

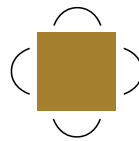
NEW BUILD FOR LEASE

ANGELINE STREET NORTH

LINDSAY, ONTARIO



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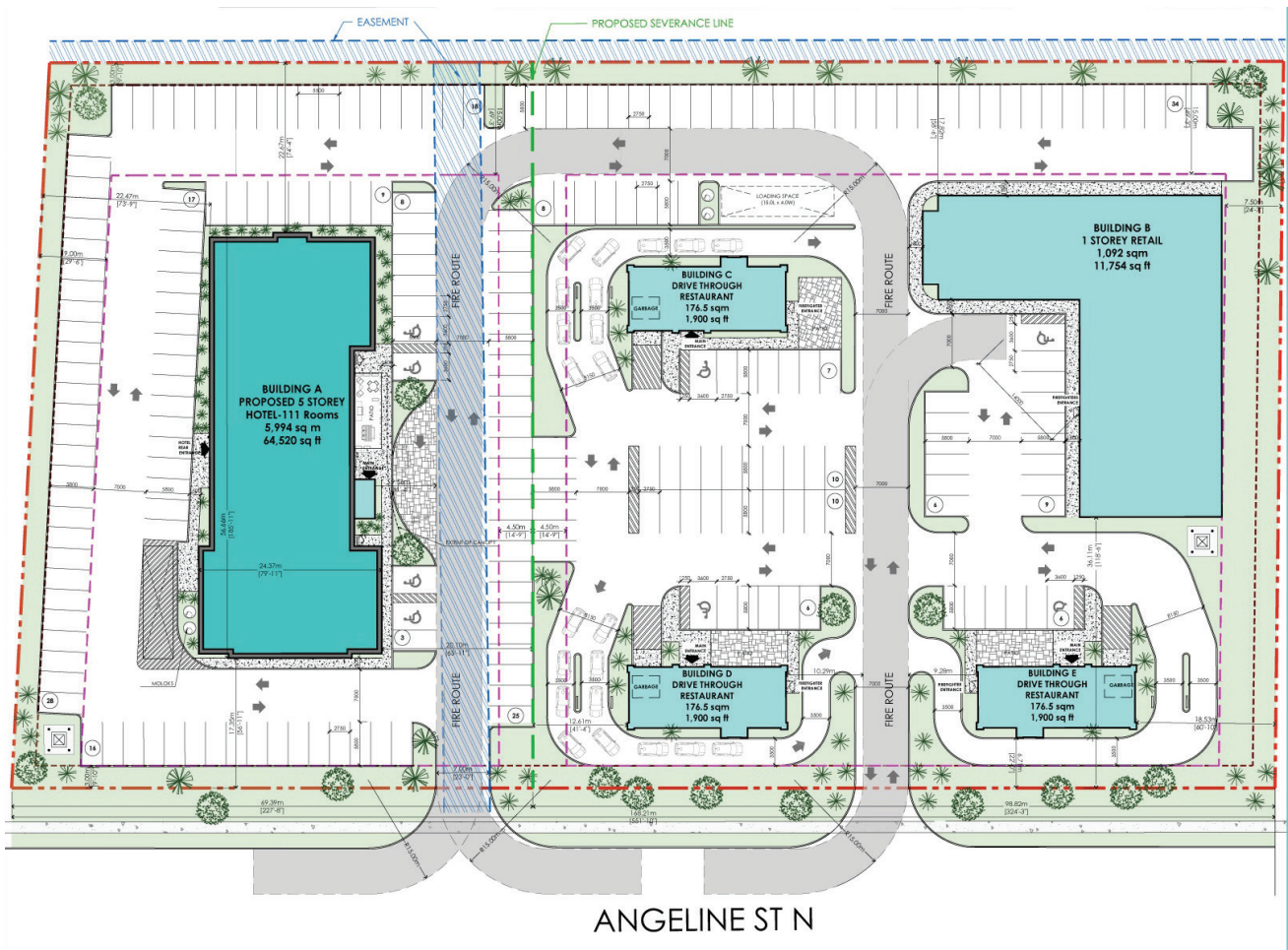
Goudy Real Estate Corp.
 Real Estate Brokerage
 Commercial Real Estate
 Sales & Leasing

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SITE PLAN & DETAILS

ANGELINE STREET NORTH



DETAILS

This new development in Lindsay offers a prime commercial opportunity. Featuring three PADS each with its own drive-thru. Building B has over 11,700 SF of retail space available, each retail unit is approximately 1,200 SF, units can be combined. Conveniently located near Ross Memorial Hospital, Wholesale Club, and Giant Tiger, it benefits from high visibility and a strong residential base. With a proposed hotel on-site, this development is poised to become a thriving commercial hub.

AVAILABLE UNITS:

Building B In-Line Units	1,200 SF
RENT	\$45 PSF

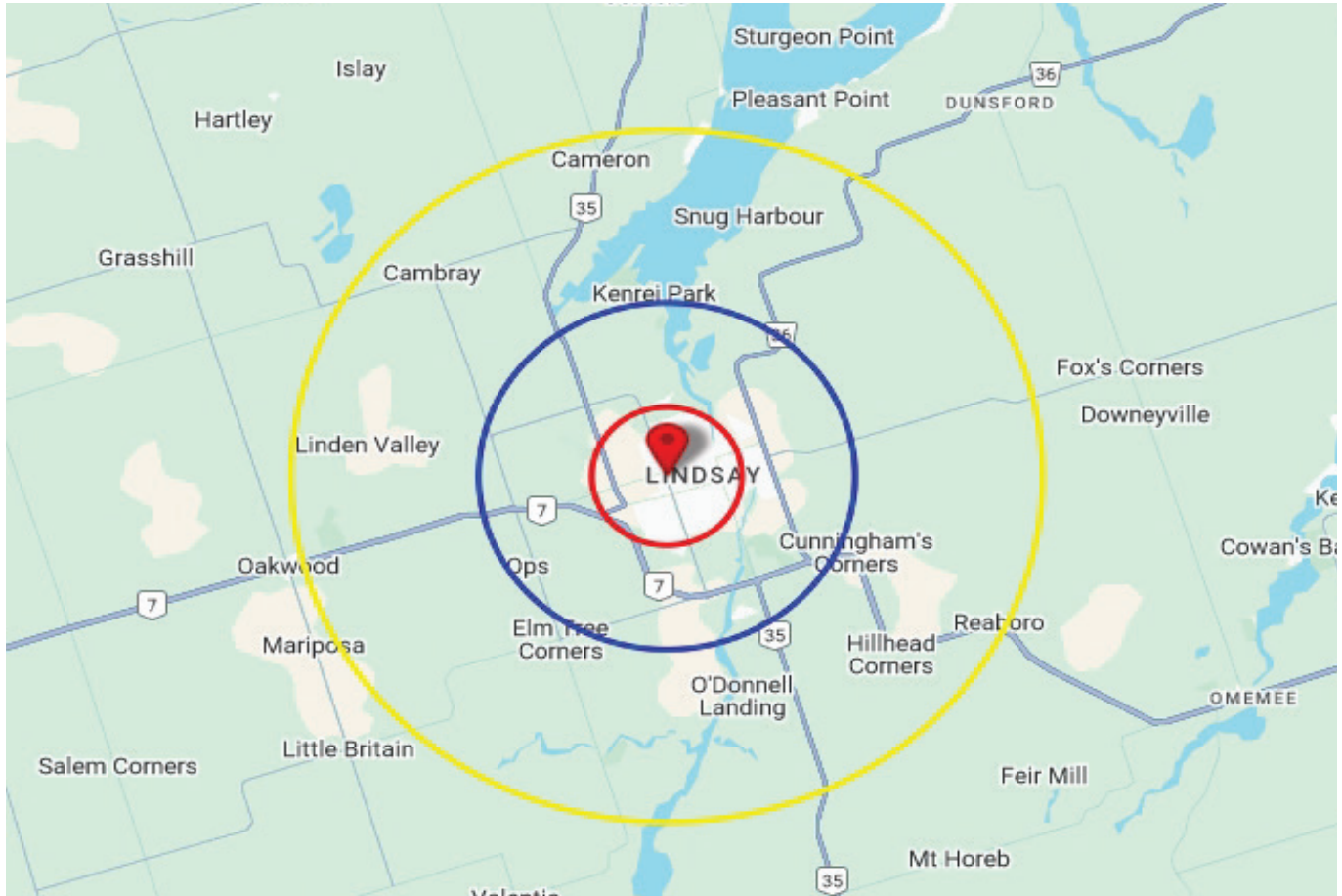
Building B End Units	1,200 SF
RENT	\$65 PSF

PAD Units w/ Drive-Thru	1,900 SF
RENT	\$75 PSF

*Taxes are not yet assessed.

DEMOGRAPHICS

ANGELINE STREET NORTH



2024 Daytime Population	65 Angeline St N, Lindsay, ON K9V 5Z8 0 - 2 km		65 Angeline St N, Lindsay, ON K9V 5Z8 0 - 5 km		65 Angeline St N, Lindsay, ON K9V 5Z8 0 - 10 km	
		%		%		%
Total Estimated Population	18,384		27,024		33,080	
Total Daytime Population	20,522		29,762		34,650	
Daytime Population at Home	10,354	50.5%	14,864	49.9%	17,912	51.7%
0 to 14 years	2,567	12.5%	3,772	12.7%	4,582	13.2%
15 to 64 years	3,268	15.9%	4,542	15.3%	5,374	15.5%
65 years and over	4,519	22.0%	6,550	22.0%	7,956	23.0%
Daytime Population at Work	10,865	52.9%	15,043	50.5%	16,555	47.8%
Work At Usual Place	7,944	38.7%	10,836	36.4%	11,648	33.6%
Work Mobile	1,704	8.3%	2,329	7.8%	2,473	7.1%
Work At Home	1,217	5.9%	1,879	6.3%	2,433	7.0%

DEMOGRAPHICS

ANGELINE STREET NORTH

2024 Demographic Snapshot	65 Angeline St N, Lindsay, ON K9V 5Z8 0 - 2 km		65 Angeline St N, Lindsay, ON K9V 5Z8 0 - 5 km		65 Angeline St N, Lindsay, ON K9V 5Z8 0 - 10 km	
		%		%		%
Total Population						
2019 estimated	16,922		24,901		30,674	
2024 estimated	18,384		27,024		33,080	
2029 Projected	19,564		28,716		35,069	
% Pop. Change (2019-2024)	8.6%		8.5%		7.8%	
% Pop. Change (2024-2029)	6.4%		6.3%		6.0%	
2024 Total Population by Age	18,384		27,024		33,080	
0 to 4 years	821	4.5%	1,205	4.5%	1,457	4.4%
5 to 19 years	2,610	14.2%	3,829	14.2%	4,702	14.2%
20 to 24 years	982	5.3%	1,407	5.2%	1,698	5.1%
25 to 34 years	2,361	12.8%	3,465	12.8%	4,169	12.6%
35 to 44 years	1,934	10.5%	2,912	10.8%	3,552	10.7%
45 to 54 years	1,855	10.1%	2,730	10.1%	3,424	10.3%
55 to 64 years	2,523	13.7%	3,703	13.7%	4,709	14.2%
65 to 74 years	2,499	13.6%	3,716	13.8%	4,632	14.0%
75 years & over	2,799	15%	4,058	15%	4,736	14%
Median Age	47.8		47.7		48.0	
2024 Total Census Families	4,960		7,112		8,815	
Average Persons Per Family	2.8		2.8		2.9	
Total Couples	3,910	78.8%	5,705	80.2%	7,228	82.0%
Without children at home	2,300	46.4%	3,326	46.8%	4,181	47.4%
With children at home	1,610	32.5%	2,379	33.4%	3,047	34.6%
Lone-parent families	1,050	21.2%	1,408	19.8%	1,587	18.0%
Children Per Census Family	0.9		0.9		0.9	
2024 Educational Attainment (15 years+)	15,549		21,878		26,909	
Less than a bachelor degree	13,175	84.7%	18,614	85.1%	23,047	85.7%
Bachelor degree & higher	2,375	15.3%	3,264	14.9%	3,861	14.3%
2024 Households	8,266		11,281		13,517	
Persons per household	2.20		2.27		2.33	
Average household income	\$ 93,926		\$ 97,848		\$ 101,220	
2024 Occupied Dwellings	8,266		11,281		13,517	
Owned dwellings	5,218	63.1%	7,593	67.3%	9,629	71.2%
Rented dwellings	3,048	36.9%	3,688	32.7%	3,888	28.8%
Dominant building type	Houses		Houses		Houses	
Dominant period of construction	Before 1960		Before 1960		Before 1960	
Dominant Demographics						
Official Home Language	English		English		English	
Dominant non-official language	German		German		German	

DEMOGRAPHICS

ANGELINE STREET NORTH

2024 Estimates Visible Minority	65 Angeline St N, Lindsay, ON K9V 5Z8 0 - 2 km		65 Angeline St N, Lindsay, ON K9V 5Z8 0 - 5 km		65 Angeline St N, Lindsay, ON K9V 5Z8 0 - 10 km	
		%		%		%
2024 Household Population by visible minority groups	18,156	%base	25,585	%base	31,437	%base
Total visible minority population	949	5.2%	1,217	4.8%	1,475	4.7%
Chinese	93	0.5%	139	0.5%	177	0.6%
South Asian	335	1.8%	414	1.6%	532	1.7%
Black	249	1.4%	266	1.0%	304	1.0%
Filipino	55	0.3%	104	0.4%	112	0.4%
Latin American	55	0.3%	88	0.3%	102	0.3%
Southeast Asian	34	0.2%	51	0.2%	58	0.2%
Arab	25	0.1%	25	0.1%	28	0.1%
West Asian	5	0.0%	8	0.0%	10	0.0%
Korean	40	0.2%	52	0.2%	64	0.2%
Japanese	0	0.0%	0	0.0%	0	0.0%
Visible minority, n.i.e.	23	0.1%	30	0.1%	42	0.1%
Multiple visible minorities	35	0.2%	41	0.2%	47	0.1%
Not a visible minority	17,207	94.8%	24,368	95.2%	29,962	95.3%

2027 Projections Visible Minority	65 Angeline St N, Lindsay, ON K9V 5Z8 0 - 2 km		65 Angeline St N, Lindsay, ON K9V 5Z8 0 - 5 km		65 Angeline St N, Lindsay, ON K9V 5Z8 0 - 10 km	
		%		%		%
2027 Household Population by visible minority groups	18,855	%base	26,545	%base	32,580	%base
Total visible minority population	1,049	5.6%	1,346	5.1%	1,628	5.0%
Chinese	101	0.5%	152	0.6%	193	0.6%
South Asian	384	2.0%	476	1.8%	609	1.9%
Black	275	1.5%	293	1.1%	334	1.0%
Filipino	60	0.3%	112	0.4%	120	0.4%
Latin American	61	0.3%	99	0.4%	114	0.4%
Southeast Asian	37	0.2%	55	0.2%	62	0.2%
Arab	26	0.1%	26	0.1%	29	0.1%
West Asian	6	0.0%	10	0.0%	13	0.0%
Korean	41	0.2%	53	0.2%	66	0.2%
Japanese	0	0.0%	0	0.0%	0	0.0%
Visible minority, n.i.e.	23	0.1%	30	0.1%	42	0.1%
Multiple visible minorities	35	0.2%	41	0.2%	47	0.1%
Not a visible minority	17,805	94.4%	25,199	94.9%	30,952	95.0%