

# RETAIL SPACE FOR LEASE

## GRAND MEADOWS CENTRE

671 GRAND AVENUE WEST, CHATHAM, ON

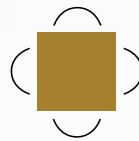


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### Len Goudy

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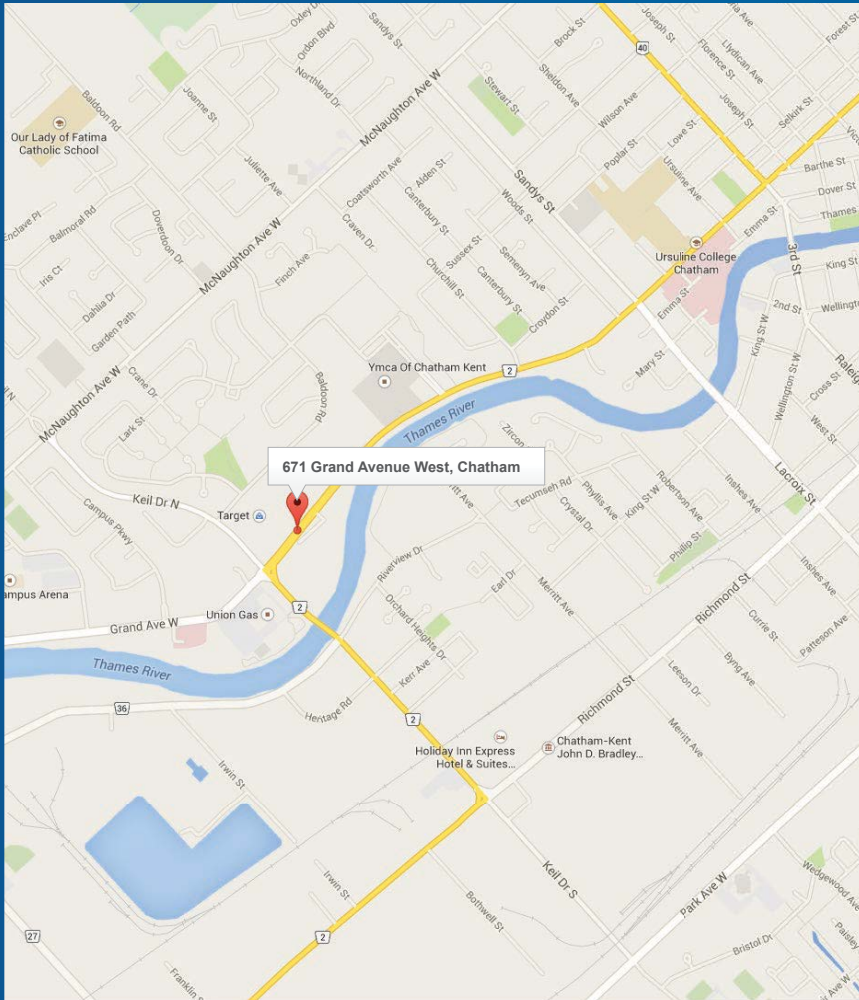
**Goudy Real Estate Corp.**  
Real Estate Brokerage  
Commercial Real Estate  
Sales & Leasing

505 Hood Rd., Unit 20, Markham, ON L3R 5V6 | **(905) 477-3000**

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# AERIAL & SITE DETAILS

## GRAND MEADOWS CENTRE



ADJACENT RETAILERS



**Features:** A Wonderful opportunity to secure a prime location with very strong branded retail stores, including Mercato (specialty grocery store), The Brick, Sephora, Ardene, and Planet Fitness.

The neighbouring property with cross parking is the home of Canadian Tire, Giant Tiger, Sport Chek, Pennington's, Reitman's, Moore's, Carter's OshKosh, Scotiabank, Pet Valu and others. Shoppers Drug Mart is also on neighbouring lands.

**Available:** Unit A - 19,460 sq. ft.

# SITE PLAN

## GRAND MEADOWS CENTRE



# SITE PLAN WITH ADJACENT RETAILERS

## GRAND MEADOWS CENTRE



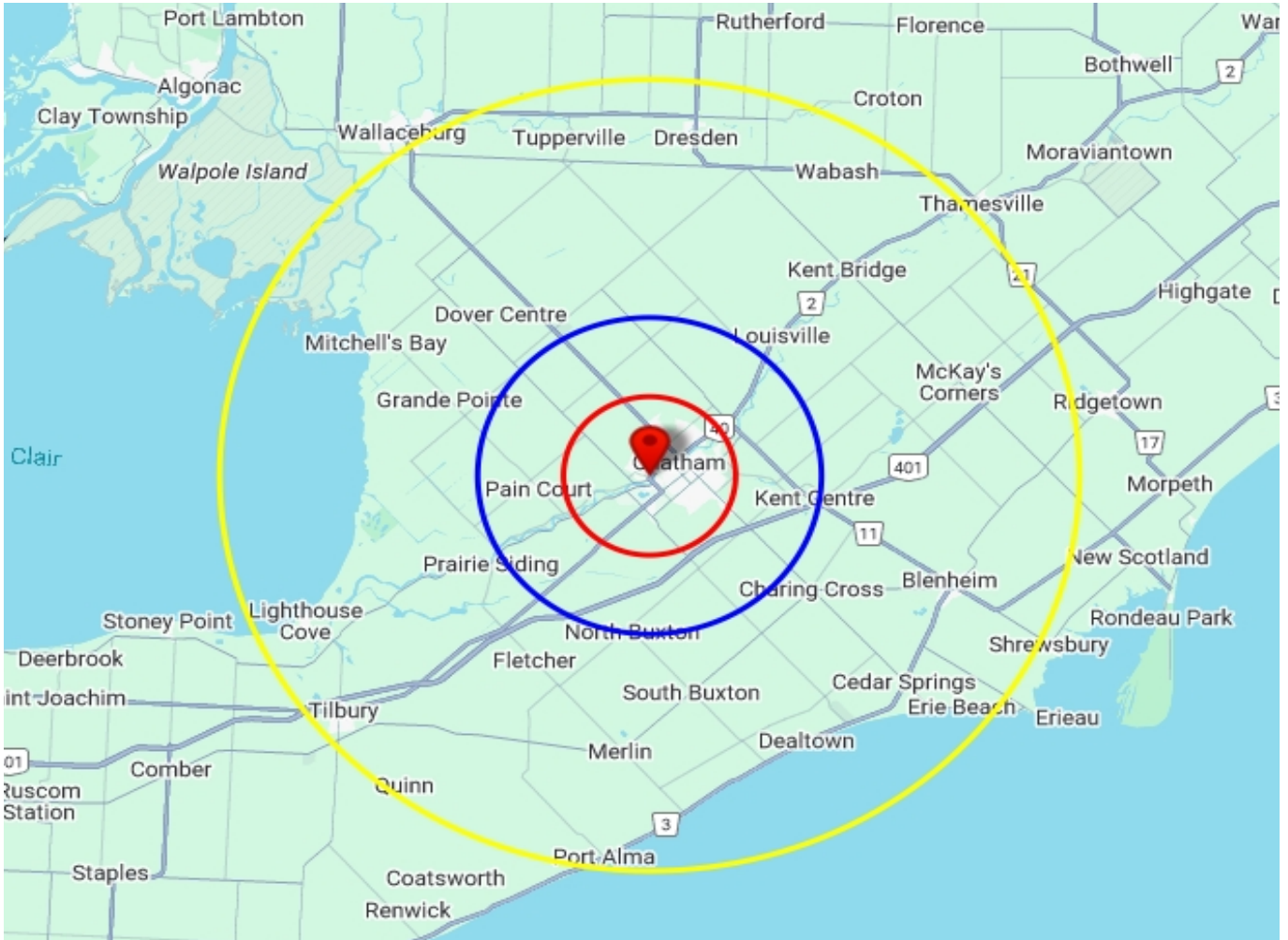
RETROFF PARTNERSHIP ARCHITECTS  
**PETROFF**  
 MGI REALTY INC. BROKERAGE

**PROPOSED MERCHANDISING PLAN**  
 THAMES-LEA PLAZA  
 AUGUST 7, 2012

KEIL DRIVE & GRAND AVENUE WEST  
 CHATHAM, ONTARIO  
 PROJECT #11073  
 FOR: BRAD-LEA MEADOWS LTD.

# TRADE AREA MAP & DAYTIME POPULATION

## GRAND MEADOWS CENTRE



2024 Daytime Population	671 Grand Ave W, Chatham, ON N7L 1C5 0 - 5 km		671 Grand Ave W, Chatham, ON N7L 1C5 0 - 10 km		671 Grand Ave W, Chatham, ON N7L 1C5 0 - 25 km	
		%		%		%
<b>Total Estimated Population</b>	<b>50,959</b>		<b>55,295</b>		<b>84,413</b>	
<b>Total Daytime Population</b>	<b>51,670</b>		<b>57,036</b>		<b>83,324</b>	
Daytime Population at Home	27,622	53.5%	29,798	52.2%	44,750	53.7%
0 to 14 years	7,784	15.1%	8,431	14.8%	12,886	15.5%
15 to 64 years	9,539	18.5%	10,037	17.6%	14,363	17.2%
65 years and over	10,299	19.9%	11,330	19.9%	17,500	21.0%
Daytime Population at Work	24,562	47.5%	27,273	47.8%	38,203	45.8%
Work At Usual Place	16,897	32.7%	18,834	33.0%	26,061	31.3%
Work Mobile	3,825	7.4%	4,208	7.4%	5,715	6.9%
Work At Home	3,840	7.4%	4,232	7.4%	6,427	7.7%

# DEMOGRAPHICS

## GRAND MEADOWS CENTRE

2024 Demographic Snapshot	671 Grand Ave W, Chatham, ON N7L 1C5 0 - 5 km		671 Grand Ave W, Chatham, ON N7L 1C5 0 - 10 km		671 Grand Ave W, Chatham, ON N7L 1C5 0 - 25 km	
		%		%		%
<b>Total Population</b>						
2019 estimated	47,408		51,951		81,343	
2024 estimated	50,959		55,295		84,413	
2029 Projected	52,188		56,502		85,994	
% Pop. Change (2019-2024)	7.5%		6.4%		3.8%	
% Pop. Change (2024-2029)	2.4%		2.2%		1.9%	
<b>2024 Total Population by Age</b>	<b>50,959</b>		<b>55,295</b>		<b>84,413</b>	
0 to 4 years	2,470	4.8%	2,662	4.8%	4,023	4.8%
5 to 19 years	8,319	16.3%	9,011	16.3%	13,803	16.4%
20 to 24 years	2,997	5.9%	3,210	5.8%	4,777	5.7%
25 to 34 years	6,279	12.3%	6,690	12.1%	9,939	11.8%
35 to 44 years	5,910	11.6%	6,407	11.6%	9,602	11.4%
45 to 54 years	5,775	11.3%	6,249	11.3%	9,469	11.2%
55 to 64 years	7,019	13.8%	7,704	13.9%	12,205	14.5%
65 to 74 years	6,410	12.6%	7,080	12.8%	11,168	13.2%
75 years & over	5,780	11%	6,283	11%	9,429	11%
<b>Median Age</b>	44.2		44.5		45.1	
<b>2024 Total Census Families</b>	<b>13,655</b>		<b>14,944</b>		<b>23,064</b>	
Average Persons Per Family	2.9		2.9		2.9	
Total Couples	10,657	78.0%	11,814	79.1%	18,901	82.0%
Without children at home	5,781	42.3%	6,458	43.2%	10,464	45.4%
With children at home	4,876	35.7%	5,356	35.8%	8,437	36.6%
Lone-parent families	2,998	22.0%	3,130	20.9%	4,163	18.0%
Children Per Census Family	1.0		1.0		1.0	
<b>2024 Educational Attainment (15 years+)</b>	<b>42,091</b>		<b>45,801</b>		<b>69,784</b>	
Less than a bachelor degree	35,207	83.6%	38,278	83.6%	59,266	84.9%
Bachelor degree & higher	6,884	16.4%	7,523	16.4%	10,518	15.1%
<b>2024 Households</b>	<b>21,743</b>		<b>23,516</b>		<b>35,090</b>	
Persons per household	2.29		2.31		2.36	
Average household income	\$ 94,859		\$ 96,794		\$ 100,577	
<b>2024 Occupied Dwellings</b>	<b>21,743</b>		<b>23,516</b>		<b>35,090</b>	
Owned dwellings	14,042	64.6%	15,555	66.1%	24,728	70.5%
Rented dwellings	7,701	35.4%	7,961	33.9%	10,338	29.5%
Dominant building type	Houses		Houses		Houses	
Dominant period of construction	1961-1980		1961-1980		Before 1960	
<b>Dominant Demographics</b>						
Official Home Language	English		English		English	

# DEMOGRAPHICS

## GRAND MEADOWS CENTRE

2024 Estimates Visible Minority	671 Grand Ave W, Chatham, ON N7L 1C5 0 - 5 km		671 Grand Ave W, Chatham, ON N7L 1C5 0 - 10 km		671 Grand Ave W, Chatham, ON N7L 1C5 0 - 25 km	
		%		%		%
<b>2024 Household Population by visible minority groups</b>	<b>49,869</b>	<b>%base</b>	<b>54,246</b>	<b>%base</b>	<b>82,651</b>	<b>%base</b>
Total visible minority population	5,435	10.9%	5,628	10.4%	6,732	8.1%
Chinese	290	0.6%	308	0.6%	360	0.4%
South Asian	1,263	2.5%	1,280	2.4%	1,459	1.8%
Black	2,039	4.1%	2,144	4.0%	2,619	3.2%
Filipino	197	0.4%	201	0.4%	353	0.4%
Latin American	427	0.9%	442	0.8%	527	0.6%
Southeast Asian	340	0.7%	346	0.6%	434	0.5%
Arab	274	0.6%	293	0.5%	327	0.4%
West Asian	74	0.1%	76	0.1%	76	0.1%
Korean	156	0.3%	156	0.3%	156	0.2%
Japanese	43	0.1%	45	0.1%	55	0.1%
Visible minority, n.i.e.	132	0.3%	133	0.2%	142	0.2%
Multiple visible minorities	199	0.4%	202	0.4%	226	0.3%
Not a visible minority	44,434	89.1%	48,618	89.6%	75,920	91.9%

2027 Projections Visible Minority	671 Grand Ave W, Chatham, ON N7L 1C5 0 - 5 km		671 Grand Ave W, Chatham, ON N7L 1C5 0 - 10 km		671 Grand Ave W, Chatham, ON N7L 1C5 0 - 25 km	
		%		%		%
<b>2027 Household Population by visible minority groups</b>	<b>50,700</b>	<b>%base</b>	<b>55,052</b>	<b>%base</b>	<b>83,671</b>	<b>%base</b>
Total visible minority population	5,895	11.6%	6,092	11.1%	7,228	8.6%
Chinese	318	0.6%	336	0.6%	386	0.5%
South Asian	1,446	2.9%	1,463	2.7%	1,648	2.0%
Black	2,167	4.3%	2,274	4.1%	2,775	3.3%
Filipino	202	0.4%	206	0.4%	361	0.4%
Latin American	494	1.0%	510	0.9%	595	0.7%
Southeast Asian	346	0.7%	352	0.6%	442	0.5%
Arab	295	0.6%	314	0.6%	347	0.4%
West Asian	80	0.2%	82	0.1%	82	0.1%
Korean	173	0.3%	173	0.3%	173	0.2%
Japanese	43	0.1%	45	0.1%	54	0.1%
Visible minority, n.i.e.	131	0.3%	132	0.2%	140	0.2%
Multiple visible minorities	200	0.4%	203	0.4%	227	0.3%
Not a visible minority	44,805	88.4%	48,961	88.9%	76,443	91.4%