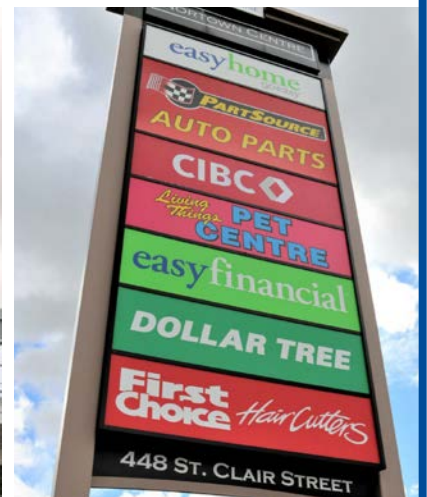


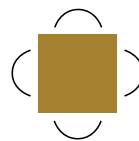
RETAIL SPACE FOR LEASE

448 ST. CLAIR STREET
CHATHAM, ONTARIO



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 The property may be withdrawn from the market at any time without notice.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

448 ST. CLAIR STREET



STRATEGIC LOCATION

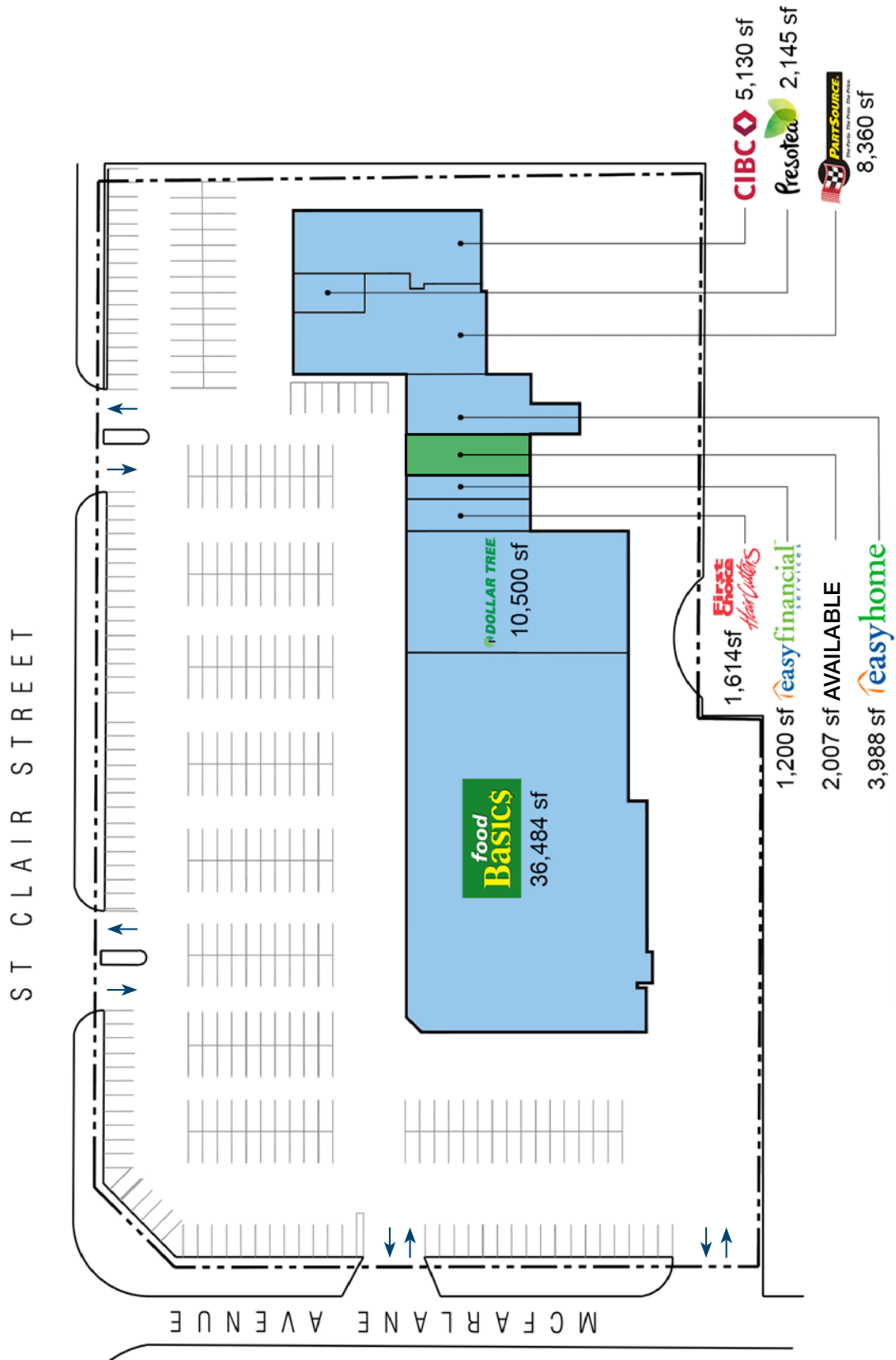
Join this high-visibility location, strategically positioned within a major, traffic-generating commercial node. This retail unit is part of the well-established Nortown Centre plaza anchored by Food Basics, Dollar Tree, and CIBC, guaranteeing a consistent daily flow of shoppers. The St. Clair Street area is Chatham's primary retail hub, attracting customers from the region, which is home to major national brands, including Walmart, Real Canadian Superstore, Home Depot, and Winners.

AVAILABLE UNIT

AVAILABLE SPACE	APPROX. 2,007 SQ. FT.
RENT	\$30 PSF PA
2025 TAX	\$8.09 / SF
2025 CAM	\$1.59 / SF

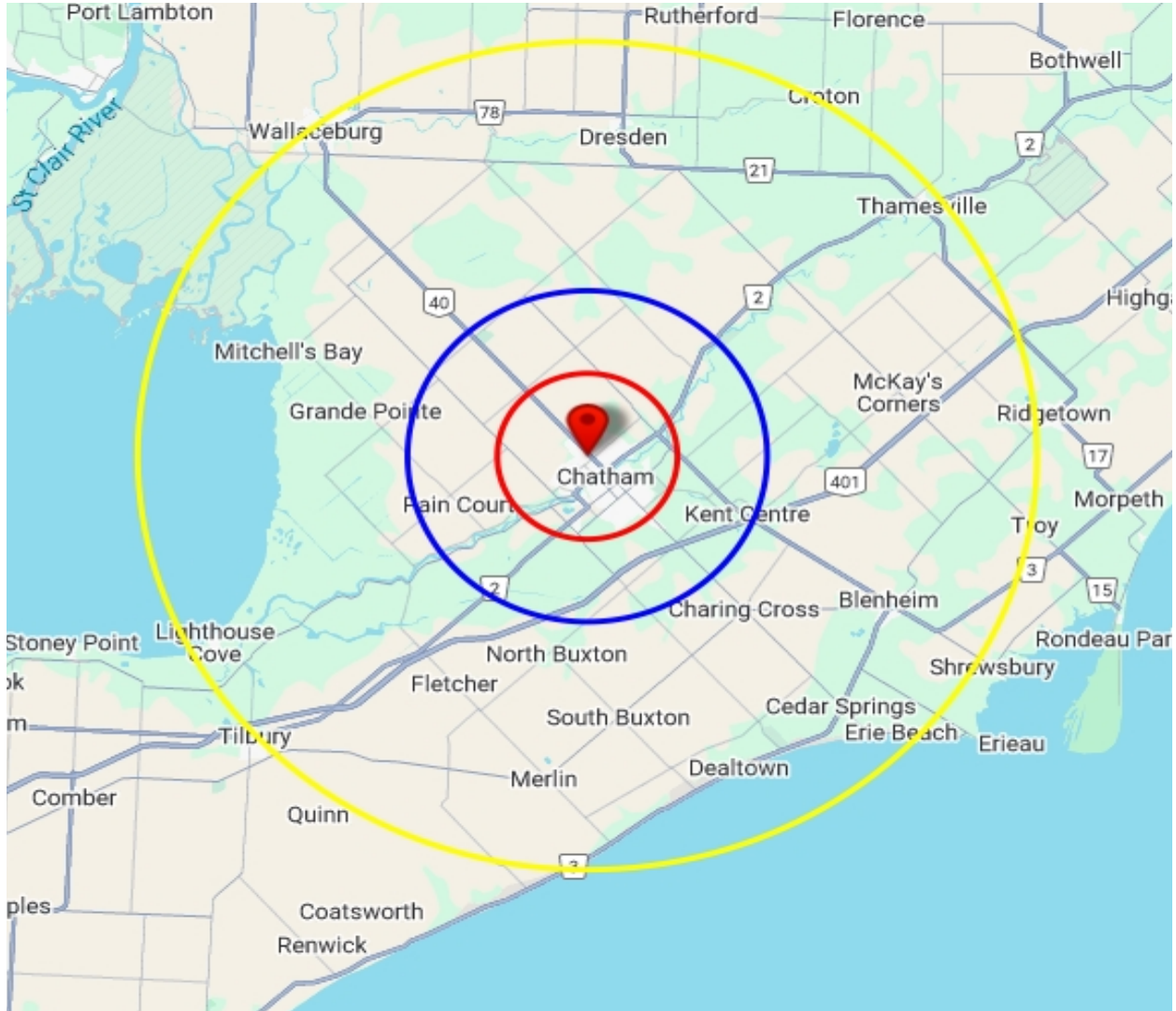
SITE PLAN

448 ST. CLAIR STREET



TRADE AREA MAP

448 ST. CLAIR STREET



2025 Daytime Population	448 St Clair St, Chatham, ON N7L 3K5 0 - 5 km		448 St Clair St, Chatham, ON N7L 3K5 0 - 10 km		448 St Clair St, Chatham, ON N7L 3K5 0 - 25 km	
		%		%		%
Total Estimated Population	52,290		57,032		89,328	
Total Daytime Population	53,958		58,440		89,237	
Daytime Population at Home	26,340	48.8%	28,563	48.9%	44,464	49.8%
0 to 14 years	8,141	15.1%	8,862	15.2%	13,875	15.5%
15 to 64 years	7,899	14.6%	8,335	14.3%	12,291	13.8%
65 years and over	10,299	19.1%	11,367	19.5%	18,298	20.5%
Daytime Population at Work	27,721	51.4%	29,935	51.2%	44,685	50.1%
Work At Usual Place	20,139	37.3%	21,743	37.2%	32,494	36.4%
Work Mobile	4,225	7.8%	4,492	7.7%	6,530	7.3%
Work At Home	3,357	6.2%	3,700	6.3%	5,660	6.3%

TRADE AREA DEMOGRAPHICS

448 ST. CLAIR STREET

2025 Demographic Snapshot	448 St Clair St, Chatham, ON N7L 3K5 0 - 5 km		448 St Clair St, Chatham, ON N7L 3K5 0 - 10 km		448 St Clair St, Chatham, ON N7L 3K5 0 - 25 km	
		%		%		%
Total Population						
2020 estimated	47,679		52,371		83,697	
2025 estimated	52,290		57,032		89,328	
2030 Projected	54,660		59,514		93,016	
% Pop. Change (2020-2025)	9.7%		8.9%		6.7%	
% Pop. Change (2025-2030)	4.5%		4.4%		4.1%	
2025 Total Population by Age	52,290		57,032		89,328	
0 to 4 years	2,588	5.0%	2,794	4.9%	4,291	4.8%
5 to 19 years	8,577	16.4%	9,372	16.4%	14,697	16.5%
20 to 24 years	3,052	5.8%	3,295	5.8%	5,011	5.6%
25 to 34 years	6,469	12.4%	6,920	12.1%	10,437	11.7%
35 to 44 years	6,245	11.9%	6,776	11.9%	10,402	11.6%
45 to 54 years	5,937	11.4%	6,499	11.4%	10,043	11.2%
55 to 64 years	6,995	13.4%	7,688	13.5%	12,509	14.0%
65 to 74 years	6,707	12.8%	7,425	13.0%	12,200	13.7%
75 years & over	5,721	11%	6,264	11%	9,738	11%
Median Age	43.8		44.1		44.8	
2025 Total Census Families	13,747		15,210		24,085	
Average Persons Per Family	2.9		2.9		2.8	
Total Couples	10,637	77.4%	11,914	78.3%	19,458	80.8%
Without children at home	5,799	42.2%	6,522	42.9%	10,881	45.2%
With children at home	4,837	35.2%	5,393	35.5%	8,577	35.6%
Lone-parent families	3,110	22.6%	3,296	21.7%	4,626	19.2%
Children Per Census Family	1.0		1.0		1.0	
2025 Educational Attainment (15 years+)	42,818		46,907		73,459	
Less than a bachelor degree	35,693	83.4%	38,871	82.9%	62,406	85.0%
Bachelor degree & higher	7,125	16.6%	8,035	17.1%	11,053	15.0%
2025 Households	21,903		23,857		36,896	
Persons per household	2.33		2.34		2.37	
Average household income	\$ 102,261		\$ 105,555		\$ 106,749	
2025 Occupied Dwellings	21,903		23,857		36,896	
Owned dwellings	14,122	64.5%	15,821	66.3%	25,557	69.3%
Rented dwellings	7,782	35.5%	8,036	33.7%	11,297	30.6%
Dominant building type	Houses		Houses		Houses	
Dominant period of construction	1961-1980		1961-1980		Before 1960	
Dominant Demographics						
Official Home Language	English		English		English	

TRADE AREA DEMOGRAPHICS

448 ST. CLAIR STREET

2025 Estimates Visible Minority	448 St Clair St, Chatham, ON N7L 3K5 0 - 5 km		448 St Clair St, Chatham, ON N7L 3K5 0 - 10 km		448 St Clair St, Chatham, ON N7L 3K5 0 - 25 km	
		%		%		%
2025 Household Population by visible minority groups	50,945	%base	55,781	%base	87,308	%base
Total visible minority population	5,622	11.0%	5,872	10.5%	7,102	8.1%
Chinese	310	0.6%	326	0.6%	383	0.4%
South Asian	1,330	2.6%	1,377	2.5%	1,516	1.7%
Black	2,083	4.1%	2,201	3.9%	2,764	3.2%
Filipino	201	0.4%	202	0.4%	379	0.4%
Latin American	448	0.9%	459	0.8%	562	0.6%
Southeast Asian	356	0.7%	359	0.6%	442	0.5%
Arab	282	0.6%	297	0.5%	331	0.4%
West Asian	84	0.2%	84	0.2%	84	0.1%
Korean	163	0.3%	166	0.3%	166	0.2%
Japanese	49	0.1%	53	0.1%	70	0.1%
Visible minority, n.i.e.	139	0.3%	140	0.3%	175	0.2%
Multiple visible minorities	178	0.3%	207	0.4%	231	0.3%
Not a visible minority	45,323	89.0%	49,909	89.5%	80,206	91.9%

2028 Projections Visible Minority	448 St Clair St, Chatham, ON N7L 3K5 0 - 5 km		448 St Clair St, Chatham, ON N7L 3K5 0 - 10 km		448 St Clair St, Chatham, ON N7L 3K5 0 - 25 km	
		%		%		%
2028 Household Population by visible minority groups	52,352	%base	57,264	%base	89,491	%base
Total visible minority population	6,034	11.5%	6,299	11.0%	7,568	8.5%
Chinese	337	0.6%	353	0.6%	411	0.5%
South Asian	1,475	2.8%	1,529	2.7%	1,671	1.9%
Black	2,202	4.2%	2,327	4.1%	2,917	3.3%
Filipino	210	0.4%	211	0.4%	392	0.4%
Latin American	511	1.0%	522	0.9%	625	0.7%
Southeast Asian	372	0.7%	375	0.7%	460	0.5%
Arab	300	0.6%	315	0.5%	349	0.4%
West Asian	88	0.2%	88	0.2%	88	0.1%
Korean	172	0.3%	176	0.3%	176	0.2%
Japanese	47	0.1%	51	0.1%	67	0.1%
Visible minority, n.i.e.	140	0.3%	141	0.2%	177	0.2%
Multiple visible minorities	181	0.3%	211	0.4%	235	0.3%
Not a visible minority	46,317	88.5%	50,965	89.0%	81,923	91.5%