

PRIME RETAIL FOR LEASE

480 HESPELER ROAD



CAMBRIDGE, ONTARIO

AVAILABLE SIZES
UNIT 9/10A 2,821 SF



480 HESPELER RD | CAMBRIDGE | ON

PROPERTY SUMMARY

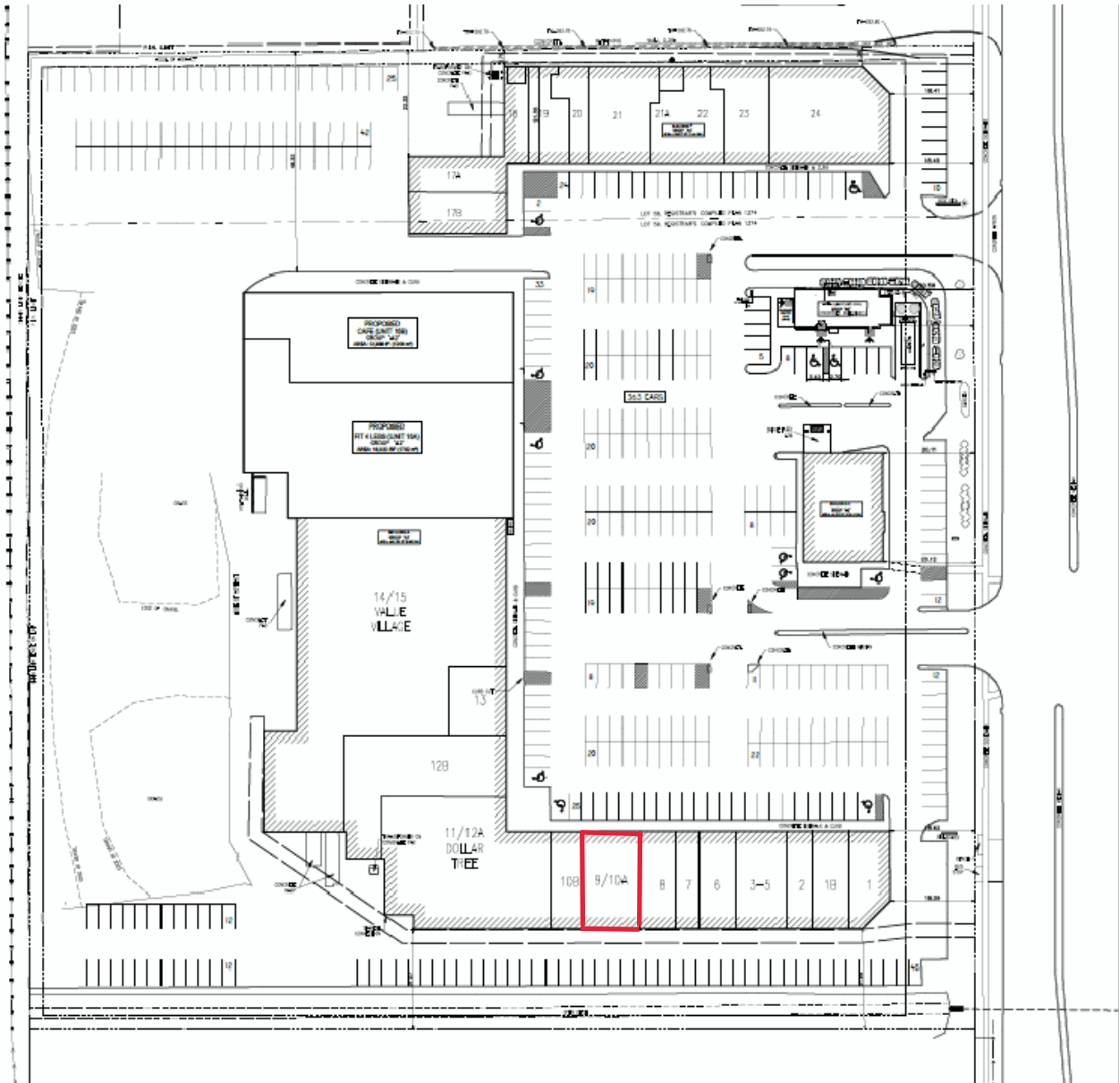
Discover exceptional leasing opportunities at 480 Hespeler Road in Cambridge, Ontario. This prime location offers retailers unparalleled visibility and access to a diverse customer base.

Join Other High-Profile Tenants Such As TD Canada Trust, Rbc, Popeye's Chicken, Subway, M&M Meats, Dollar Tree, And Sleep Country. Excellent Opportunity For Signage And Ample Parking. Located On High Traffic Hespeler Road which has an Average Annual Daily Traffic Of 37,391.

DETAILS

AVAILABLE SPACE	UNIT 9/10A
SIZE	2,821 SF
ASKING RATE	\$32.00 PSF NET
ADDITIONAL RENT	\$8.86 (EST 2024)
OCCUPANCY	IMMEDIATE
MINIMUM TERM	TEN (10) YEARS

SITE PLAN



AVAILABLE SPACE ———

Demographic Summary Report

Cambridge Centre 480 Hespeler Rd, Cambridge, ON N1R 6J7

Radius	1 km	2 km	5 km
Population			
2023	2,275	15,563	92,873
2028	2,444	16,622	99,346
2033	2,578	17,512	104,675
Growth 2023 - 2028	7.43%	6.80%	6.97%
Growth 2023 - 2033	13.32%	12.52%	12.71%
2023 Population by Occupation	1,196	7,881	50,910
Art, Culture, Recreation, Sport	14 1.17%	156 1.98%	1,196 2.35%
Business, Finance, Administrative	248 20.74%	1,330 16.88%	7,542 14.81%
Health	70 5.85%	361 4.58%	2,460 4.83%
Management	106 8.86%	708 8.98%	5,385 10.58%
Natural & Applied Sciences	52 4.35%	372 4.72%	3,173 6.23%
Primary Industry	8 0.67%	104 1.32%	556 1.09%
Processing, Manufacturing, Utilities	156 13.04%	1,033 13.11%	5,622 11.04%
Sales & Service	281 23.49%	1,928 24.46%	12,297 24.15%
Social Sci, Educ, Govmt, Religion	56 4.68%	445 5.65%	4,197 8.24%
Trades, Transport, Equip Oper	205 17.14%	1,444 18.32%	8,482 16.66%
Households			
2023	899	5,987	34,714
2028	1,004	6,605	38,283
2033	1,074	7,036	40,762
Growth 2023 - 2028	11.68%	10.32%	10.28%
Growth 2023 - 2033	1.95%	1.75%	1.74%
2023 Households by HH Income	899	5,987	34,714
Income: <\$40,000	190 21.13%	1,298 21.68%	7,298 21.02%
Income: \$40,000 - \$60,000	154 17.13%	1,059 17.69%	5,521 15.90%
\$60,000 - \$80,000	139 15.46%	972 16.24%	4,915 14.16%
\$80,000 - \$100,000	121 13.46%	875 14.61%	4,736 13.64%
\$100,000 - \$150,000	199 22.14%	1,242 20.74%	7,148 20.59%
\$150,000 - \$200,000	70 7.79%	395 6.60%	3,256 9.38%
\$200,000+	24 2.67%	146 2.44%	1,841 5.30%
2023 Average Household Income	\$91,287	\$88,041	\$103,803
2023 Median Household Income	\$74,523	\$72,937	\$78,484
2023 Per Capita Income	\$36,074	\$33,869	\$38,799

FOR MORE INFORMATION
PLEASE CONTACT



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