

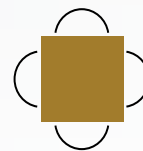
# RETAIL SPACE FOR SUBLEASE

5710 MAIN STREET  
STOUFFVILLE, 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

The information contained herein has been provided to Goudy Real Estate Corp. by others. We do not warrant its accuracy. You are advised to independently verify the information prior to submitting an Offer and to provide for sufficient due diligence in an offer. The information contained herein may change from time to time without notice. The property may be withdrawn from the market at any time without notice.

# DETAILS

## 5710 MAIN STREET



### DETAILS

Join a thriving retail hub in Stouffville, surrounded by established national brands like LCBO, Shoppers Drug Mart, Sleep Country, and a dental clinic. Adjacent tenants include M&M Food Market, Tokyo Smoke, Benjamin Moore, and more. Enjoy high visibility across the street from major retailers like Longos, East Side Marios, Firehouse Subs, Starbucks, and many others. This is a fantastic opportunity for businesses looking to capitalize on a bustling location and a loyal customer base.

#### AVAILABLE UNIT:

UNIT	5,324 SF
RENT	\$30 PSF
TMI	\$9.03 PSF

# DEMOGRAPHICS

## 5710 MAIN STREET



2024 Daytime Population	5710 Main St, Whitchurch-Stouffville, ON L4A 2T1 0 - 3 km		5710 Main St, Whitchurch-Stouffville, ON L4A 2T1 0 - 5 km	
		%		%
<b>Total Estimated Population</b>	<b>35,994</b>		<b>43,039</b>	
<b>Total Daytime Population</b>	<b>27,195</b>		<b>33,131</b>	
Daytime Population at Home	17,661	64.9%	21,188	64.0%
0 to 14 years	7,309	26.9%	8,699	26.3%
15 to 64 years	5,759	21.2%	6,891	20.8%
65 years and over	4,593	16.9%	5,597	16.9%
Daytime Population at Work	10,147	37.3%	11,988	36.2%
Work At Usual Place	4,754	17.5%	5,500	16.6%
Work Mobile	1,410	5.2%	1,595	4.8%
Work At Home	3,983	14.6%	4,893	14.8%

# DEMOGRAPHICS

## 5710 MAIN STREET

2024 Demographic Snapshot	5710 Main St, Whitchurch-Stouffville, ON L4A 2T1 0 - 3 km		5710 Main St, Whitchurch-Stouffville, ON L4A 2T1 0 - 5 km	
		%		%
<b>Total Population</b>				
2019 estimated	31,999		38,432	
2024 estimated	35,994		43,039	
2029 Projected	38,402		45,542	
% Pop. Change (2019-2024)	12.5%		12.0%	
% Pop. Change (2024-2029)	6.7%		5.8%	
<b>2024 Total Population by Age</b>	<b>35,994</b>		<b>43,039</b>	
0 to 4 years	2,201	6.1%	2,606	6.1%
5 to 19 years	7,438	20.7%	8,887	20.6%
20 to 24 years	1,778	4.9%	2,185	5.1%
25 to 34 years	4,170	11.6%	4,912	11.4%
35 to 44 years	5,960	16.6%	6,993	16.2%
45 to 54 years	4,872	13.5%	5,795	13.5%
55 to 64 years	3,835	10.7%	4,647	10.8%
65 to 74 years	3,264	9.1%	3,900	9.1%
75 years & over	2,476	7%	3,114	7%
<b>Median Age</b>	39.1		39.3	
<b>2024 Total Census Families</b>	<b>9,411</b>		<b>11,172</b>	
Average Persons Per Family	3.4		3.4	
Total Couples	8,307	88.3%	9,939	89.0%
Without children at home	2,520	26.8%	3,030	27.1%
With children at home	5,787	61.5%	6,909	61.8%
Lone-parent families	1,104	11.7%	1,233	11.0%
Children Per Census Family	1.3		1.3	
<b>2024 Educational Attainment (15 years+)</b>	<b>28,361</b>		<b>33,938</b>	
Less than a bachelor degree	17,960	63.3%	21,560	63.5%
Bachelor degree & higher	10,401	36.7%	12,378	36.5%
<b>2024 Households</b>	<b>11,515</b>		<b>13,664</b>	
Persons per household	3.10		3.12	
Average household income	\$ 153,656		\$ 156,740	
<b>2024 Occupied Dwellings</b>	<b>11,515</b>		<b>13,664</b>	
Owned dwellings	9,947	86.4%	11,869	86.9%
Rented dwellings	1,568	13.6%	1,795	13.1%
Dominant building type	Houses		Houses	

# DEMOGRAPHICS

## 5710 MAIN STREET

2024 Estimates Visible Minority	5710 Main St, Whitchurch-Stouffville, ON L4A 2T1 0 - 3 km		5710 Main St, Whitchurch-Stouffville, ON L4A 2T1 0 - 5 km	
		%		%
<b>2024 Household Population by visible minority groups</b>	<b>35,662</b>	<b>%base</b>	<b>42,629</b>	<b>%base</b>
Total visible minority population	19,027	53.4%	22,782	53.4%
Chinese	7,899	22.2%	9,237	21.7%
South Asian	5,423	15.2%	6,915	16.2%
Black	1,226	3.4%	1,414	3.3%
Filipino	1,158	3.2%	1,391	3.3%
Latin American	512	1.4%	532	1.2%
Southeast Asian	235	0.7%	310	0.7%
Arab	429	1.2%	480	1.1%
West Asian	493	1.4%	636	1.5%
Korean	174	0.5%	201	0.5%
Japanese	112	0.3%	120	0.3%
Visible minority, n.i.e.	337	0.9%	380	0.9%
Multiple visible minorities	1,030	2.9%	1,168	2.7%
Not a visible minority	16,636	46.6%	19,847	46.6%

2027 Projections Visible Minority	5710 Main St, Whitchurch-Stouffville, ON L4A 2T1 0 - 3 km		5710 Main St, Whitchurch-Stouffville, ON L4A 2T1 0 - 5 km	
		%		%
<b>2027 Household Population by visible minority groups</b>	<b>37,243</b>	<b>%base</b>	<b>44,281</b>	<b>%base</b>
Total visible minority population	21,046	56.5%	25,052	56.6%
Chinese	9,006	24.2%	10,476	23.7%
South Asian	5,930	15.9%	7,508	17.0%
Black	1,268	3.4%	1,458	3.3%
Filipino	1,221	3.3%	1,456	3.3%
Latin American	562	1.5%	583	1.3%
Southeast Asian	245	0.7%	321	0.7%
Arab	464	1.2%	517	1.2%
West Asian	583	1.6%	748	1.7%
Korean	205	0.6%	234	0.5%
Japanese	112	0.3%	120	0.3%
Visible minority, n.i.e.	361	1.0%	405	0.9%
Multiple visible minorities	1,089	2.9%	1,228	2.8%
Not a visible minority	16,197	43.5%	19,228	43.4%