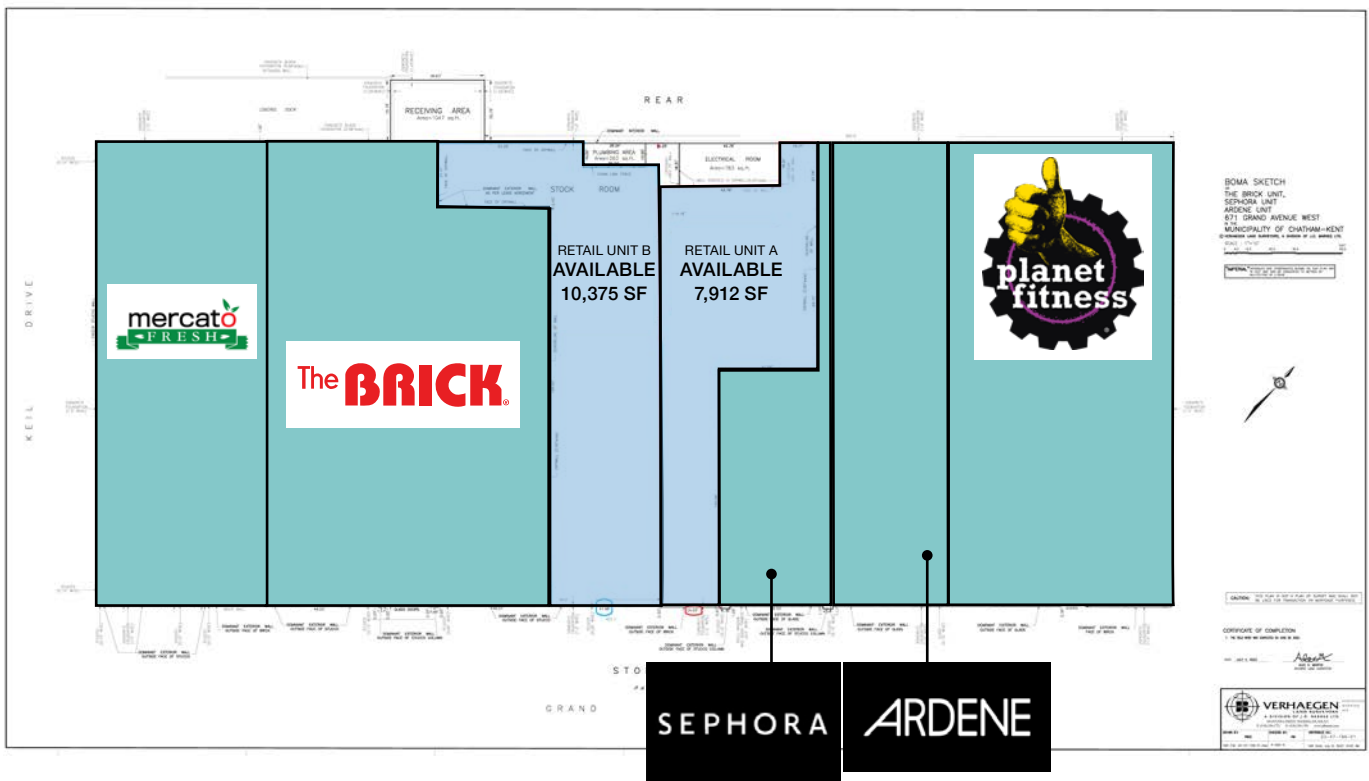
Unit A: 7,912 sq. ft.

Unit B: 10,375 sq. ft.

Option to combine Units A & B: 18,287 sq. ft.

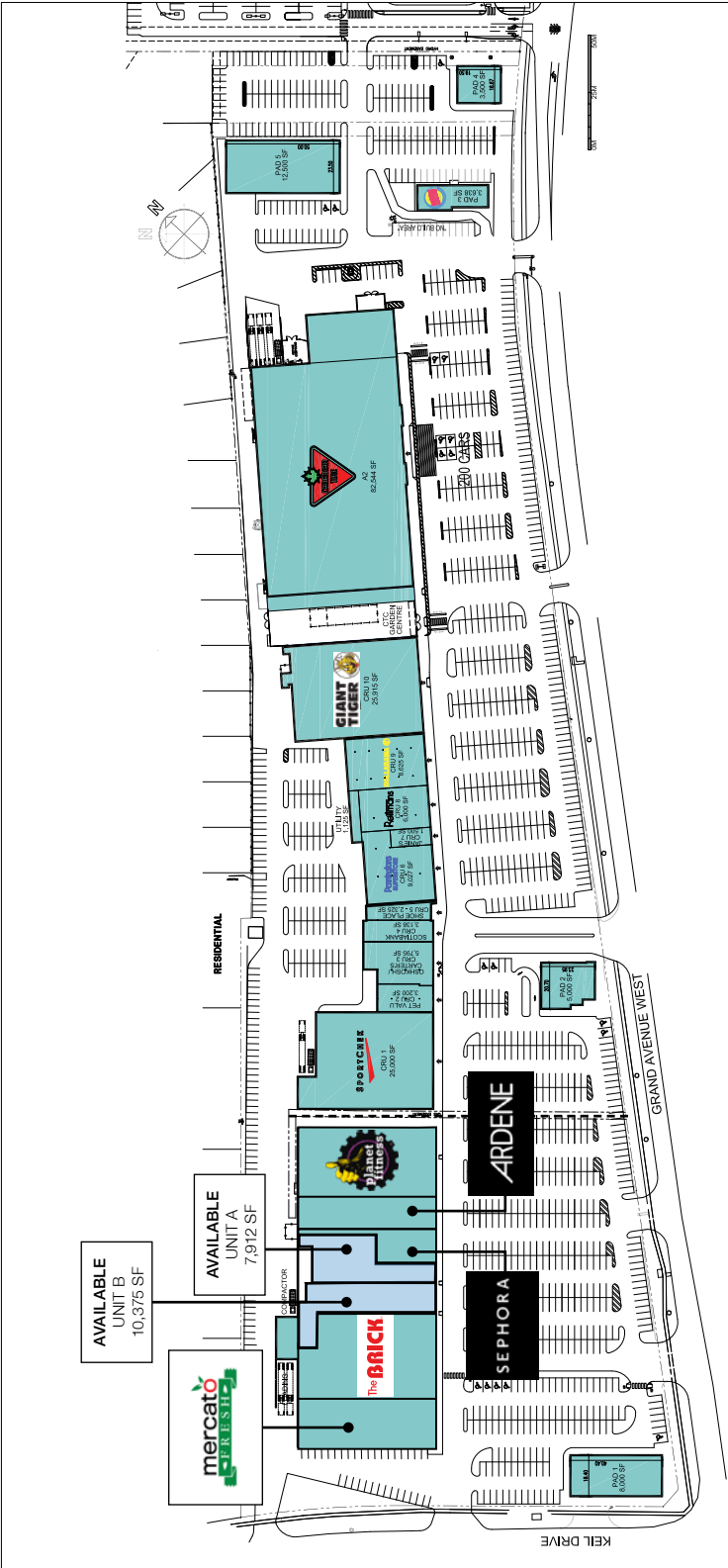
SITE PLAN

GRAND MEADOWS CENTRE



SITE PLAN WITH ADJACENT RETAILERS

GRAND MEADOWS CENTRE



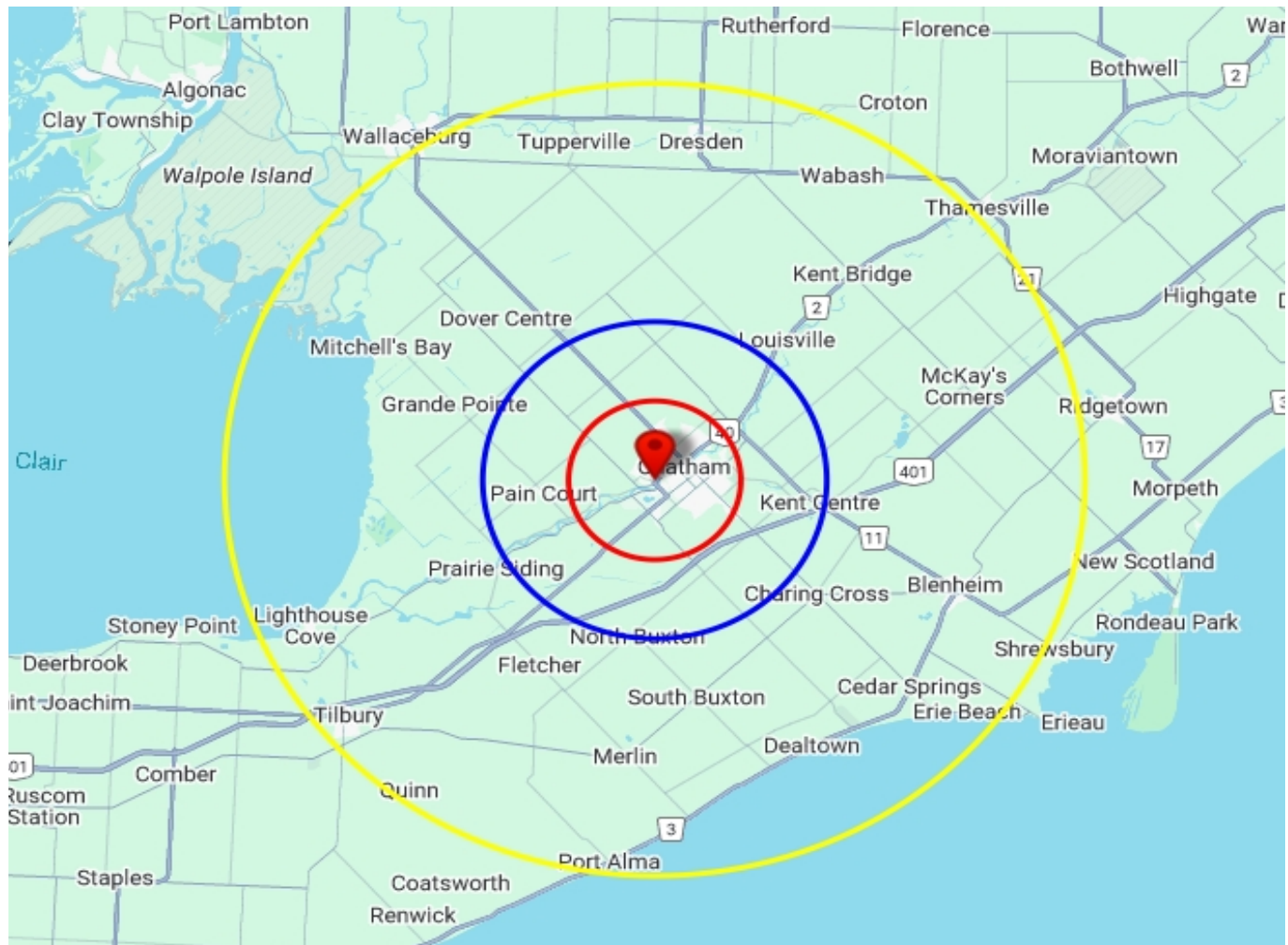
KEIL DRIVE & GRAND AVENUE WEST
CHATHAM, ONTARIO
PROJECT #11073
FOR: BRAD-LEA MEADOWS LTD.

PROPOSED MERCHANDISING PLAN
THAMES-LEA PLAZA
AUGUST 7, 2012

RETROFF PARTNERSHIP ARCHITECTS
RETROFF
MGI REALTY INC. BROKERAGE

TRADE AREA MAP & DAYTIME POPULATION

GRAND MEADOWS CENTRE



2024 Daytime Population	671 Grand Ave W, Chatham, ON N7L 1C5 0 - 5 km		671 Grand Ave W, Chatham, ON N7L 1C5 0 - 10 km		671 Grand Ave W, Chatham, ON N7L 1C5 0 - 25 km	
		%		%		%
Total Estimated Population	50,959		55,295		84,413	
Total Daytime Population	51,670		57,036		83,324	
Daytime Population at Home	27,622	53.5%	29,798	52.2%	44,750	53.7%
0 to 14 years	7,784	15.1%	8,431	14.8%	12,886	15.5%
15 to 64 years	9,539	18.5%	10,037	17.6%	14,363	17.2%
65 years and over	10,299	19.9%	11,330	19.9%	17,500	21.0%
Daytime Population at Work	24,562	47.5%	27,273	47.8%	38,203	45.8%
Work At Usual Place	16,897	32.7%	18,834	33.0%	26,061	31.3%
Work Mobile	3,825	7.4%	4,208	7.4%	5,715	6.9%
Work At Home	3,840	7.4%	4,232	7.4%	6,427	7.7%

DEMOGRAPHICS

GRAND MEADOWS CENTRE

2024 Demographic Snapshot	671 Grand Ave W, Chatham, ON N7L 1C5 0 - 5 km		671 Grand Ave W, Chatham, ON N7L 1C5 0 - 10 km		671 Grand Ave W, Chatham, ON N7L 1C5 0 - 25 km	
		%		%		%
Total Population						
2019 estimated	47,408		51,951		81,343	
2024 estimated	50,959		55,295		84,413	
2029 Projected	52,188		56,502		85,994	
% Pop. Change (2019-2024)	7.5%		6.4%		3.8%	
% Pop. Change (2024-2029)	2.4%		2.2%		1.9%	
2024 Total Population by Age	50,959		55,295		84,413	
0 to 4 years	2,470	4.8%	2,662	4.8%	4,023	4.8%
5 to 19 years	8,319	16.3%	9,011	16.3%	13,803	16.4%
20 to 24 years	2,997	5.9%	3,210	5.8%	4,777	5.7%
25 to 34 years	6,279	12.3%	6,690	12.1%	9,939	11.8%
35 to 44 years	5,910	11.6%	6,407	11.6%	9,602	11.4%
45 to 54 years	5,775	11.3%	6,249	11.3%	9,469	11.2%
55 to 64 years	7,019	13.8%	7,704	13.9%	12,205	14.5%
65 to 74 years	6,410	12.6%	7,080	12.8%	11,168	13.2%
75 years & over	5,780	11%	6,283	11%	9,429	11%
Median Age	44.2		44.5		45.1	
2024 Total Census Families	13,655		14,944		23,064	
Average Persons Per Family	2.9		2.9		2.9	
Total Couples	10,657	78.0%	11,814	79.1%	18,901	82.0%
Without children at home	5,781	42.3%	6,458	43.2%	10,464	45.4%
With children at home	4,876	35.7%	5,356	35.8%	8,437	36.6%
Lone-parent families	2,998	22.0%	3,130	20.9%	4,163	18.0%
Children Per Census Family	1.0		1.0		1.0	
2024 Educational Attainment (15 years+)	42,091		45,801		69,784	
Less than a bachelor degree	35,207	83.6%	38,278	83.6%	59,266	84.9%
Bachelor degree & higher	6,884	16.4%	7,523	16.4%	10,518	15.1%
2024 Households	21,743		23,516		35,090	
Persons per household	2.29		2.31		2.36	
Average household income	\$ 94,859		\$ 96,794		\$ 100,577	
2024 Occupied Dwellings	21,743		23,516		35,090	
Owned dwellings	14,042	64.6%	15,555	66.1%	24,728	70.5%
Rented dwellings	7,701	35.4%	7,961	33.9%	10,338	29.5%
Dominant building type	Houses		Houses		Houses	
Dominant period of construction	1961-1980		1961-1980		Before 1960	
Dominant Demographics						
Official Home Language	English		English		English	

DEMOGRAPHICS

GRAND MEADOWS CENTRE

2024 Estimates Visible Minority	671 Grand Ave W, Chatham, ON N7L 1C5 0 - 5 km		671 Grand Ave W, Chatham, ON N7L 1C5 0 - 10 km		671 Grand Ave W, Chatham, ON N7L 1C5 0 - 25 km	
		%		%		%
2024 Household Population by visible minority groups	49,869	%base	54,246	%base	82,651	%base
Total visible minority population	5,435	10.9%	5,628	10.4%	6,732	8.1%
Chinese	290	0.6%	308	0.6%	360	0.4%
South Asian	1,263	2.5%	1,280	2.4%	1,459	1.8%
Black	2,039	4.1%	2,144	4.0%	2,619	3.2%
Filipino	197	0.4%	201	0.4%	353	0.4%
Latin American	427	0.9%	442	0.8%	527	0.6%
Southeast Asian	340	0.7%	346	0.6%	434	0.5%
Arab	274	0.6%	293	0.5%	327	0.4%
West Asian	74	0.1%	76	0.1%	76	0.1%
Korean	156	0.3%	156	0.3%	156	0.2%
Japanese	43	0.1%	45	0.1%	55	0.1%
Visible minority, n.i.e.	132	0.3%	133	0.2%	142	0.2%
Multiple visible minorities	199	0.4%	202	0.4%	226	0.3%
Not a visible minority	44,434	89.1%	48,618	89.6%	75,920	91.9%

2027 Projections Visible Minority	671 Grand Ave W, Chatham, ON N7L 1C5 0 - 5 km		671 Grand Ave W, Chatham, ON N7L 1C5 0 - 10 km		671 Grand Ave W, Chatham, ON N7L 1C5 0 - 25 km	
		%		%		%
2027 Household Population by visible minority groups	50,700	%base	55,052	%base	83,671	%base
Total visible minority population	5,895	11.6%	6,092	11.1%	7,228	8.6%
Chinese	318	0.6%	336	0.6%	386	0.5%
South Asian	1,446	2.9%	1,463	2.7%	1,648	2.0%
Black	2,167	4.3%	2,274	4.1%	2,775	3.3%
Filipino	202	0.4%	206	0.4%	361	0.4%
Latin American	494	1.0%	510	0.9%	595	0.7%
Southeast Asian	346	0.7%	352	0.6%	442	0.5%
Arab	295	0.6%	314	0.6%	347	0.4%
West Asian	80	0.2%	82	0.1%	82	0.1%
Korean	173	0.3%	173	0.3%	173	0.2%
Japanese	43	0.1%	45	0.1%	54	0.1%
Visible minority, n.i.e.	131	0.3%	132	0.2%	140	0.2%
Multiple visible minorities	200	0.4%	203	0.4%	227	0.3%
Not a visible minority	44,805	88.4%	48,961	88.9%	76,443	91.4%