

# RETAIL SPACE FOR LEASE

81 GEORGE ST. N.,  
PETERBOROUGH, ONTARIO



## Alan Cole

Broker

Goudy Real Estate Corp.

Real Estate Brokerage

A Member of Rocket Retail Advisory

(416) 312-7729

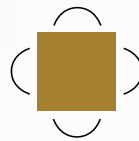
## Len Goudy

Broker of Record

Goudy Real Estate Corp.

Real Estate Brokerage

(416) 830-0880



## Goudy Real Estate Corp.

Real Estate Brokerage

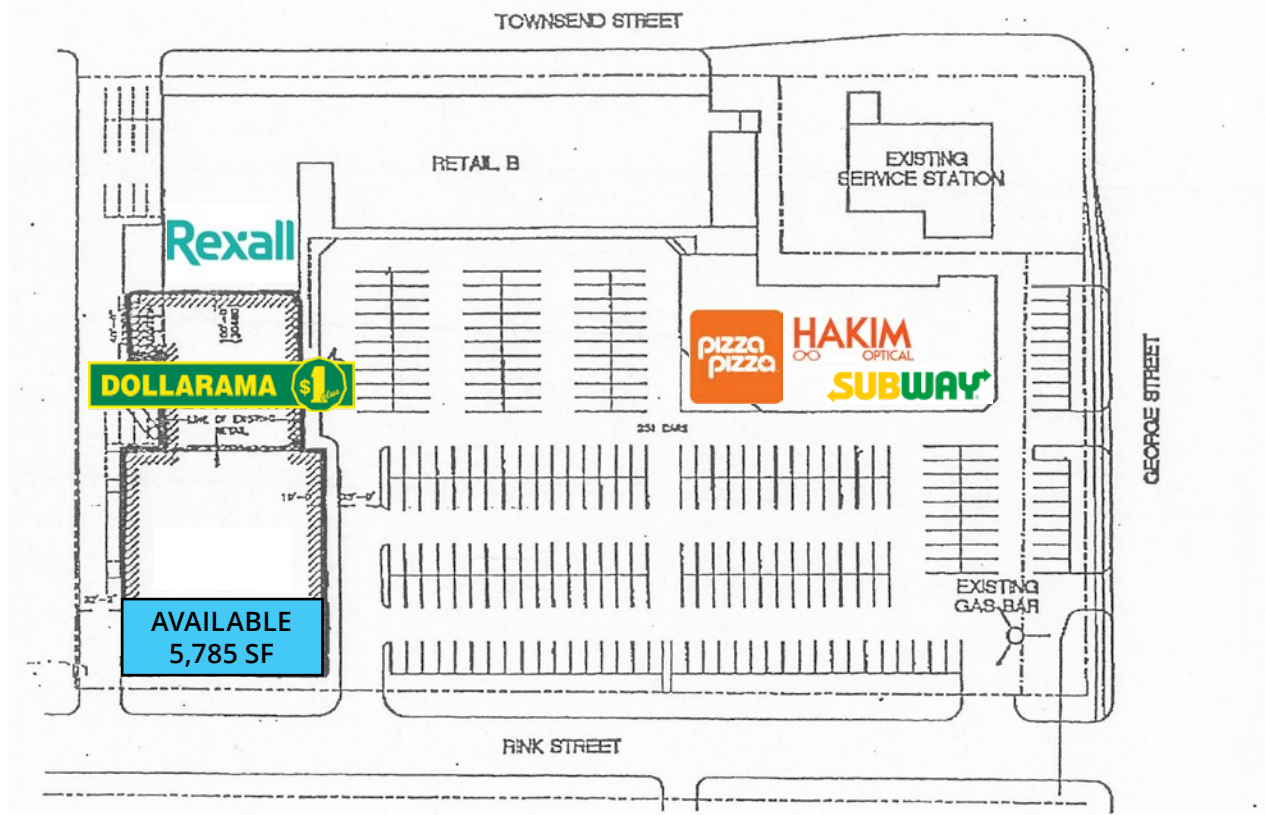
Commercial Real Estate  
Sales & Leasing

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

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# SITE PLAN AND DETAILS

81 GEORGE ST. N.



## DETAILS:

81 George Street North offers an exceptional opportunity. Situated in a bustling shopping center just steps from downtown, this property enjoys high visibility and strong foot traffic.

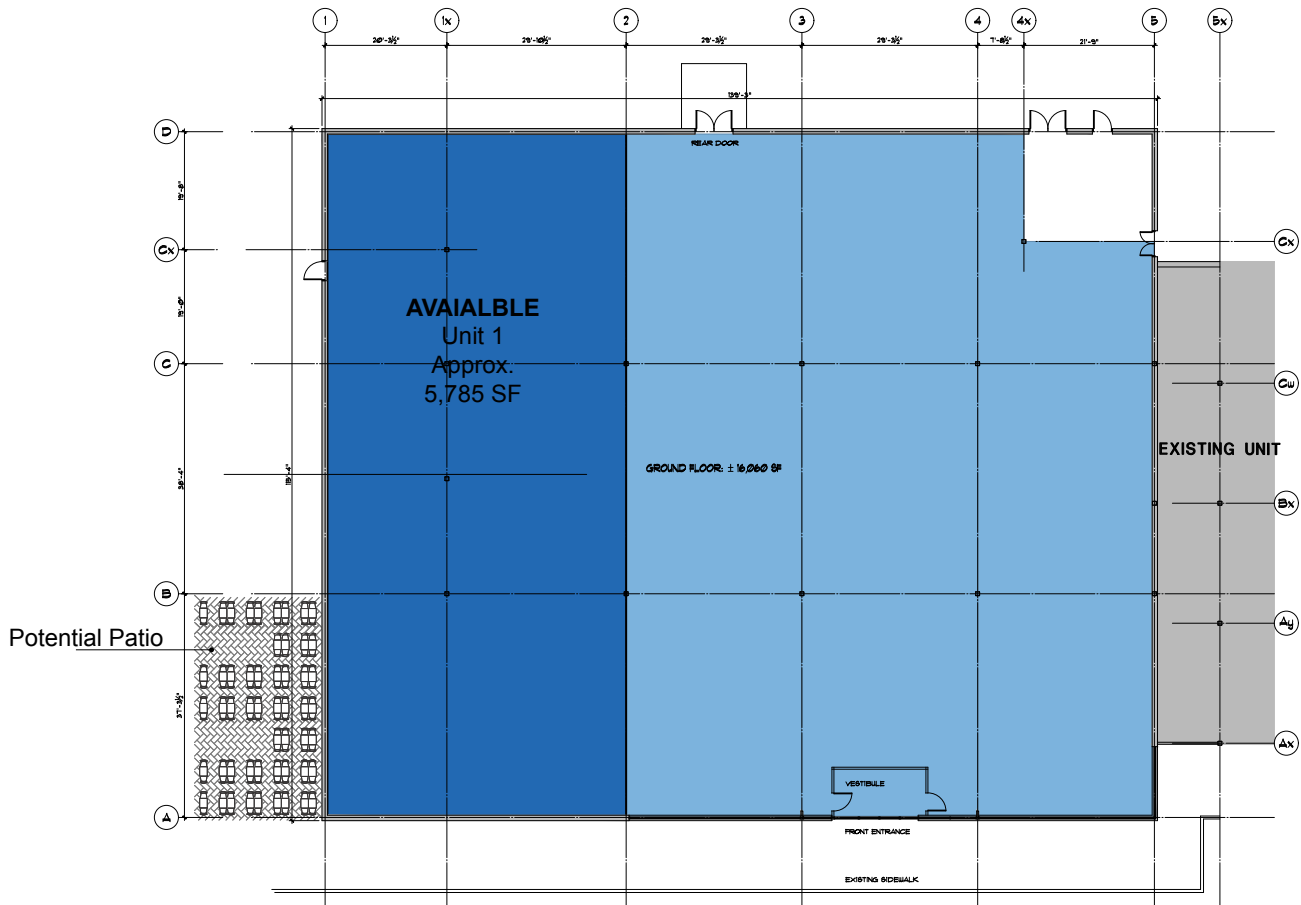
Surrounded by popular attractions like the Marina, Art Gallery of Peterborough, Holiday Inn, and Del Crary Park (home to weekly events and summer music festivals), 81 George Street North benefits from a thriving community and constant activity. With easy access to amenities and a growing market, this is the ideal location for your next business venture.

### AVAILABLE UNIT:

<b>UNIT 1</b>	5,785 SF
RENT	\$35 PSF PA
TMI	\$7 PSF PA

# UNIT 1 FLOOR PLAN

81 GEORGE ST. N.



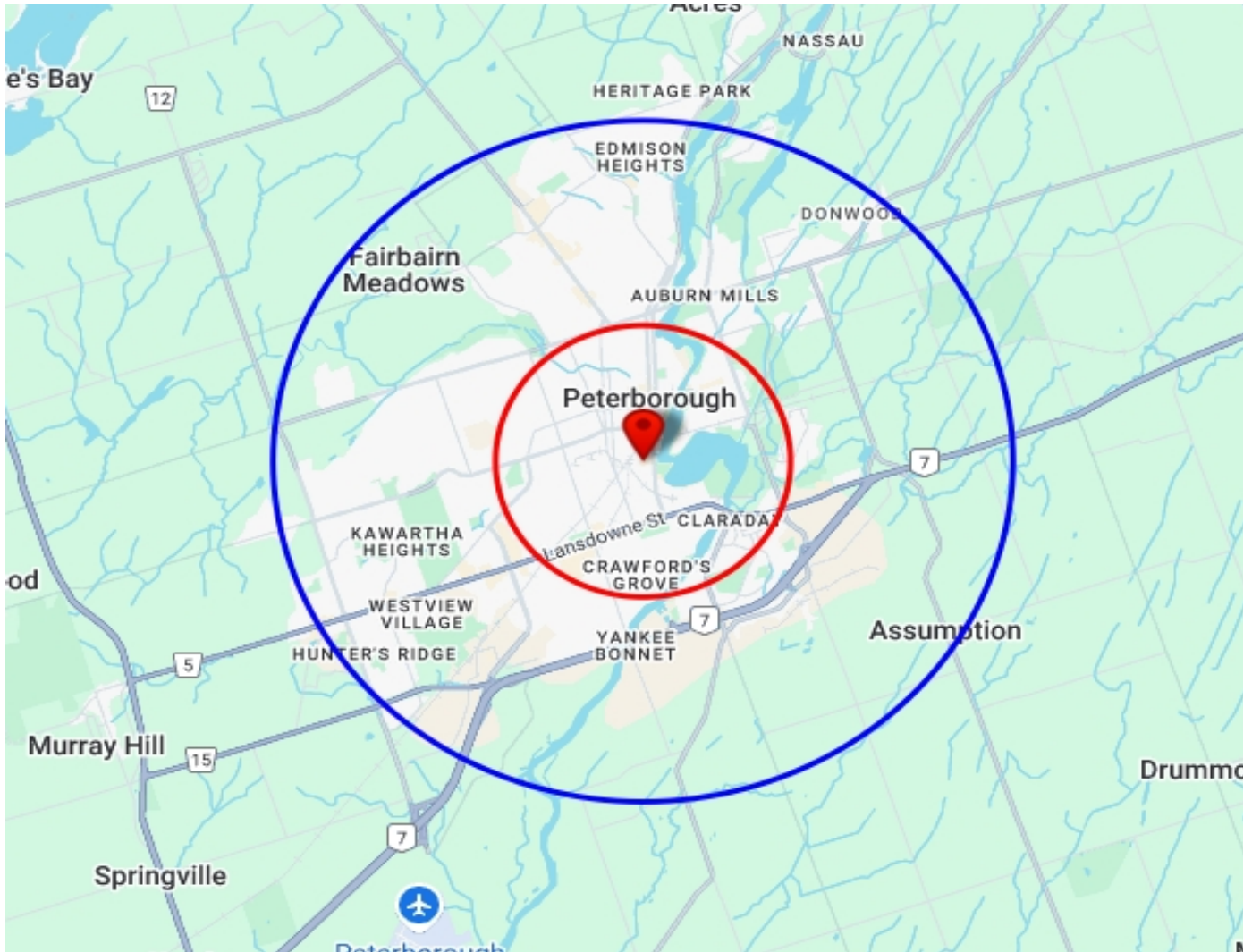
# AERIAL

81 GEORGE ST. N.



# TRADE AREA MAP & DAYTIME POPULATION

## 81 GEORGE ST. N.



2024 Daytime Population	81 George St N, Peterborough, ON K9J 3G3 0 - 2 km		81 George St N, Peterborough, ON K9J 3G3 0 - 5 km	
		%		%
<b>Total Estimated Population</b>	<b>30,663</b>		<b>88,596</b>	
<b>Total Daytime Population</b>	<b>44,803</b>		<b>97,395</b>	
Daytime Population at Home	16,050	35.8%	47,322	48.6%
0 to 14 years	3,652	8.2%	11,893	12.2%
15 to 64 years	7,656	17.1%	18,617	19.1%
65 years and over	4,742	10.6%	16,813	17.3%
Daytime Population at Work	29,626	66.1%	50,682	52.0%
Work At Usual Place	22,392	50.0%	35,779	36.7%
Work Mobile	4,904	10.9%	7,918	8.1%
Work At Home	2,331	5.2%	6,985	7.2%

# DEMOGRAPHICS

## 81 GEORGE ST. N.

2024 Demographic Snapshot	81 George St N, Peterborough, ON K9J 3G3 0 - 2 km		81 George St N, Peterborough, ON K9J 3G3 0 - 5 km	
		%		%
<b>Total Population</b>				
2019 estimated	28,753		82,711	
2024 estimated	30,663		88,596	
2029 Projected	31,528		91,771	
% Pop. Change (2019-2024)	6.6%		7.1%	
% Pop. Change (2024-2029)	2.8%		3.6%	
<b>2024 Total Population by Age</b>	<b>30,663</b>		<b>88,596</b>	
0 to 4 years	1,228	4.0%	3,743	4.2%
5 to 19 years	3,877	12.6%	12,882	14.5%
20 to 24 years	3,142	10.2%	7,510	8.5%
25 to 34 years	6,385	20.8%	14,607	16.5%
35 to 44 years	3,673	12.0%	10,347	11.7%
45 to 54 years	3,106	10.1%	8,985	10.1%
55 to 64 years	3,310	10.8%	10,142	11.4%
65 to 74 years	3,217	10.5%	10,282	11.6%
75 years & over	2,724	9%	10,098	11%
<b>Median Age</b>	36.7		40.1	
<b>2024 Total Census Families</b>	<b>7,080</b>		<b>22,578</b>	
Average Persons Per Family	2.7		2.8	
Total Couples	5,259	74.3%	17,854	79.1%
Without children at home	3,102	43.8%	9,901	43.9%
With children at home	2,157	30.5%	7,953	35.2%
Lone-parent families	1,821	25.7%	4,724	20.9%
Children Per Census Family	0.9		1.0	
<b>2024 Educational Attainment (15 years+)</b>	<b>26,296</b>		<b>74,662</b>	
Less than a bachelor degree	20,283	77.1%	57,133	76.5%
Bachelor degree & higher	6,014	22.9%	17,528	23.5%
<b>2024 Households</b>	<b>14,291</b>		<b>37,561</b>	
Persons per household	2.10		2.30	
Average household income	\$ 82,672		\$ 101,013	
<b>2024 Occupied Dwellings</b>	<b>14,291</b>		<b>37,561</b>	
Owned dwellings	6,275	43.9%	21,696	57.8%
Rented dwellings	8,016	56.1%	15,865	42.2%
Dominant building type	Houses		Houses	

# DEMOGRAPHICS

## 81 GEORGE ST. N.

2024 Estimates Visible Minority	81 George St N, Peterborough, ON K9J 3G3 0 - 2 km		81 George St N, Peterborough, ON K9J 3G3 0 - 5 km	
		%		%
<b>2024 Household Population by visible minority groups</b>	<b>29,968</b>	<b>%base</b>	<b>86,562</b>	<b>%base</b>
Total visible minority population	2,752	9.2%	8,719	10.1%
Chinese	169	0.6%	799	0.9%
South Asian	1,048	3.5%	3,185	3.7%
Black	505	1.7%	1,245	1.4%
Filipino	197	0.7%	575	0.7%
Latin American	226	0.8%	518	0.6%
Southeast Asian	74	0.2%	510	0.6%
Arab	256	0.9%	585	0.7%
West Asian	73	0.2%	311	0.4%
Korean	84	0.3%	363	0.4%
Japanese	0	0.0%	106	0.1%
Visible minority, n.i.e.	60	0.2%	244	0.3%
Multiple visible minorities	61	0.2%	277	0.3%
Not a visible minority	27,216	90.8%	77,843	89.9%

2027 Projections Visible Minority	81 George St N, Peterborough, ON K9J 3G3 0 - 2 km		81 George St N, Peterborough, ON K9J 3G3 0 - 5 km	
		%		%
<b>2027 Household Population by visible minority groups</b>	<b>30,337</b>	<b>%base</b>	<b>87,946</b>	<b>%base</b>
Total visible minority population	3,081	10.2%	9,814	11.2%
Chinese	186	0.6%	885	1.0%
South Asian	1,231	4.1%	3,769	4.3%
Black	548	1.8%	1,357	1.5%
Filipino	207	0.7%	608	0.7%
Latin American	253	0.8%	593	0.7%
Southeast Asian	82	0.3%	560	0.6%
Arab	278	0.9%	651	0.7%
West Asian	82	0.3%	355	0.4%
Korean	93	0.3%	408	0.5%
Japanese	0	0.0%	108	0.1%
Visible minority, n.i.e.	60	0.2%	244	0.3%
Multiple visible minorities	61	0.2%	277	0.3%
Not a visible minority	27,256	89.8%	78,132	88.8%