

For Lease

PRIME RETAIL

20 Broadleaf Avenue, Whitby, ON



**FULLY FIXTURED HAIR SALON
1,492 SF IN-LINE UNIT**



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The Neighbourhood

Folkstone Village - Premier Retail Space in North Whitby

Located at the highly visible northeast corner of Brock Street North and Broadleaf Avenue, Folkstone Village sits in a bustling, well-established neighborhood in north Whitby. This prime retail plaza is situated along Brock Street, a key route leading into the growing town of Brooklin, ON, offering excellent access and exposure.

Folkstone Village blends modern convenience with classic charm, reflecting the heritage architecture of Whitby through intricate design elements and refined masonry. The plaza features Class A retail spaces and specialty food stores, creating a unique shopping experience that serves the surrounding residential communities, all within walking distance.

Built in 2006, Folkstone Village encompasses 36,000 square feet of retail space and is strategically positioned across from a high-traffic Walmart-anchored shopping center and the renowned Thermea Spa. The location offers a vibrant mix of shopping, dining, and wellness options, making it a key destination for both locals and visitors alike.



Demographics

20 Broadleaf Avenue (5 km radius)

109,982	82,512	39
Population	Daytime Population	Median Age

\$136,634	36,302	7.9%
Average Household Income	Total Households	Growth Rate Next 10 Years

Broadleaf Avenue & Baldwin St S.

19,080
Average Daily Vehicle Traffic Count

Baldwin St S. & Taunton Rd E

40,460
Average Daily Vehicle Traffic Count

Sources: Costar Group, 2024

Property Details

Location: 20 Broadleaf Avenue, Whitby, ON L1R 3N8

Accessibility: Along an arterial retail node of Brock Street and near Taunton Road

Key Features:

- 36,000 SF of Class A retail space
- High-traffic location at Brock Street North and Broadleaf Avenue
- Unique retail and specialty food offerings
- Across from Walmart-anchored shopping center and Thermea Spa
- Within walking distance to established residential communities

Ideal for Retailers Seeking:

- Increased Visibility
- Prime Location with High Foot Traffic
- Access to a Diverse Consumer Base
- Proximity to Established National Brands

Don't miss out on the opportunity to elevate your retail presence in this dynamic commercial hub. Contact us today to secure your space at Folkstone Village



Availability

Location: 20 Broadleaf Avenue, Whitby, ON L1R 0B5

Availability:	<u>Unit #</u>	<u>Size</u>	<u>Net Rent</u>	<u>Additional Rent</u>	<u>Occupancy</u>	<u>Minimum Term</u>
	B107	1,492 SF	\$35.00	\$15.85 (Estimated 2024)	Immediate	Ten (10) Years



Site plan

FOLKSTONE VILLAGE



INTERIOR PICTURES





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Demographic Summary Report

Folkstone Village 20 Broadleaf Ave, Whitby, ON L1R 3N8

Building Type: **General Retail** Total Available: **0 SF**
 Secondary: - % Leased: **100%**
 GLA: **31,180 SF** Rent/SF/Yr: -
 Year Built: **2006**



Radius	1 km	2 km	5 km
Population			
2023	6,150	22,707	109,982
2028	7,002	26,122	128,670
2033	7,870	29,440	146,540
Growth 2023 - 2028	13.85%	15.04%	16.99%
Growth 2023 - 2033	27.97%	29.65%	33.24%
2023 Population by Occupation	3,129	12,485	60,180
Art, Culture, Recreation, Sport	109 3.48%	385 3.08%	1,851 3.08%
Business, Finance, Administrative	545 17.42%	2,153 17.24%	10,460 17.38%
Health	216 6.90%	849 6.80%	3,609 6.00%
Management	395 12.62%	1,733 13.88%	8,265 13.73%
Natural & Applied Sciences	266 8.50%	1,061 8.50%	4,493 7.47%
Primary Industry	11 0.35%	104 0.83%	617 1.03%
Processing, Manufacturing, Utilities	105 3.36%	323 2.59%	1,780 2.96%
Sales & Service	683 21.83%	2,770 22.19%	13,714 22.79%
Social Sci, Educ, Govmt, Religion	396 12.66%	1,703 13.64%	8,060 13.39%
Trades, Transport, Equip Oper	403 12.88%	1,404 11.25%	7,331 12.18%
Households			
2023	1,797	6,649	36,302
2028	2,087	7,795	43,135
2033	2,371	8,878	49,550
Growth 2023 - 2028	16.14%	17.24%	18.82%
Growth 2023 - 2033	3.19%	3.35%	3.65%
2023 Households by HH Income	1,797	6,649	36,302
Income: <\$40,000	132 7.35%	461 6.93%	4,776 13.16%
Income: \$40,000 - \$60,000	210 11.69%	620 9.32%	3,836 10.57%
\$60,000 - \$80,000	199 11.07%	690 10.38%	3,929 10.82%
\$80,000 - \$100,000	258 14.36%	920 13.84%	4,874 13.43%
\$100,000 - \$150,000	549 30.55%	1,895 28.50%	9,344 25.74%
\$150,000 - \$200,000	316 17.58%	1,309 19.69%	6,109 16.83%
\$200,000+	134 7.46%	752 11.31%	3,435 9.46%
2023 Average Household Income	\$134,018	\$152,335	\$136,634
2023 Median Household Income	\$109,124	\$116,821	\$103,954
2023 Per Capita Income	\$39,159	\$44,606	\$45,099

FOR MORE INFORMATION
PLEASE CONTACT



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