

# RETAIL SPACE FOR LEASE PAD OPPORTUNITY

150 CHURCHILL BLVD, SAULT STE. MARIE, ON



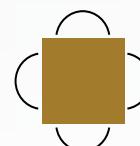
**Len Goudy**

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

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# DETAILS & SITE PLAN

## 150 CHURCHILL BLVD, SAULT STE. MARIE, ON



### CENTRE HIGHLIGHTS

- Located at the intersection of Highway 17B & Churchill Boulevard in Sault Ste. Marie, this grocery anchored centre offers 31 units totalling 143,203 sq. ft featuring retailers such as Metro, Dollarama, PartSource, and The Beer Store.
- Located in the fastest growing quadrant of Sault Ste. Marie.
- Excellent access and exposure in strong retail community with high traffic volumes.
- Sault Ste. Marie, located on the shores of Lake Superior and Lake Huron, is truly a gateway to world class outdoors.

### UNITS AVAILABLE

<b>X-C3</b>	2,087 sq. ft.
<b>B4</b>	3,916 sq. ft.
<b>C8</b>	2,001 sq. ft.

**TMI** (2026 estimated, but not warranted)

<b>REALTY TAXES</b>	\$4.80 psf
<b>CAM</b>	\$6.82 psf
<b>GARBAGE</b>	\$0.67 psf
<b>HVAC MAINTENANCE</b>	\$0.46 psf



VIDEO  
WALK-THRU

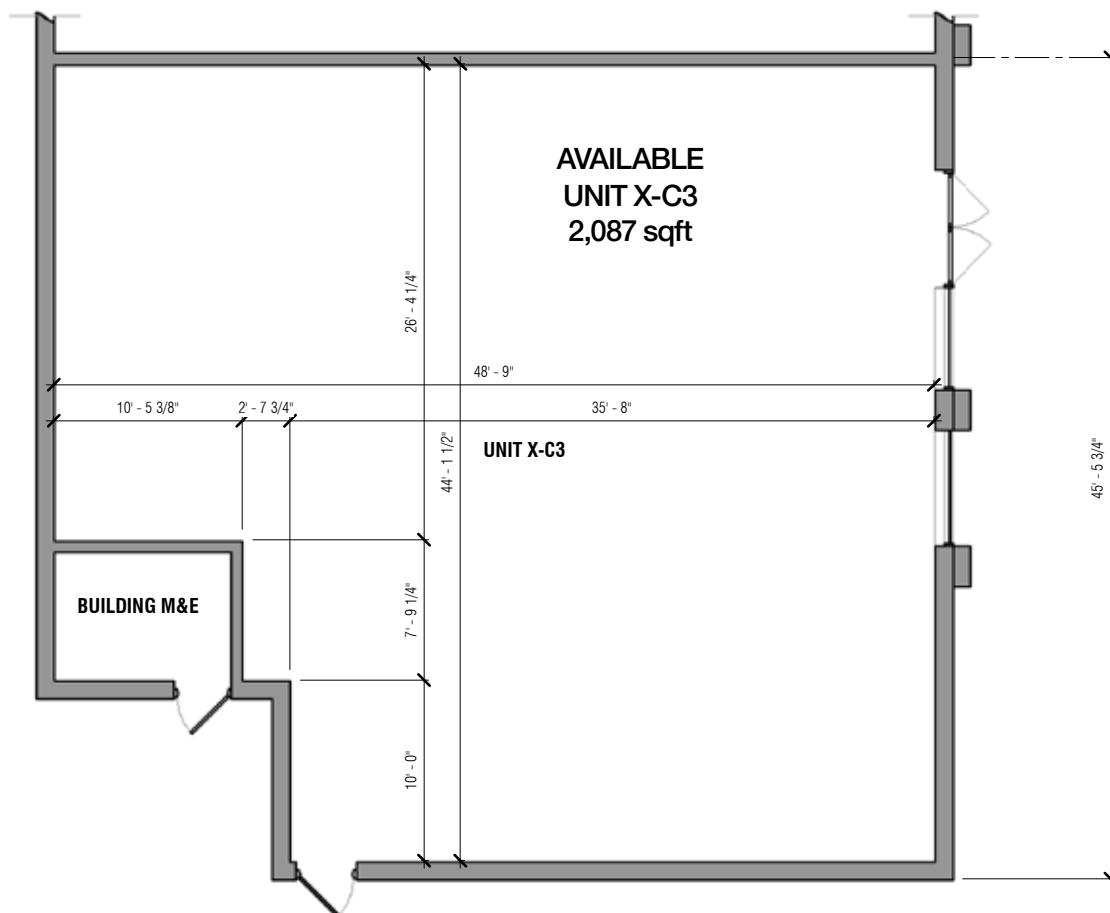
# PAD SITE - UNIT X-C3

150 CHURCHILL BLVD, SAULT STE. MARIE, ON



# PAD FLOOR PLAN - UNIT X-C3

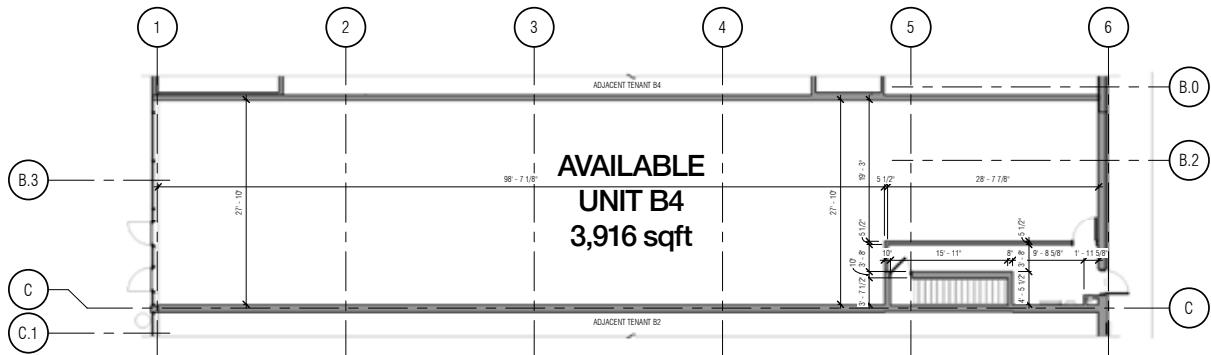
## 150 CHURCHILL BLVD, SAULT STE. MARIE, ON



THE FLOOR PLAN(S) INCLUDED HEREIN IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT BE ACCURATE. TENANT & TENANT'S REALTOR RESPONSIBLE FOR VERIFYING ALL MEASUREMENTS. LANDLORD AND/OR GOUDY REAL ESTATE CORP SHALL NOT BE LIABLE FOR ANY ERRORS, OMISSIONS OR DISCREPANCIES IN THE FLOOR PLAN OR FOR ANY RELIANCE PLACED ON THEM BY THE TENANT.

# FLOOR PLAN - B4

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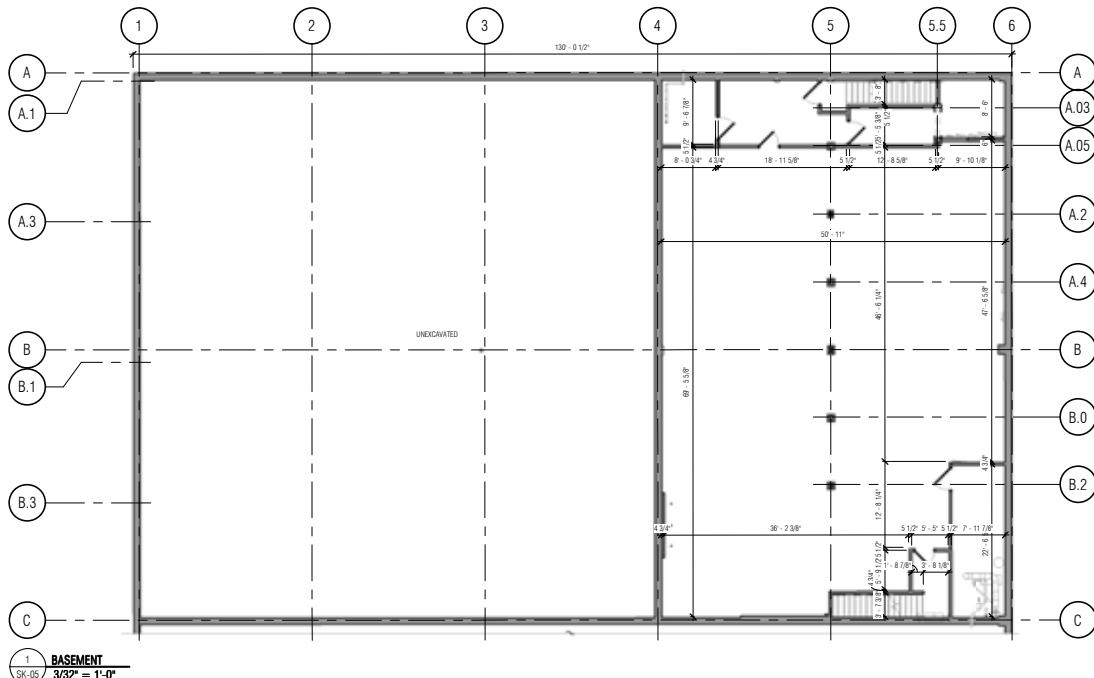
1 GROUND FLOOR  
SK-06 3/32" = 1'-0"

150 CHURCHILL BLVD.  
SAULT STE MARIE, ON

GROUND  
FLOOR

 Greystone

PROJECT:23608-A+F SCALE: 3/32" = 1'-0"



1 BASEMENT  
SK-05 3/32" = 1'-0"

150 CHURCHILL BLVD.  
SAULT STE MARIE, ON

BASEMENT

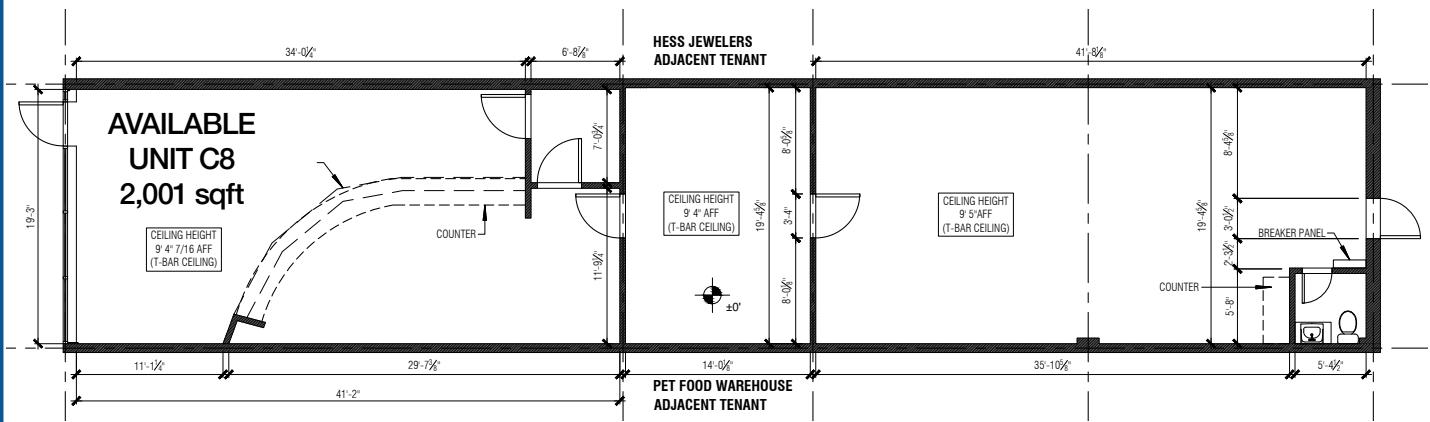
 Greystone

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## FLOOR PLAN - C8

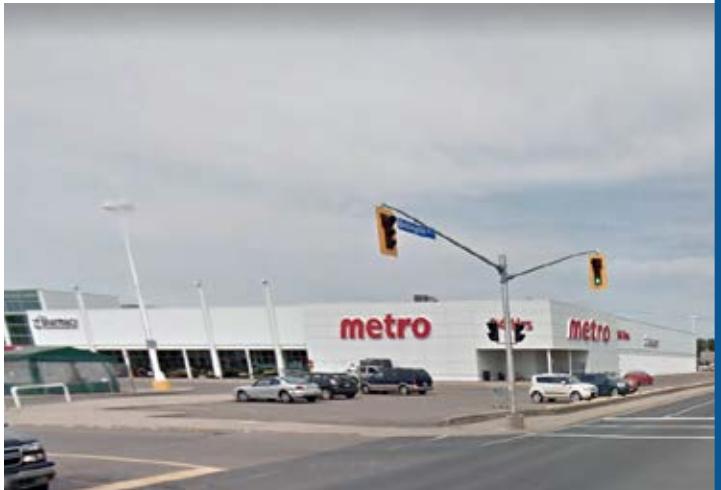
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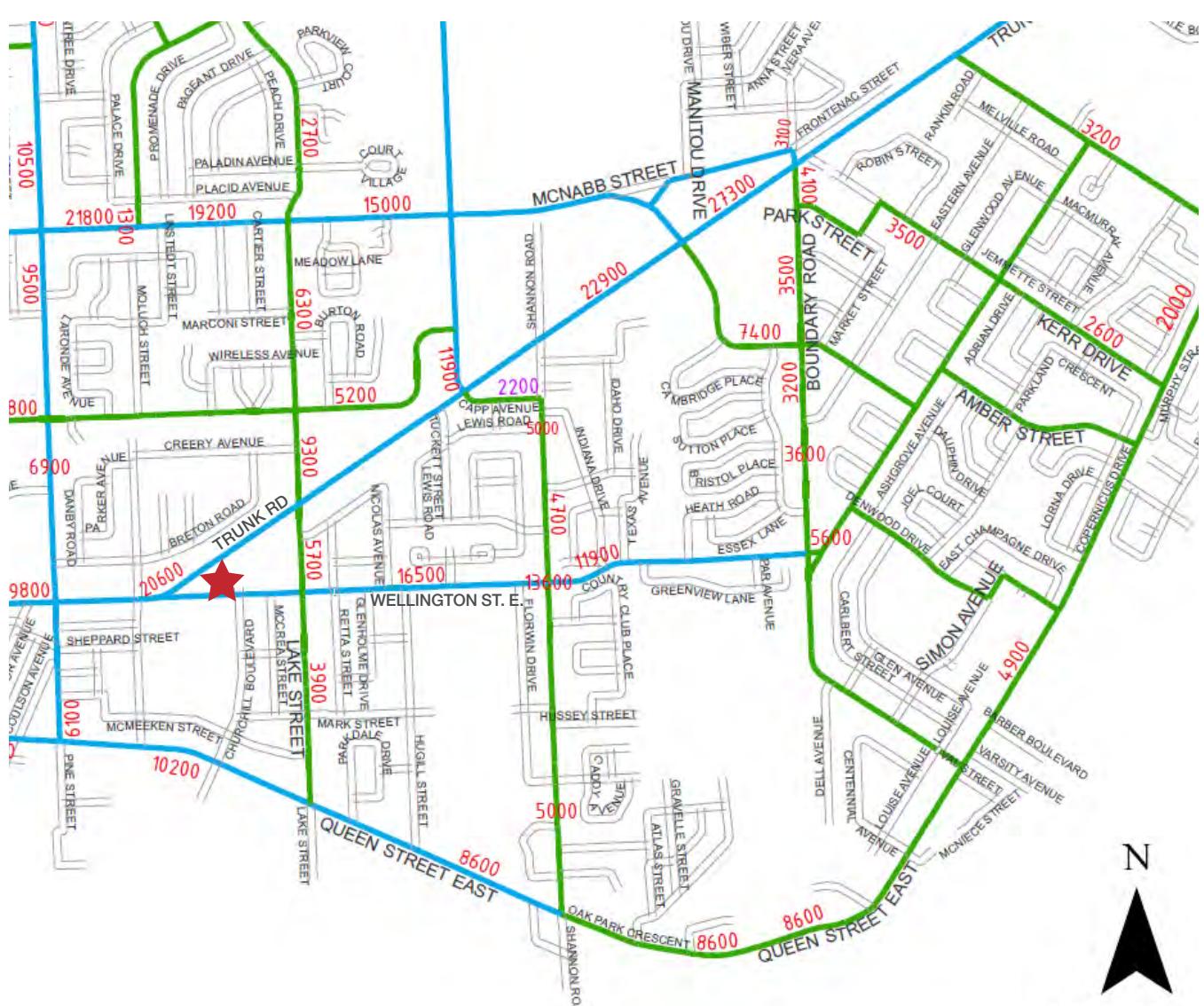
# CO-TENANTS

150 CHURCHILL BLVD, SAULT STE. MARIE, ON



# TRAFFIC COUNTS

150 CHURCHILL BLVD, SAULT STE. MARIE, ON



## TRAFFIC COUNTS:

Trunk Rd(In front of Churchill Plaza): 20,600

**Lake St:** 5,700

**Wellington St: 16,500**

Total of 42,800 cars per day by the site

### Legend

0000\* Average Daily Traffic  
(Bi-Directional)

<sup>17</sup> The volume was expanded to the second hand in 2000.

\*Source The Sault Ste. Marie Transportation Master Plan, Final Report, 2011-2012

# TRADE AREA MAP

## 150 CHURCHILL BLVD, SAULT STE. MARIE, ON



2024 Daytime Population	150 Churchill Blvd, Sault Ste. Marie, ON P6A 3Z9 0 - 3 km		150 Churchill Blvd, Sault Ste. Marie, ON P6A 3Z9 0 - 5 km	
		%		%
<b>Total Estimated Population</b>	<b>36,113</b>		<b>54,647</b>	
<b>Total Daytime Population</b>	<b>36,777</b>		<b>58,915</b>	
Daytime Population at Home	20,709	56.3%	31,070	52.7%
0 to 14 years	4,864	13.2%	7,345	12.5%
15 to 64 years	7,429	20.2%	11,684	19.8%
65 years and over	8,416	22.9%	12,042	20.4%
Daytime Population at Work	16,082	43.7%	28,527	48.4%
Work At Usual Place	11,027	30.0%	20,255	34.4%
Work Mobile	2,408	6.5%	4,403	7.5%
Work At Home	2,647	7.2%	3,868	6.6%

# DEMOGRAPHICS

150 CHURCHILL BLVD, SAULT STE. MARIE, ON

2024 Demographic Snapshot	150 Churchill Blvd, Sault Ste. Marie, ON P6A 3Z9 0 - 3 km	150 Churchill Blvd, Sault Ste. Marie, ON P6A 3Z9 0 - 5 km
<b>Total Population</b>		%
2019 estimated	35,467	53,824
2024 estimated	36,113	54,647
2029 Projected	35,792	54,036
% Pop. Change (2019-2024)	1.8%	1.5%
% Pop. Change (2024-2029)	-0.9%	-1.1%
<b>2024 Total Population by Age</b>	<b>36,113</b>	<b>54,647</b>
0 to 4 years	1,402	3.9%
5 to 19 years	5,277	14.6%
20 to 24 years	2,460	6.8%
25 to 34 years	5,067	14.0%
35 to 44 years	4,130	11.4%
45 to 54 years	3,681	10.2%
55 to 64 years	4,617	12.8%
65 to 74 years	4,852	13.4%
75 years & over	4,628	13%
<b>Median Age</b>	<b>44.3</b>	<b>44.6</b>
<b>2024 Total Census Families</b>	<b>9,740</b>	<b>14,641</b>
Average Persons Per Family	2.7	2.7
Total Couples	7,753	79.6%
Without children at home	4,474	45.9%
With children at home	3,279	33.7%
Lone-parent families	1,987	20.4%
Children Per Census Family	0.9	0.9
<b>2024 Educational Attainment (15 years+)</b>	<b>30,800</b>	<b>45,980</b>
Less than a bachelor degree	23,112	75.0%
Bachelor degree & higher	7,689	25.0%
<b>2024 Households</b>	<b>16,825</b>	<b>24,867</b>
Persons per household	2.12	2.14
Average household income	\$ 101,425	\$ 99,514
<b>2024 Occupied Dwellings</b>	<b>16,825</b>	<b>24,867</b>
Owned dwellings	10,567	62.8%
Rented dwellings	6,239	37.1%
Dominant building type	Houses	Houses

# DEMOGRAPHICS

## 150 CHURCHILL BLVD, SAULT STE. MARIE, ON

2024 Estimates Visible Minority	150 Churchill Blvd, Sault Ste. Marie, ON P6A 3Z9		150 Churchill Blvd, Sault Ste. Marie, ON P6A 3Z9	
	0 - 3 km	%	0 - 5 km	%
<b>2024 Household Population by visible minority groups</b>	<b>35,672</b>	<b>%base</b>	<b>53,319</b>	<b>%base</b>
Total visible minority population	2,548	7.1%	3,325	6.2%
Chinese	410	1.1%	497	0.9%
South Asian	878	2.5%	1,159	2.2%
Black	383	1.1%	572	1.1%
Filipino	208	0.6%	209	0.4%
Latin American	264	0.7%	275	0.5%
Southeast Asian	79	0.2%	80	0.2%
Arab	125	0.3%	174	0.3%
West Asian	0	0.0%	81	0.2%
Korean	36	0.1%	83	0.2%
Japanese	41	0.1%	55	0.1%
Visible minority, n.i.e.	89	0.3%	107	0.2%
Multiple visible minorities	34	0.1%	34	0.1%
Not a visible minority	33,124	92.9%	49,995	93.8%

2027 Projections Visible Minority	150 Churchill Blvd, Sault Ste. Marie, ON P6A 3Z9		150 Churchill Blvd, Sault Ste. Marie, ON P6A 3Z9	
	0 - 3 km	%	0 - 5 km	%
<b>2027 Household Population by visible minority groups</b>	<b>35,360</b>	<b>%base</b>	<b>52,867</b>	<b>%base</b>
Total visible minority population	2,713	7.7%	3,547	6.7%
Chinese	440	1.2%	534	1.0%
South Asian	975	2.8%	1,283	2.4%
Black	393	1.1%	584	1.1%
Filipino	213	0.6%	214	0.4%
Latin American	280	0.8%	292	0.6%
Southeast Asian	80	0.2%	81	0.2%
Arab	127	0.4%	178	0.3%
West Asian	0	0.0%	90	0.2%
Korean	40	0.1%	93	0.2%
Japanese	45	0.1%	61	0.1%
Visible minority, n.i.e.	87	0.2%	104	0.2%
Multiple visible minorities	34	0.1%	34	0.1%
Not a visible minority	32,647	92.3%	49,320	93.3%