

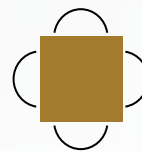
RETAIL SPACE FOR LEASE

480 PIM ST.,
SAULT STE. MARIE, 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 The property may be withdrawn from the market at any time without notice.

DETAILS

480 PIM ST.



DETAILS

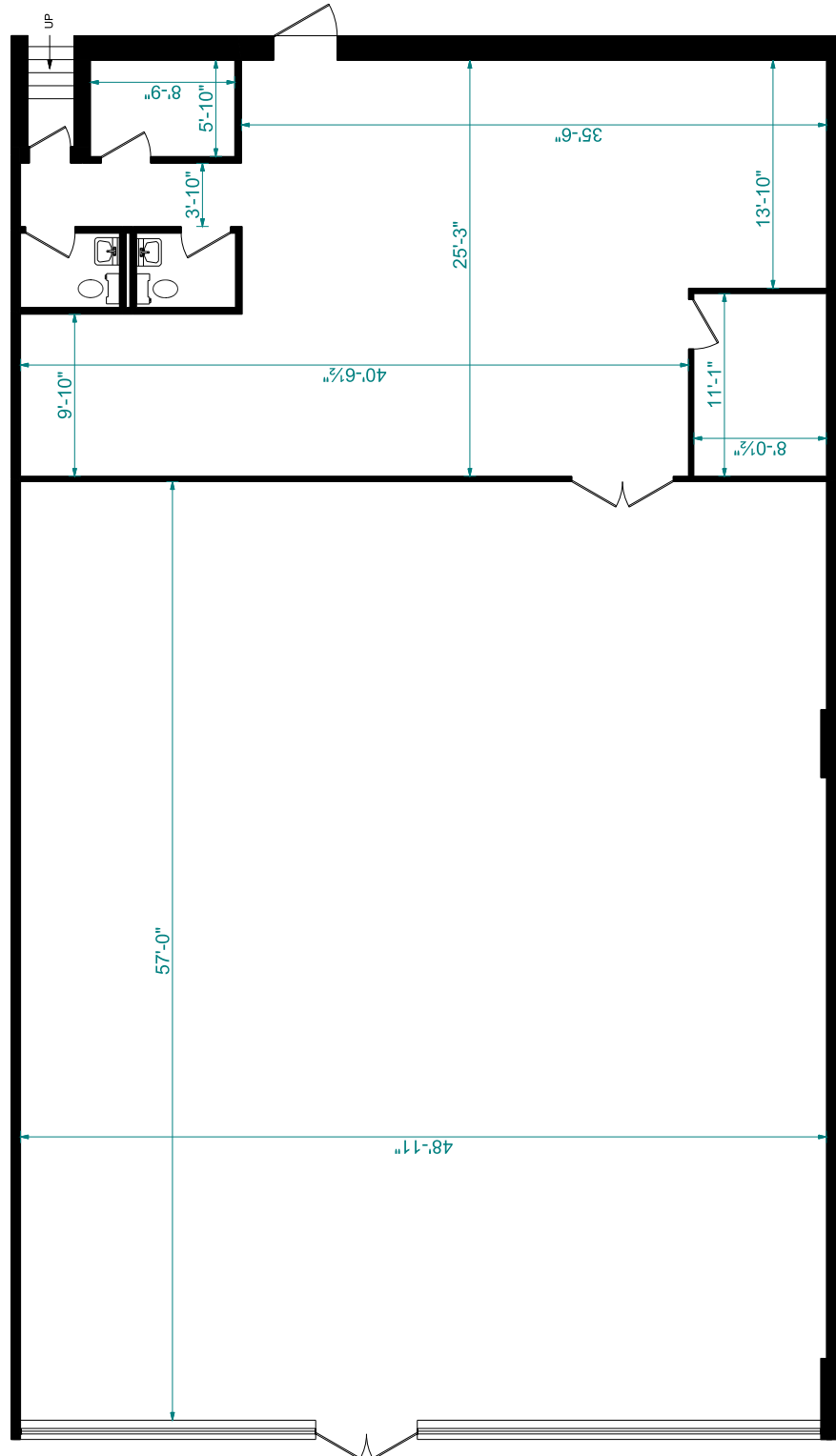
This high-visibility retail space in Sault Ste. Marie offers exceptional exposure. Situated at the corner of Pim and McNabb Streets, it benefits from easy access to major thoroughfares and is surrounded by popular national co-tenants like Fit 4 Less, Freshii, and Wellwise (Shoppers Home Health Care). With ample parking and a strong mix of neighboring businesses, including Canadian Tire, TD, CIBC, and Shoppers Drug Mart, this location is ideal for businesses seeking to thrive in a vibrant commercial district.

AVAILABLE UNIT:

UNIT 2	4,300 SF Approximately
RENT	\$25 PSF PA
TMI	\$8 PSF PA

FLOOR PLAN - UNIT 2

480 PIM ST.



DEMOGRAPHICS

480 PIM ST.



2024 Daytime Population	480 Pim St, Sault Ste. Marie, ON P6B 2V4 0 - 3 km		480 Pim St, Sault Ste. Marie, ON P6B 2V4 0 - 5 km	
		%		%
Total Estimated Population	35,712		62,781	
Total Daytime Population	43,716		66,227	
Daytime Population at Home	20,567	47.0%	35,662	53.8%
0 to 14 years	4,478	10.2%	8,244	12.4%
15 to 64 years	7,701	17.6%	13,432	20.3%
65 years and over	8,388	19.2%	13,986	21.1%
Daytime Population at Work	23,537	53.8%	31,279	47.2%
Work At Usual Place	17,308	39.6%	22,043	33.3%
Work Mobile	3,780	8.6%	4,785	7.2%
Work At Home	2,449	5.6%	4,450	6.7%

DEMOGRAPHICS

480 PIM ST.

2024 Demographic Snapshot	480 Pim St, Sault Ste. Marie, ON P6B 2V4 0 - 3 km		480 Pim St, Sault Ste. Marie, ON P6B 2V4 0 - 5 km	
		%		%
Total Population				
2019 estimated	35,383		61,890	
2024 estimated	35,712		62,781	
2029 Projected	35,304		62,092	
% Pop. Change (2019-2024)	0.9%		1.4%	
% Pop. Change (2024-2029)	-1.1%		-1.1%	
2024 Total Population by Age	35,712		62,781	
0 to 4 years	1,313	3.7%	2,423	3.9%
5 to 19 years	4,829	13.5%	8,988	14.3%
20 to 24 years	2,490	7.0%	4,180	6.7%
25 to 34 years	5,161	14.5%	8,516	13.6%
35 to 44 years	3,937	11.0%	7,103	11.3%
45 to 54 years	3,686	10.3%	6,822	10.9%
55 to 64 years	4,724	13.2%	8,520	13.6%
65 to 74 years	4,779	13.4%	8,155	13.0%
75 years & over	4,793	13%	8,073	13%
Median Age	45.4		45.3	
2024 Total Census Families	9,263		16,982	
Average Persons Per Family	2.7		2.7	
Total Couples	7,138	77.1%	13,342	78.6%
Without children at home	4,313	46.6%	7,610	44.8%
With children at home	2,826	30.5%	5,732	33.8%
Lone-parent families	2,125	22.9%	3,639	21.4%
Children Per Census Family	0.9		0.9	
2024 Educational Attainment (15 years+)	30,670		53,234	
Less than a bachelor degree	23,859	77.8%	41,709	78.4%
Bachelor degree & higher	6,811	22.2%	11,525	21.6%
2024 Households	17,336		28,564	
Persons per household	2.03		2.15	
Average household income	\$ 90,887		\$ 100,803	
2024 Occupied Dwellings	17,336		28,564	
Owned dwellings	10,246	59.1%	18,917	66.2%
Rented dwellings	7,090	40.9%	9,549	33.4%
Dominant building type	Houses		Houses	
Dominant period of construction	Before 1960		1961-1980	

DEMOGRAPHICS

480 PIM ST.

2024 Estimates Visible Minority	480 Pim St, Sault Ste. Marie, ON P6B 2V4 0 - 3 km		480 Pim St, Sault Ste. Marie, ON P6B 2V4 0 - 5 km	
		%		%
2024 Household Population by visible minority groups	35,151	%base	61,479	%base
Total visible minority population	2,287	6.5%	3,371	5.5%
Chinese	263	0.7%	452	0.7%
South Asian	952	2.7%	1,141	1.9%
Black	440	1.3%	662	1.1%
Filipino	208	0.6%	209	0.3%
Latin American	156	0.4%	275	0.4%
Southeast Asian	57	0.2%	80	0.1%
Arab	80	0.2%	167	0.3%
West Asian	28	0.1%	81	0.1%
Korean	0	0.0%	112	0.2%
Japanese	0	0.0%	53	0.1%
Visible minority, n.i.e.	69	0.2%	104	0.2%
Multiple visible minorities	34	0.1%	34	0.1%
Not a visible minority	32,864	93.5%	58,109	94.5%

2027 Projections Visible Minority	480 Pim St, Sault Ste. Marie, ON P6B 2V4 0 - 3 km		480 Pim St, Sault Ste. Marie, ON P6B 2V4 0 - 5 km	
		%		%
2027 Household Population by visible minority groups	34,789	%base	60,956	%base
Total visible minority population	2,430	7.0%	3,587	5.9%
Chinese	280	0.8%	484	0.8%
South Asian	1,053	3.0%	1,261	2.1%
Black	449	1.3%	675	1.1%
Filipino	213	0.6%	214	0.4%
Latin American	163	0.5%	292	0.5%
Southeast Asian	58	0.2%	81	0.1%
Arab	81	0.2%	171	0.3%
West Asian	31	0.1%	90	0.1%
Korean	0	0.0%	126	0.2%
Japanese	0	0.0%	58	0.1%
Visible minority, n.i.e.	67	0.2%	102	0.2%
Multiple visible minorities	34	0.1%	34	0.1%
Not a visible minority	32,359	93.0%	57,368	94.1%