

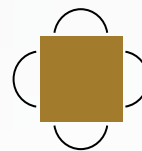
RETAIL SPACE FOR LEASE PAD OPPORTUNITY

150 CHURCHILL BLVD, SAULT STE. MARIE, ON



Len Goudy

Broker of Record
Goudy Real Estate Corp.
Real Estate Brokerage
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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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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

X-C3	2,087 sq. ft.
B4	3,916 sq. ft.
C8	2,001 sq. ft.

TMI (2026 estimated, but not warranted)

REALTY TAXES	\$4.80 psf
CAM	\$6.82 psf
GARBAGE	\$0.67 psf
HVAC MAINTENANCE	\$0.46 psf



**VIDEO
WALK-THRU**

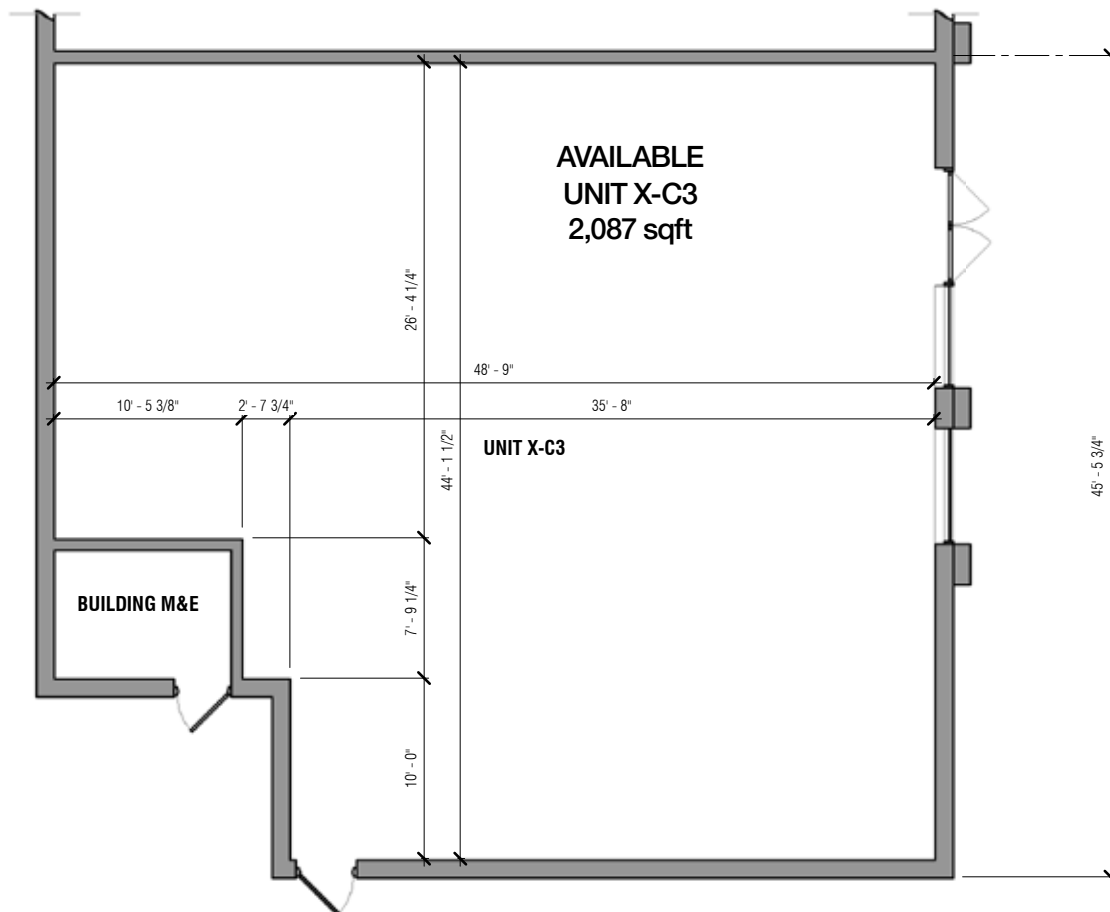
PAD SITE - UNIT X-C3

150 CHURCHILL BLVD, SAULT STE. MARIE, ON



PAD FLOOR PLAN - UNIT X-C3

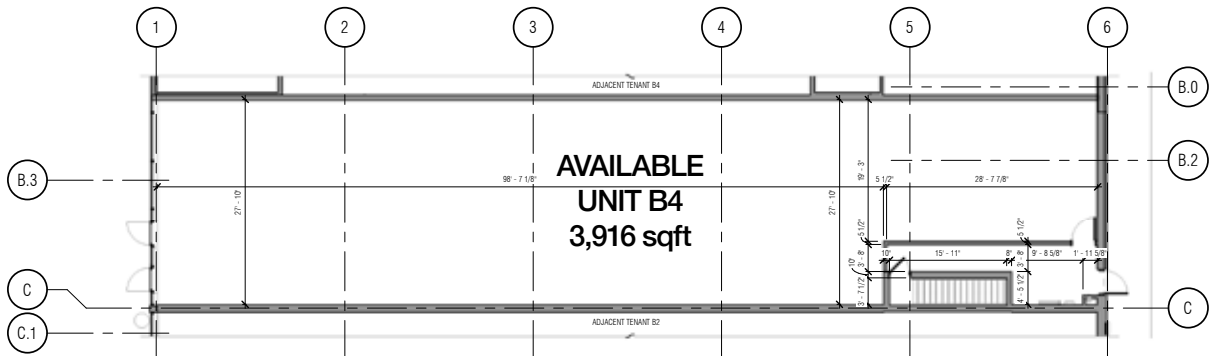
150 CHURCHILL BLVD, SAULT STE. MARIE, ON



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FLOOR PLAN - B4

150 CHURCHILL BLVD, SAULT STE. MARIE, ON

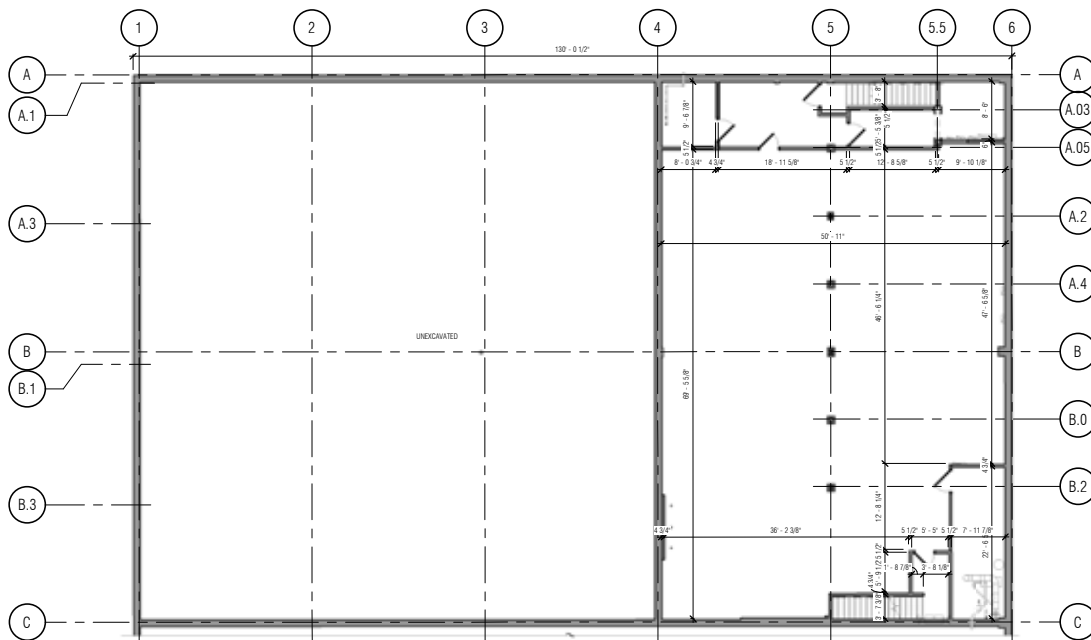


1
SK-05
GROUND FLOOR
3/32" = 1'-0"

150 CHURCHILL BLVD.
SAULT STE MARIE, ON

GROUND
FLOOR

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

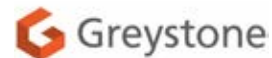


1
SK-05
BASEMENT
3/32" = 1'-0"

150 CHURCHILL BLVD.
SAULT STE MARIE, ON

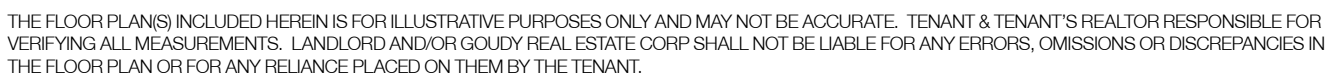
BASEMENT

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



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150 CHURCHILL BLVD, SAULT STE. MARIE, ON



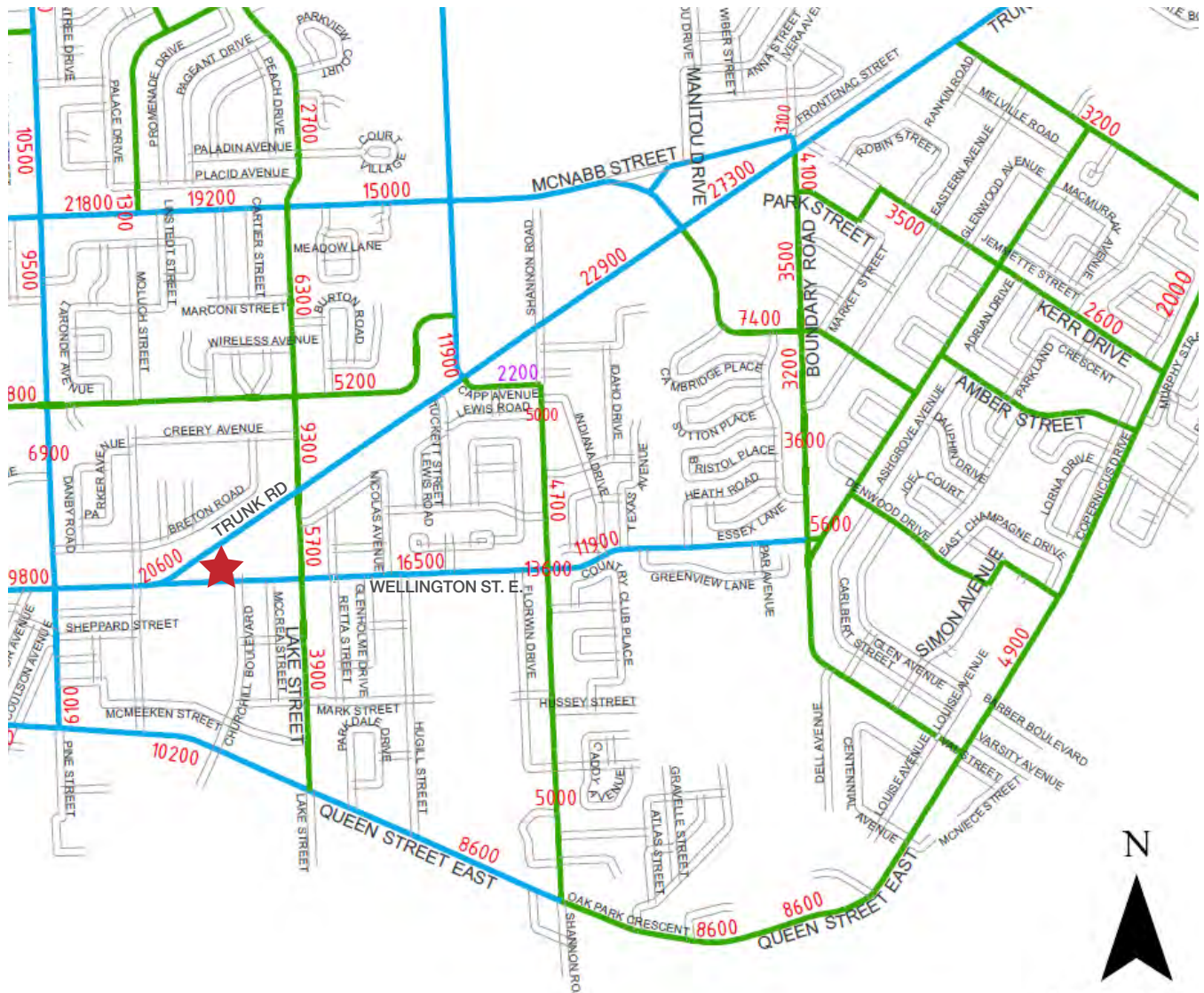
CO-TENANTS

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

- Arterial Street
- Collector Street

0000* Average Daily Traffic (Bi-Directional)

0000* Average Daily Traffic (Single-Direction)

*Traffic volumes are rounded to the nearest hundredth

*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	
		%		%
Total Estimated Population	36,113		54,647	
Total Daytime Population	36,777		58,915	
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	
		%		%
Total Population				
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%	
2024 Total Population by Age	36,113		54,647	
0 to 4 years	1,402	3.9%	2,164	4.0%
5 to 19 years	5,277	14.6%	7,969	14.6%
20 to 24 years	2,460	6.8%	3,652	6.7%
25 to 34 years	5,067	14.0%	7,575	13.9%
35 to 44 years	4,130	11.4%	6,194	11.3%
45 to 54 years	3,681	10.2%	5,756	10.5%
55 to 64 years	4,617	12.8%	7,216	13.2%
65 to 74 years	4,852	13.4%	7,110	13.0%
75 years & over	4,628	13%	7,012	13%
Median Age	44.3		44.6	
2024 Total Census Families	9,740		14,641	
Average Persons Per Family	2.7		2.7	
Total Couples	7,753	79.6%	11,509	78.6%
Without children at home	4,474	45.9%	6,592	45.0%
With children at home	3,279	33.7%	4,917	33.6%
Lone-parent families	1,987	20.4%	3,132	21.4%
Children Per Census Family	0.9		0.9	
2024 Educational Attainment (15 years+)	30,800		45,980	
Less than a bachelor degree	23,112	75.0%	35,267	76.7%
Bachelor degree & higher	7,689	25.0%	10,713	23.3%
2024 Households	16,825		24,867	
Persons per household	2.12		2.14	
Average household income	\$ 101,425		\$ 99,514	
2024 Occupied Dwellings	16,825		24,867	
Owned dwellings	10,567	62.8%	15,935	64.1%
Rented dwellings	6,239	37.1%	8,795	35.4%
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 0 - 3 km		150 Churchill Blvd, Sault Ste. Marie, ON P6A 3Z9 0 - 5 km	
		%		%
2024 Household Population by visible minority groups	35,672	%base	53,319	%base
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 0 - 3 km		150 Churchill Blvd, Sault Ste. Marie, ON P6A 3Z9 0 - 5 km	
		%		%
2027 Household Population by visible minority groups	35,360	%base	52,867	%base
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%