



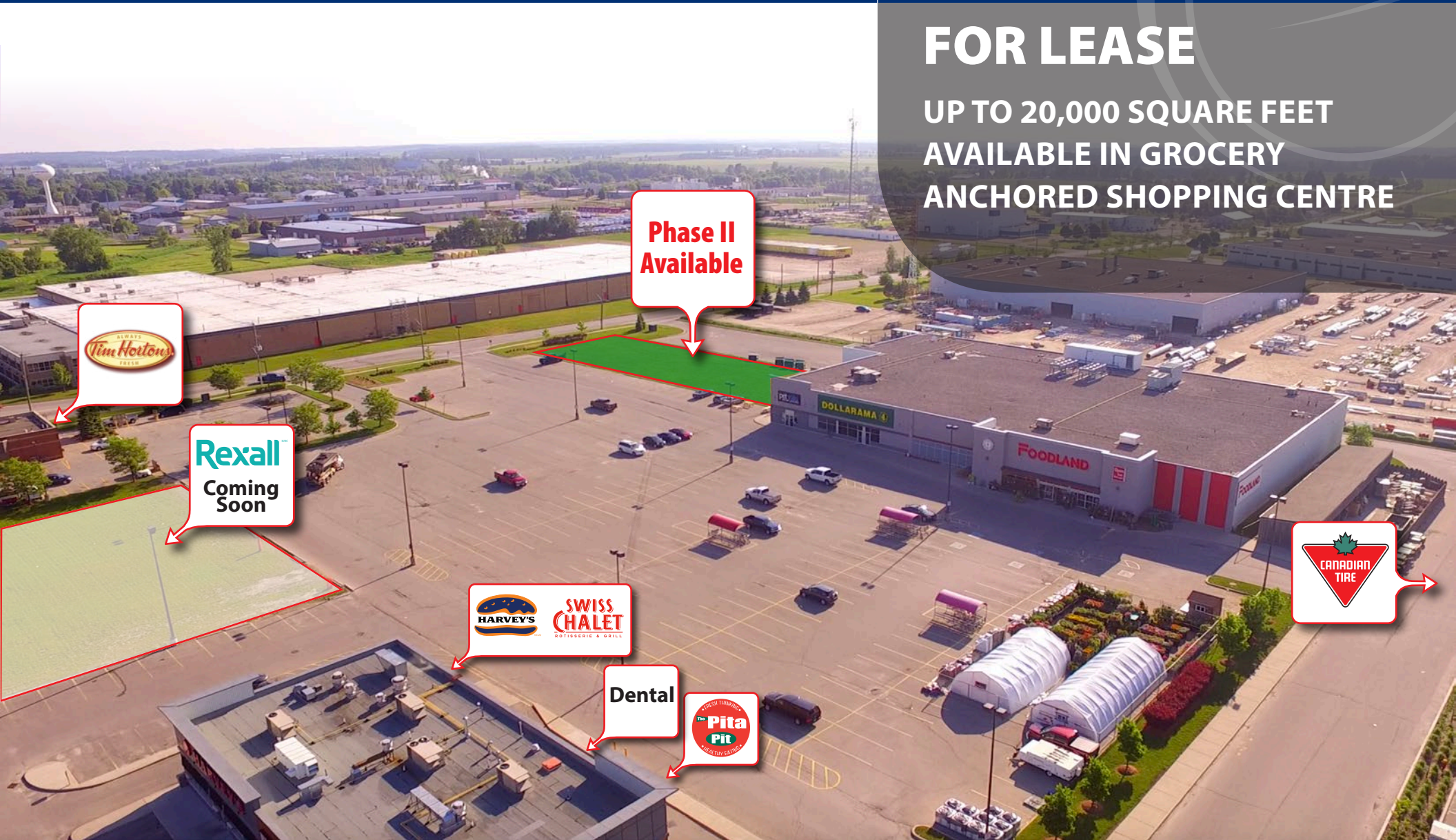
CLEARSTREAM

COMMERCIAL REAL ESTATE LTD., BROKERAGE

315 ARTHUR ST. S., ELMIRA, ON

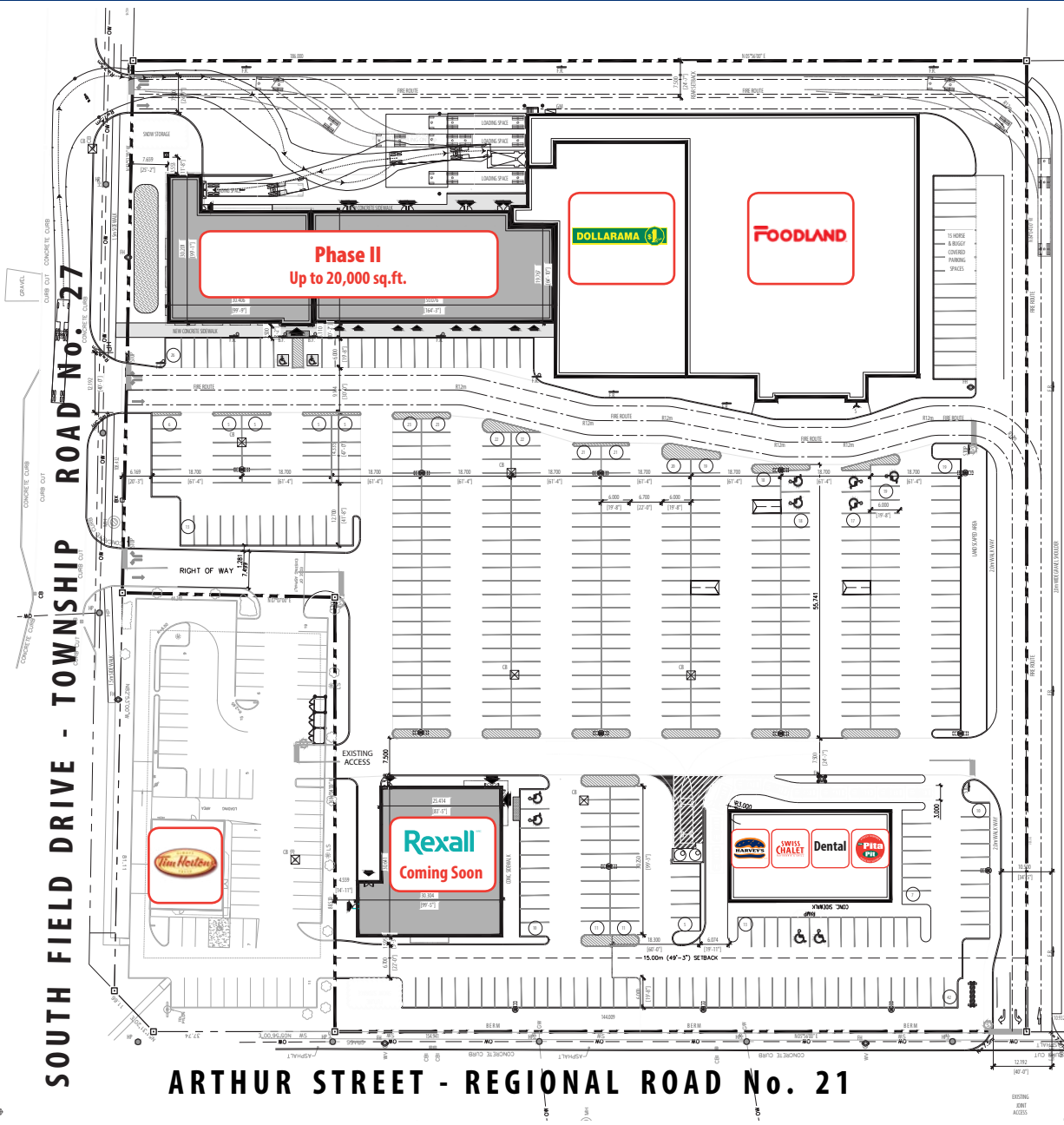
FOR LEASE

UP TO 20,000 SQUARE FEET
AVAILABLE IN GROCERY
ANCHORED SHOPPING CENTRE



Derek Gaudette • Sales Representative
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PROPERTY HIGHLIGHTS

- Up to 20,000 sq. ft. available in Phase II
- Anchored by Foodland, Canadian Tire, Dollarama, and other national Tenants.
- Join Rexall and other national retailers in Phase II
- Various unit sizes available
- Ideal uses include general retail, quick service restaurant, medical, fashion, home/furniture, hair/nails, fitness, financial, professional offices, daycare, vets, and more.

RENT DETAILS

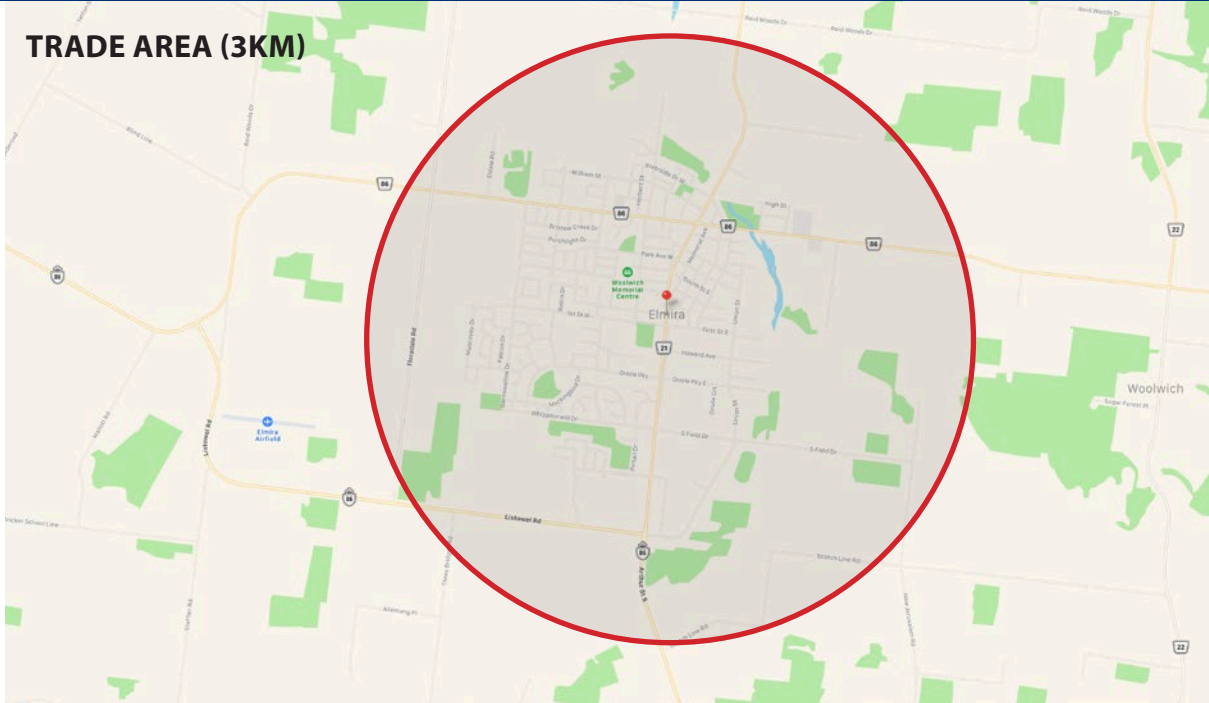
Size: 1,500 Sq. Ft. - 20,000 Sq. Ft.

Net Rent: Please call to discuss

Additional Rent: Estimated to be \$5.81 (2018 T/O)

Possession: Fall 2019

TRADE AREA (3KM)



Restaurants - 11 (31.4%)

Personal Care - 11 (31.4%)

Financial Services - 9 (25.7%)

Cafes - 3 (8.6%)

Bars - 1 (2.9%)

Total Population

within Trade Area (3km Radius)

9,782

Median Household Income

within Trade Area (3km Radius)

\$86,756

Total Households

within Trade Area (3km Radius)

3,683

Daytime Population

within Trade Area (3km Radius)

8,629

Median Age

within Trade Area (3km Radius)

41

1% higher than Wellington

Employment

within Trade Area (3km Radius)

22,036

5% higher than Wellington

DEMOGRAPHIC SNAPSHOT

Criteria	(1km)	Trade Area Radius (3km)	(5km)
Total Population (Sum)	2,182.7	9,746.4	12,459.6
Population (Male & Female: 0 - 30) (Sum)	919.6 (43.4%)	4,231.7 (42.2%)	5,503.5 (44.2%)
Population (Male & Female: 30 - 65) (Sum)	1,138.3 (52.8%)	5,145.6 (52.1%)	6,425.3 (51.6%)
Daytime Population at Work (Sum)	1,595.8	6,324.7	9,935
Total Daytime Population (Sum)	2,116.4	8,640.5	12,127.4
Population density (people/km^2) (Avg)	1,804.4	2,296	1,820.2
Total private dwellings (Sum)	836.6	3,720.2	4,572.5
Median household income (Avg)	\$90,901.83	\$86,714.34	\$88,717.84

