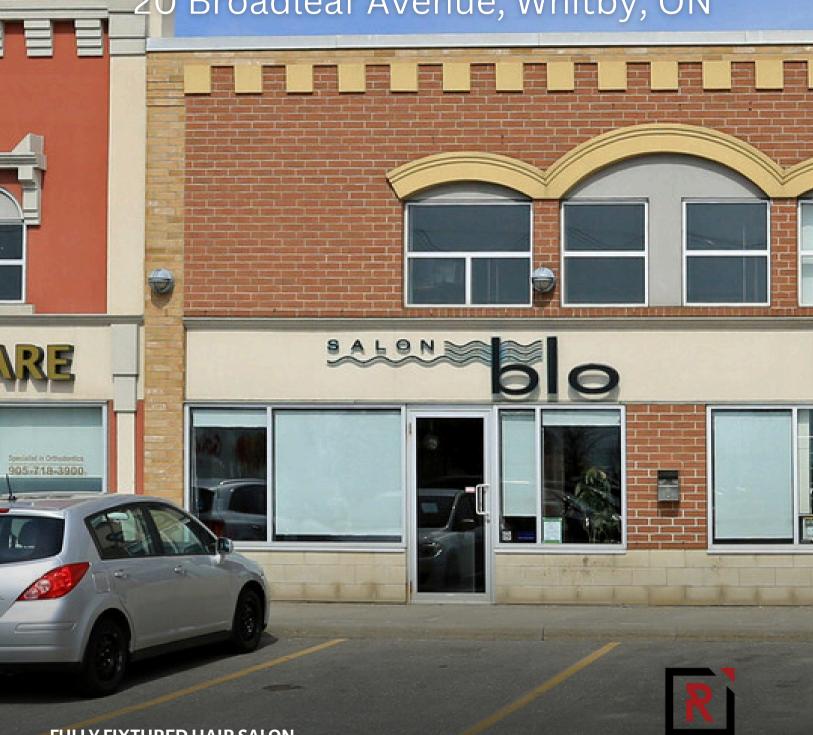
For Lease

PRIME RETAIL

20 Broadleaf Avenue, Whitby, ON



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



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

Population Daytime Population Median Age

\$136,634 36,302

Average Household Income

Total Households Growth Rate Next 10 Years

7.9%

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 # 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 Immediate Ten (10) Years

(Estimated 2024)



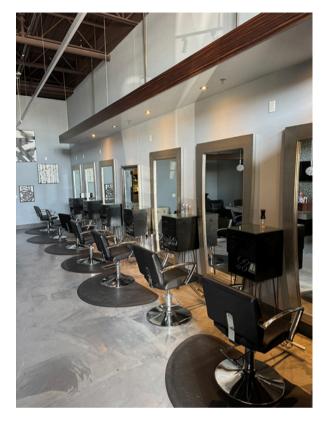


Site plan





INTERIOR PICTURES



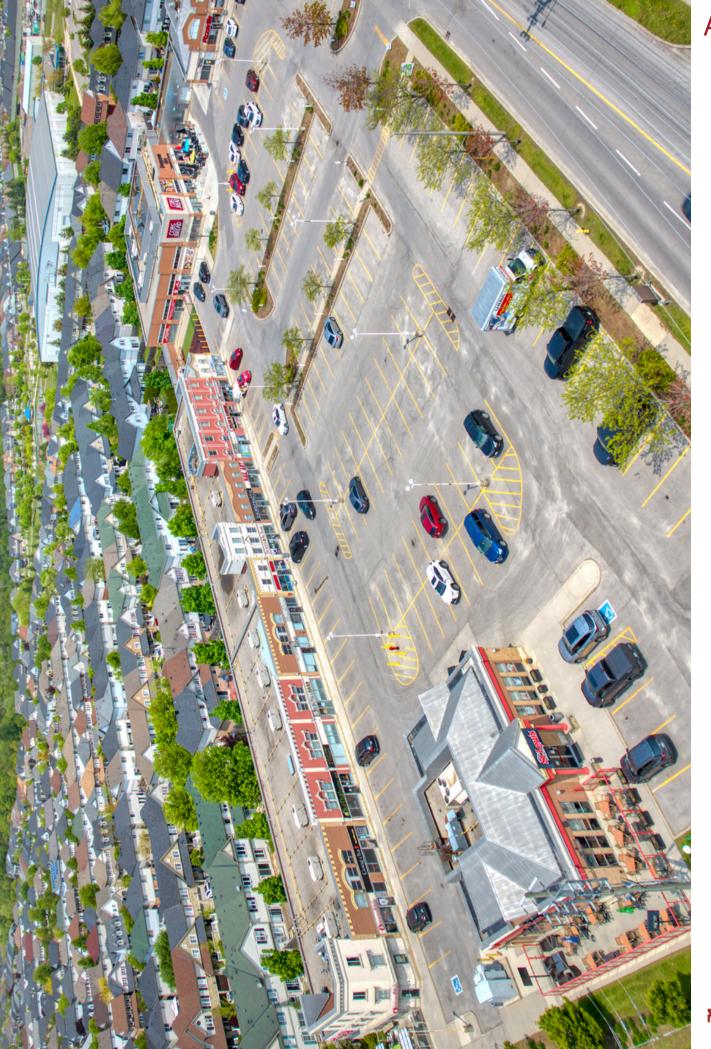














Demographic Summary Report

Folkstone Village

20 Broadleaf Ave, Whitby, ON L1R 3N8

Building Type: General Retail

Secondary: -

GLA: **31,180 SF**

Year Built: 2006

Total Available: **0 SF** % Leased: **100%**

Rent/SF/Yr: -



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		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%		25.74%
\$150,000 - \$200,000	316	17.58%	•	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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