



GRAND LAKE CROSSINGS

RETAIL FOR LEASE



Cape Breton, NS

AERIAL



DEMOGRAPHICS (2025)



POPULATION

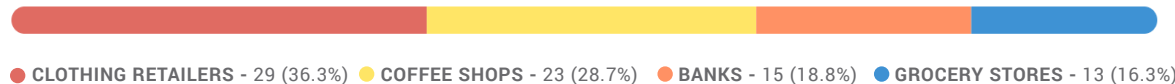
General Trade Area	30km
Estimate	92,750
Daytime Worker Population	83,664
Total Households	41,724
Median Age	50
Visible Minority	4,434.8(4.9%)

EDUCATION

Highest Education Attained	30km
Apprenticeship or trades certificate or diploma	32.9%
High school diploma or equivalent	22.3%
College, CEGEP or other non-university certificate or diploma	21%
No certificate, diploma or degree	8.3%

RETAIL LANDSCAPE

RETAIL LANDSCAPE (TRADE AREA)



INCOME

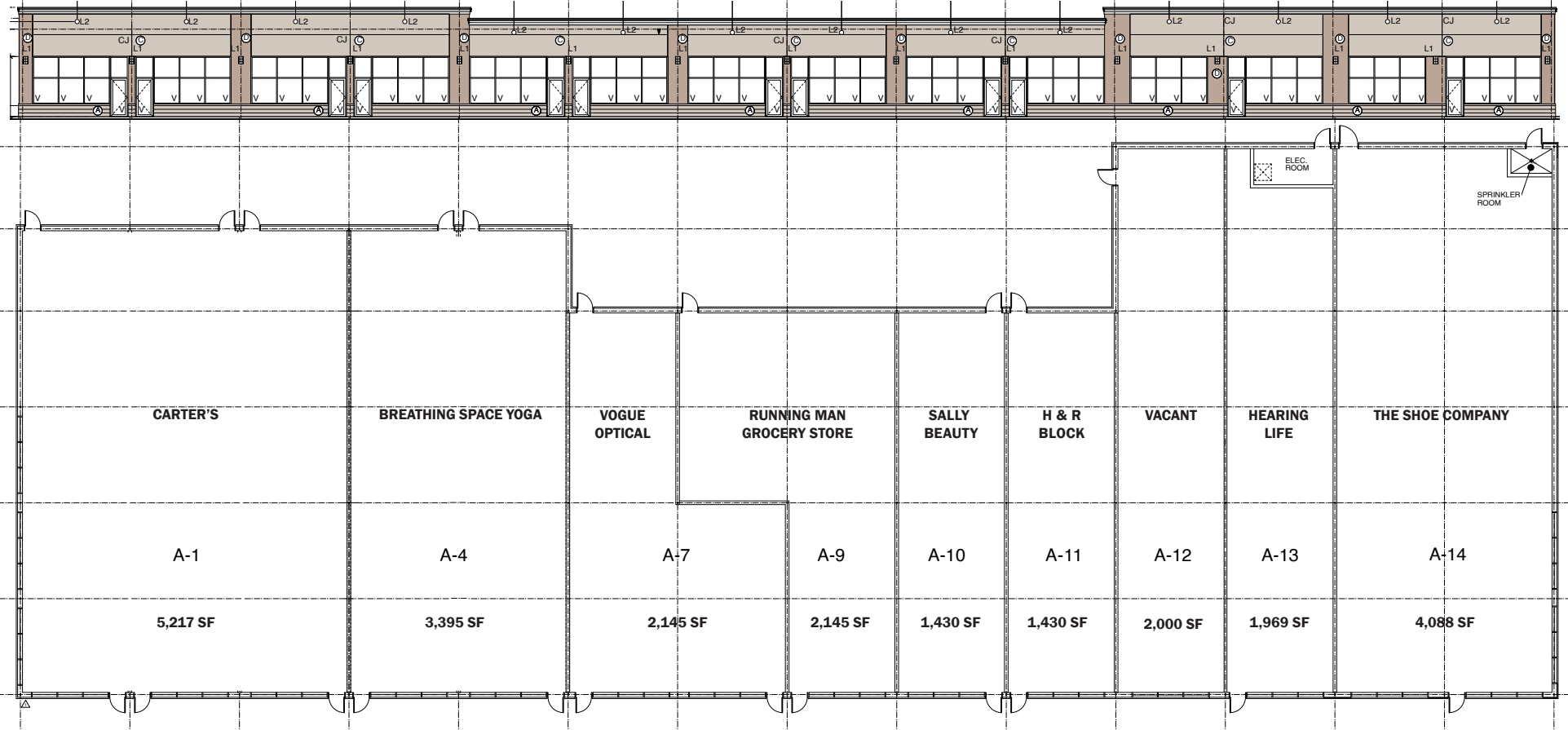
General Trade Area	30km
Median Household Income	\$63,048
Earn \$50k - 99k	35.8%
Earn \$100,000 +	22.69%
Employment Rate	42%

EMPLOYMENT

Industry	30km
Health care and social assistance	22.4%
Retail trade	14.8%
Other services	9.5%
Educational services	8.2%
Construction	8.0%
Other	28.7%



LEASING PLAN



PROPERTY DETAILS



GRAND LAKE CROSSINGS

Together, Grand Lake Crossings and Mayflower Mall create the most dominant shopping concentration in Cape Breton, drawing consumers from an exceptionally broad trade area. Traffic counts for Grand Lake Crossings - 33,000/day, Sydney Bypass (Sydney Port Access Road) - 15,000/day

Location	20 Sydney Port Access Rd, Sydney, Nova Scotia
Intersection	Sydney Port Access Rd & Grand Lake Road
Anchor Tenants	Carter's, The Shoe Company, Sally's
GLA	23,676 sq.ft.





MCCOR REALTIES (ONTARIO) INC.; BROKERAGE
21 St. Clair Avenue East Unit 500,
Toronto ON M4T 1L9

BRITTANY HEATH

National Retail Leasing Director, Broker of Record

T: 647-722-6472 x206

F: 647-722-6475

E: bheath@mccor.ca

www.mccor.ca

© 2025 McCOR Realites (Ontario) Inc. Brokerage. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. McCOR Realities does not make any representations or warranties of any kind, express or implied in relation to the information, opinions and forecasts contained in this leasing brochure, including but not limited to the accuracy or completeness of the information, or the enforceability of any documents referred to in the leasing brochure. The information, opinions and forecasts in this leasing brochure is not intended to constitute specific advice and accordingly should not be relied upon for any purpose.