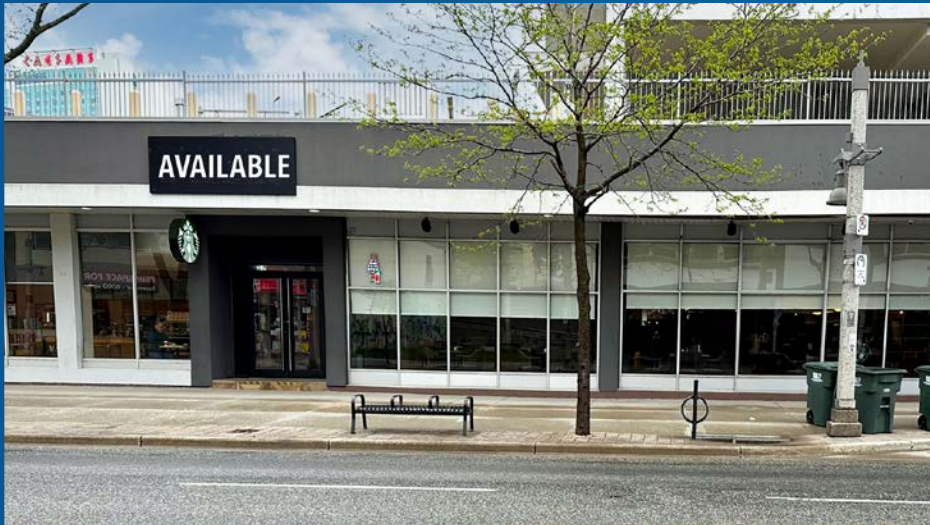


RETAIL SPACE FOR LEASE

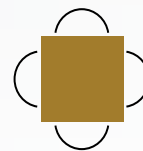
430 OUELLETTE AVENUE

WINDSOR, 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

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DETAILS

430 OUELLETTE AVENUE



DETAILS

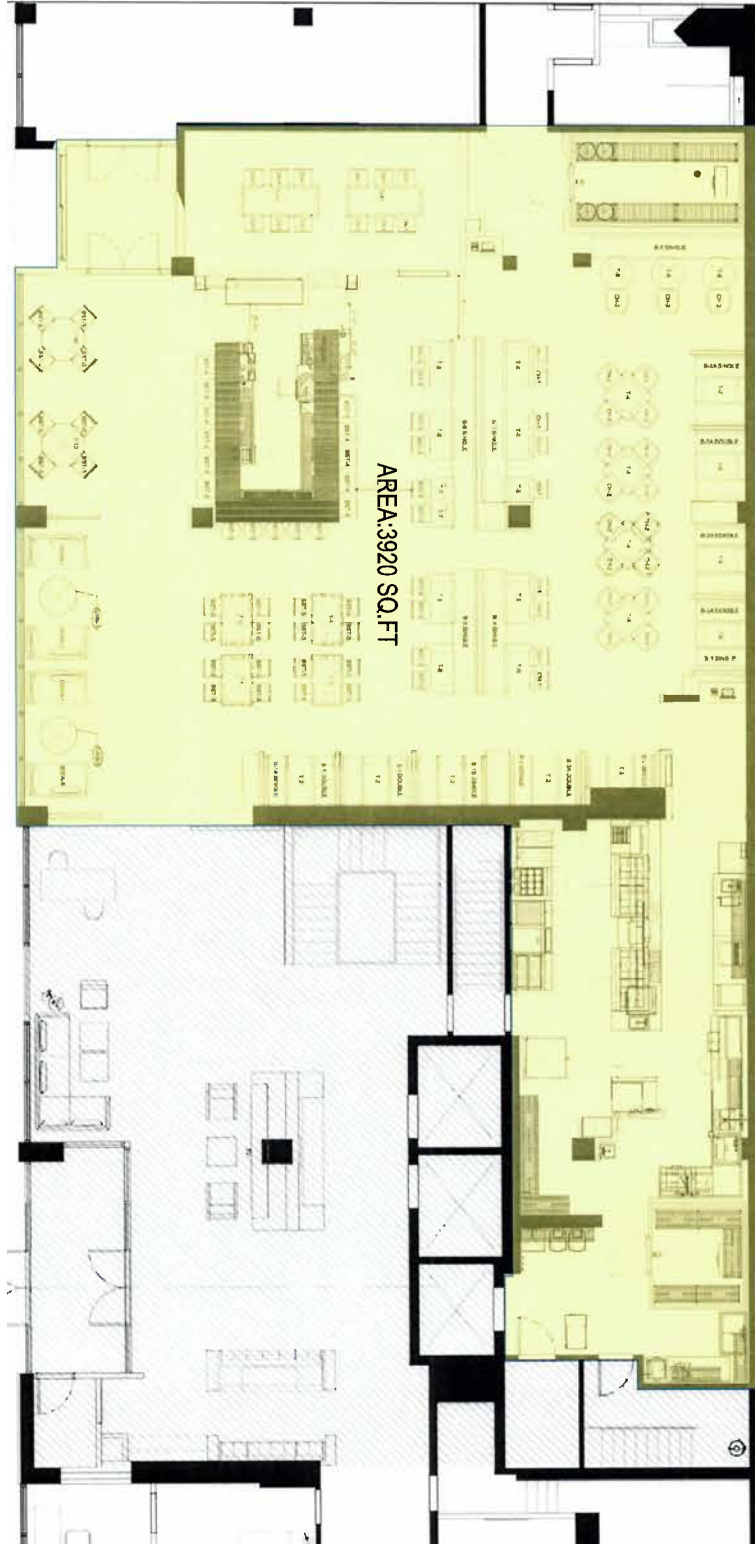
Exceptional opportunity to lease a prime location, located beside the Detroit-Windsor Tunnel and on-site of The Four Points by Sheraton Hotel in downtown Windsor. Great spot for a restaurant with a pub. In close proximity to The Colosseum at Caesars Windsor, a 5,000 seat theatre, Capitol Theatre, Adventure Bay Family Water Park, Caesars Windsor, TownePlace Suites Windsor, DoubleTree by Hilton Windsor Hotel & Suites, Holiday Inn Express Windsor Waterfront, and The Quality Inn & Suites Downtown,

AVAILABLE UNIT:

UNIT	3,920 SF
RENT	\$ 35 PSF PA
TMI	\$ 10.00 PSF PA

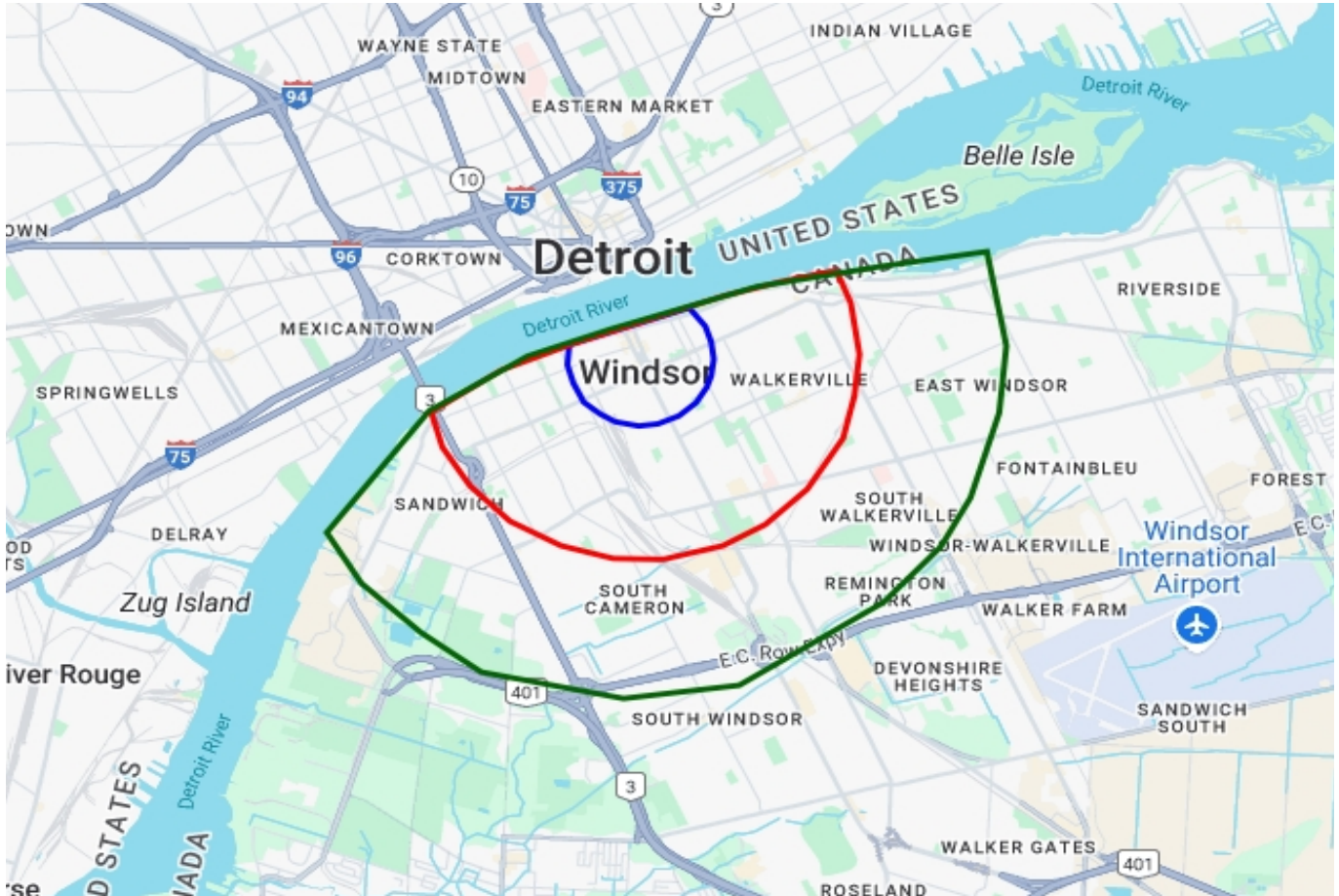
FLOOR PLAN

430 OUELLETTE AVENUE



DEMOGRAPHICS

430 OUELLETTE AVENUE



2024 Daytime Population	430 Ouellette Ave, Windsor 0 - 1 km Approx.		430 Ouellette Ave, Windsor 0 - 3 km Approx.		430 Ouellette Ave, Windsor 0 - 5 km Approx.	
		%		%		%
Total Estimated Population	13,495		61,459		114,036	
Total Daytime Population	33,080		86,219		133,748	
Daytime Population at Home	8,492	25.7%	36,251	42.0%	67,142	50.2%
0 to 14 years	1,519	4.6%	8,312	9.6%	16,183	12.1%
15 to 64 years	4,758	14.4%	20,156	23.4%	35,298	26.4%
65 years and over	2,215	6.7%	7,782	9.0%	15,661	11.7%
Daytime Population at Work	24,288	73.4%	50,235	58.3%	67,271	50.3%
Work At Usual Place	19,519	59.0%	38,503	44.7%	49,620	37.1%
Work Mobile	3,929	11.9%	7,469	8.7%	9,704	7.3%
Work At Home	840	2.5%	4,263	4.9%	7,948	5.9%

DEMOGRAPHICS

430 OUELLETTE AVENUE

2024 Demographic Snapshot	430 Ouellette Ave, Windsor 0 - 1 km Approx.		430 Ouellette Ave, Windsor 0 - 3 km Approx.		430 Ouellette Ave, Windsor 0 - 5 km Approx.	
		%		%		%
Total Population						
2019 estimated	12,492		56,944		105,349	
2024 estimated	13,495		61,459		114,036	
2029 Projected	13,731		61,990		116,267	
% Pop. Change (2019-2024)	8.0%		7.9%		8.2%	
% Pop. Change (2024-2029)	1.7%		0.9%		2.0%	
2024 Total Population by Age	13,495		61,459		114,036	
0 to 4 years	530	3.9%	2,718	4.4%	5,155	4.5%
5 to 19 years	1,544	11.4%	8,572	13.9%	16,990	14.9%
20 to 24 years	1,388	10.3%	7,337	11.9%	12,740	11.2%
25 to 34 years	2,757	20.4%	13,612	22.1%	23,199	20.3%
35 to 44 years	1,412	10.5%	6,614	10.8%	12,267	10.8%
45 to 54 years	1,320	9.8%	6,065	9.9%	11,685	10.2%
55 to 64 years	1,815	13.4%	7,065	11.5%	13,367	11.7%
65 to 74 years	1,460	10.8%	5,386	8.8%	10,528	9.2%
75 years & over	1,268	9%	4,091	7%	8,105	7%
Median Age	38.3		33.6		34.5	
2024 Total Census Families	2,485		12,318		24,429	
Average Persons Per Family	2.9		3.0		3.1	
Total Couples	1,709	68.8%	8,422	68.4%	17,462	71.5%
Without children at home	998	40.1%	4,349	35.3%	8,472	34.7%
With children at home	711	28.6%	4,073	33.1%	8,990	36.8%
Lone-parent families	776	31.2%	3,895	31.6%	6,967	28.5%
Children Per Census Family	1.1		1.2		1.3	
2024 Educational Attainment (15 years+)	11,541		52,219		96,464	
Less than a bachelor degree	8,667	75.1%	38,678	74.1%	72,406	75.1%
Bachelor degree & higher	2,874	24.9%	13,541	25.9%	24,058	24.9%
2024 Households	6,670		26,553		46,712	
Persons per household	1.96		2.28		2.41	
Average household income	\$ 52,975		\$ 66,875		\$ 75,569	
2024 Occupied Dwellings	6,670		26,553		46,712	
Owned dwellings	1,466	22.0%	9,399	35.4%	21,854	46.8%
Rented dwellings	5,204	78.0%	17,154	64.6%	24,859	53.2%
Dominant building type	Apartment, building low and high rise		Apartment, building low and high rise		Houses	
Dominant period of construction	1961-1980		Before 1960		Before 1960	
Dominant Demographics						

DEMOGRAPHICS

430 OUELLETTE AVENUE

2024 Estimates Visible Minority	430 Ouellette Ave, Windsor 0 - 1 km Approx.		430 Ouellette Ave, Windsor 0 - 3 km Approx.		430 Ouellette Ave, Windsor 0 - 5 km Approx.	
		%		%		%
2024 Household Population by visible minority groups	13,072	%base	60,531	%base	112,649	%base
Total visible minority population	7,050	53.9%	25,703	42.5%	45,882	40.7%
Chinese	751	5.7%	1,920	3.2%	3,240	2.9%
South Asian	1,034	7.9%	5,328	8.8%	10,218	9.1%
Black	1,404	10.7%	4,741	7.8%	9,034	8.0%
Filipino	188	1.4%	819	1.4%	1,504	1.3%
Latin American	251	1.9%	1,353	2.2%	2,039	1.8%
Southeast Asian	291	2.2%	1,268	2.1%	2,293	2.0%
Arab	2,376	18.2%	7,810	12.9%	13,701	12.2%
West Asian	452	3.5%	1,226	2.0%	1,848	1.6%
Korean	89	0.7%	149	0.2%	280	0.2%
Japanese	0	0.0%	15	0.0%	15	0.0%
Visible minority, n.i.e.	63	0.5%	310	0.5%	415	0.4%
Multiple visible minorities	150	1.1%	765	1.3%	1,296	1.2%
Not a visible minority	6,022	46.1%	34,828	57.5%	66,766	59.3%

2027 Projections Visible Minority	430 Ouellette Ave, Windsor 0 - 1 km Approx.		430 Ouellette Ave, Windsor 0 - 3 km Approx.		430 Ouellette Ave, Windsor 0 - 5 km Approx.	
		%		%		%
2027 Household Population by visible minority groups	13,209	%base	60,873	%base	114,090	%base
Total visible minority population	7,522	56.9%	27,531	45.2%	49,524	43.4%
Chinese	778	5.9%	1,980	3.3%	3,384	3.0%
South Asian	1,151	8.7%	5,885	9.7%	11,394	10.0%
Black	1,421	10.8%	4,831	7.9%	9,280	8.1%
Filipino	191	1.4%	832	1.4%	1,540	1.3%
Latin American	280	2.1%	1,514	2.5%	2,295	2.0%
Southeast Asian	300	2.3%	1,301	2.1%	2,368	2.1%
Arab	2,543	19.3%	8,442	13.9%	14,942	13.1%
West Asian	552	4.2%	1,500	2.5%	2,286	2.0%
Korean	95	0.7%	160	0.3%	303	0.3%
Japanese	0	0.0%	15	0.0%	15	0.0%
Visible minority, n.i.e.	60	0.5%	287	0.5%	387	0.3%
Multiple visible minorities	151	1.1%	782	1.3%	1,330	1.2%
Not a visible minority	5,688	43.1%	33,342	54.8%	64,566	56.6%