

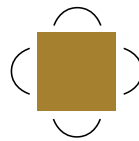
NEW BUILD FOR LEASE

28610 CENTRE ROAD
STRATHROY, ONTARIO



Len Goudy

Broker of Record
Goudy Real Estate Corp.
Real Estate Brokerage
(416) 830-0880



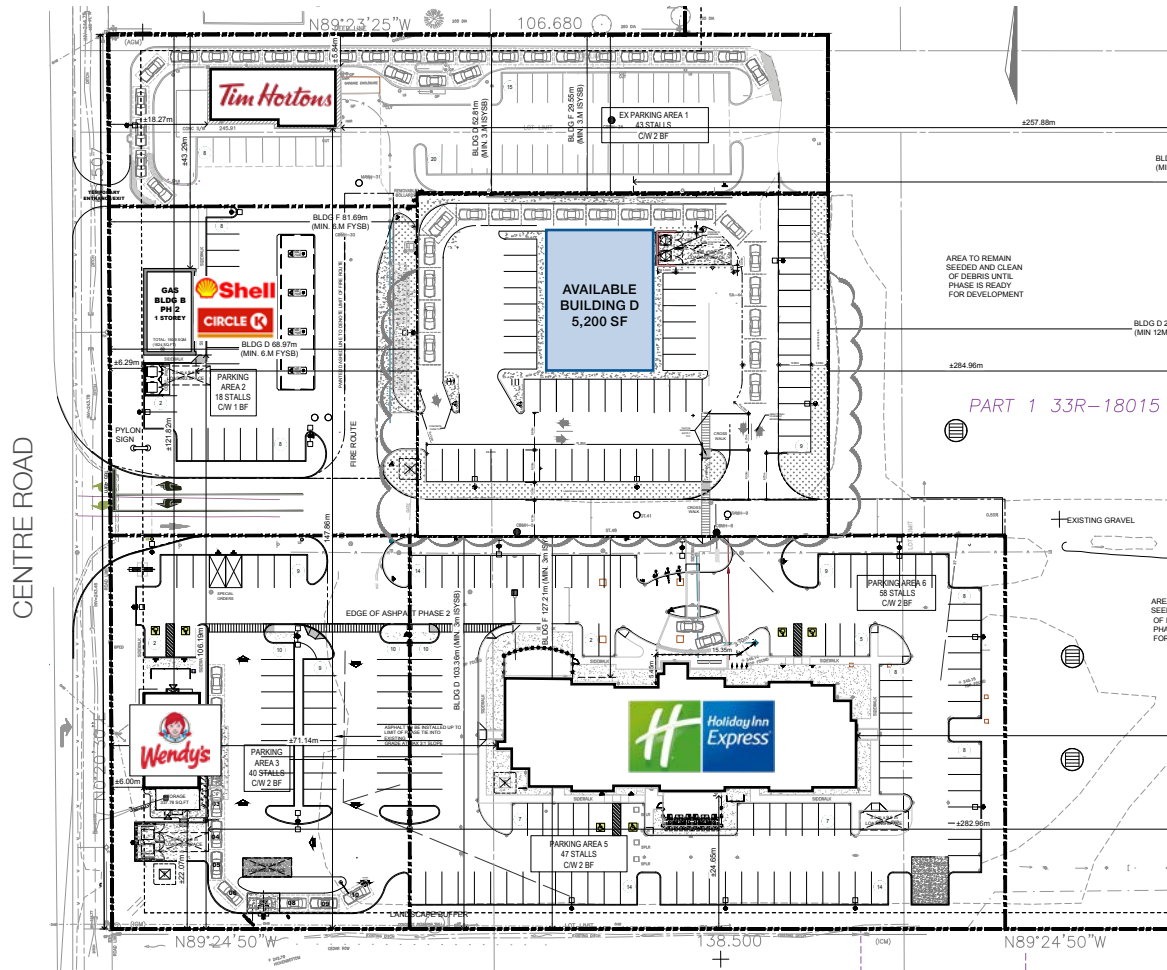
Goudy Real Estate Corp.
Real Estate Brokerage
Commercial Real Estate
Sales & Leasing

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

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SITE PLAN & DETAILS

28610 CENTRE ROAD



Note: This site plan is provided for illustrative purposes only. This drawing is not to scale.

DETAILS

Seize a premier commercial opportunity at Strathroy's gateway! This new development boasts a highly visible location directly off Highway 402, attracting constant traffic. Benefit from co-tenancy with major brands including Holiday Inn Express (90 rooms), Tim Hortons, Wendy's, Circle K, and Shell Gas Station. Units may be combined to meet your specific requirements.

AVAILABLE UNITS:

BLDG D In-Line Units	1,300 SF
RENT	\$45 PSF

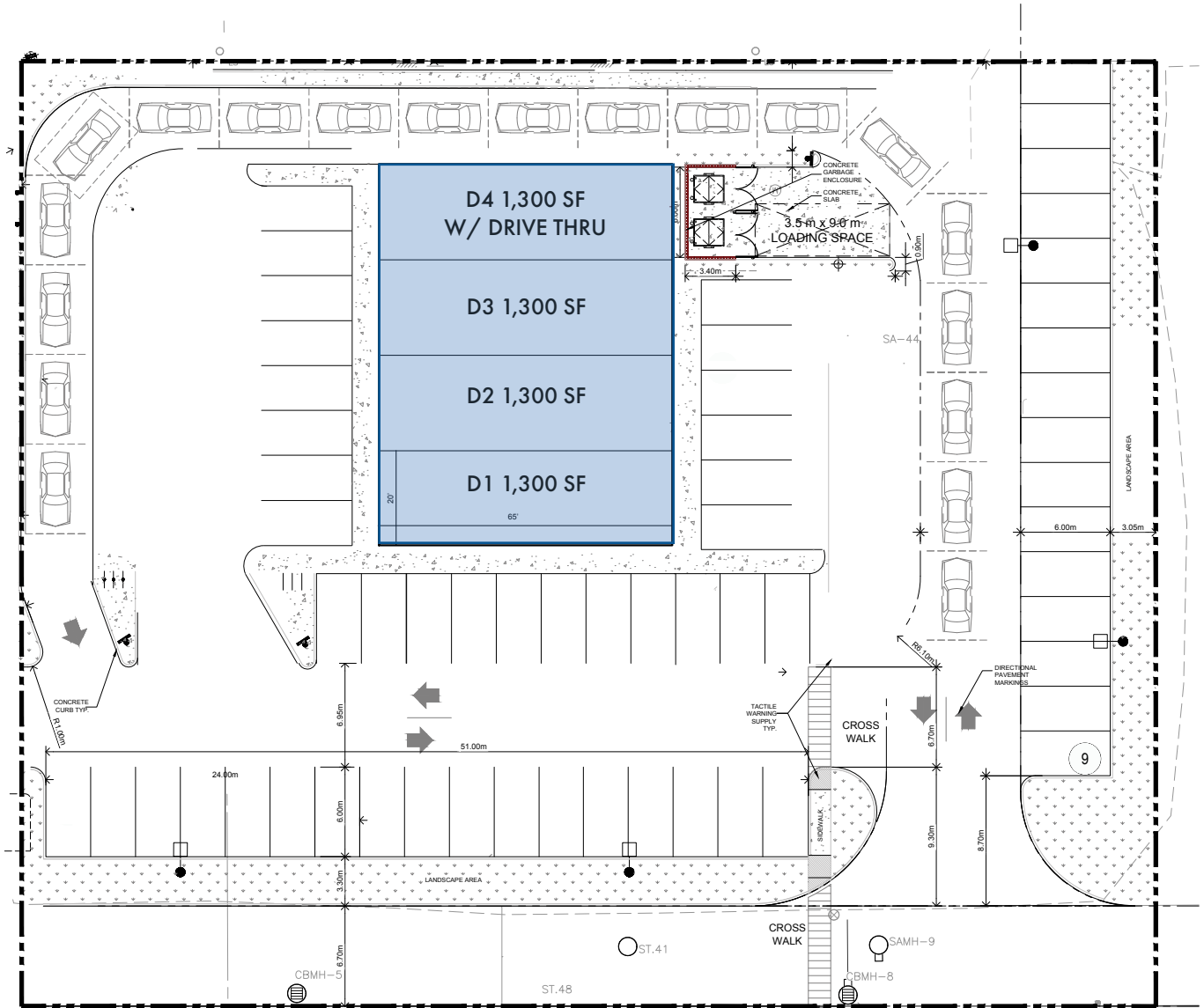
BLDG D End Unit w/ Drive-Thru	1,300 SF
RENT	\$70 PSF

TMI	\$ 12 PSF (estimated)
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*Taxes are not yet assessed.

BUILDING D PLAN

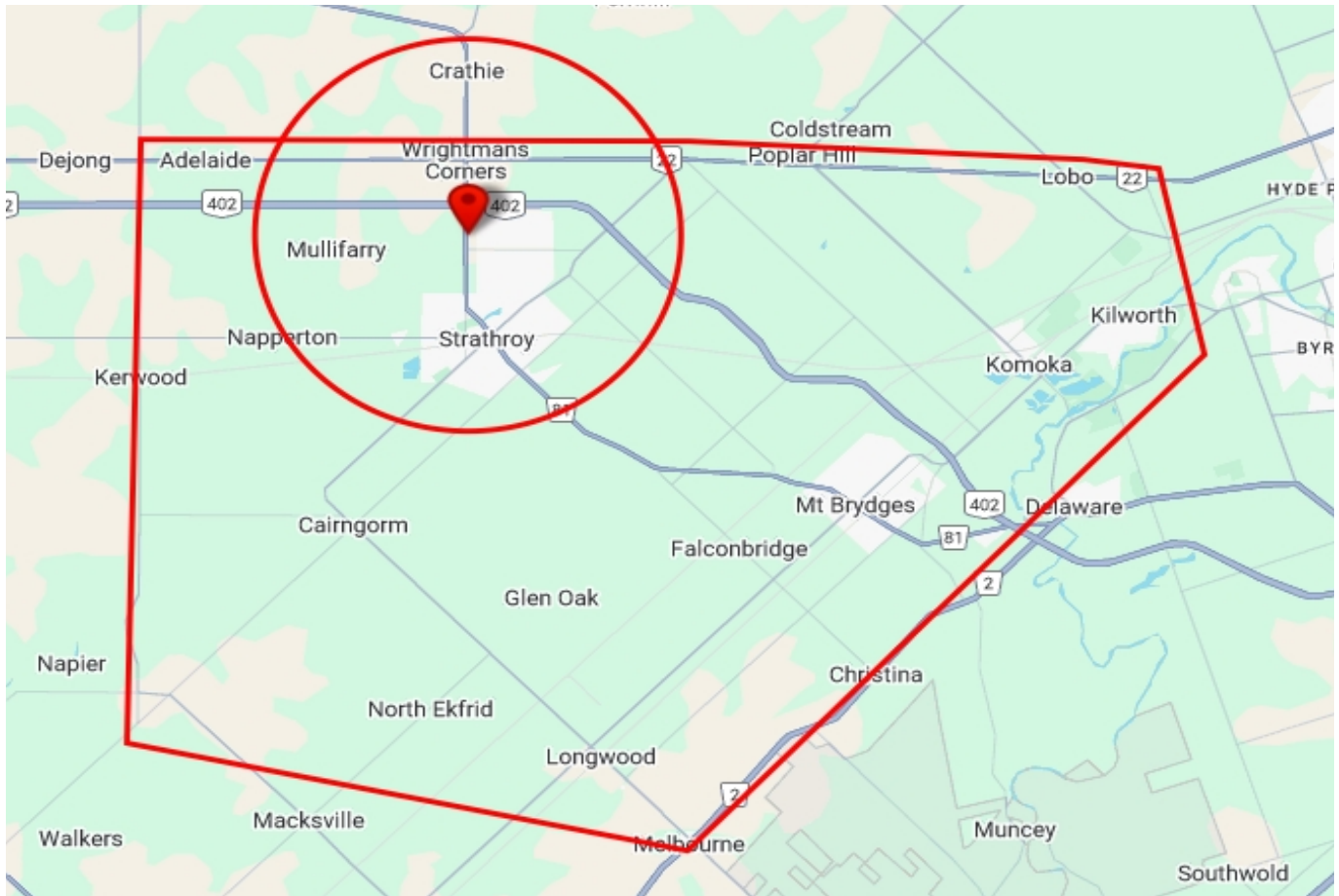
28610 CENTRE ROAD



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DEMOGRAPHICS

28610 CENTRE ROAD



2024 Daytime Population	28610 Centre Rd, Strathroy, ON N7G 3H8 0 - 6 km		Strathroy and Surrounding Area	
		%		%
Total Estimated Population	21,411		38,512	
Total Daytime Population	21,073		34,433	
Daytime Population at Home	10,876	51.6%	19,110	55.5%
0 to 14 years	3,382	16.1%	6,488	18.8%
15 to 64 years	3,566	16.9%	6,037	17.5%
65 years and over	3,927	18.6%	6,585	19.1%
Daytime Population at Work	10,823	51.4%	15,353	44.6%
Work At Usual Place	7,762	36.8%	10,177	29.6%
Work Mobile	1,479	7.0%	1,844	5.4%
Work At Home	1,581	7.5%	3,332	9.7%

DEMOGRAPHICS

28610 CENTRE ROAD

2024 Demographic Snapshot	28610 Centre Rd, Strathroy, ON N7G 3H8 0 - 6 km		Strathroy and Surrounding Area	
		%		%
Total Population				
2019 estimated	18,312		32,460	
2024 estimated	21,411		38,512	
2029 Projected	23,875		42,502	
% Pop. Change (2019-2024)	16.9%		18.6%	
% Pop. Change (2024-2029)	11.5%		10.4%	
2024 Total Population by Age	21,411		38,512	
0 to 4 years	1,065	5.0%	1,989	5.2%
5 to 19 years	3,639	17.0%	6,882	17.9%
20 to 24 years	1,371	6.4%	2,464	6.4%
25 to 34 years	2,889	13.5%	4,830	12.5%
35 to 44 years	2,566	12.0%	4,882	12.7%
45 to 54 years	2,383	11.1%	4,511	11.7%
55 to 64 years	2,743	12.8%	5,031	13.1%
65 to 74 years	2,416	11.3%	4,313	11.2%
75 years & over	2,338	11%	3,610	9%
Median Age	41.7		41.2	
2024 Total Census Families	5,833		10,807	
Average Persons Per Family	3.0		3.0	
Total Couples	4,928	84.5%	9,476	87.7%
Without children at home	2,558	43.9%	4,585	42.4%
With children at home	2,370	40.6%	4,891	45.3%
Lone-parent families	905	15.5%	1,331	12.3%
Children Per Census Family	1.0		1.0	
2024 Educational Attainment (15 years+)	17,649		31,437	
Less than a bachelor degree	15,010	85.0%	25,075	79.8%
Bachelor degree & higher	2,639	15.0%	6,362	20.2%
2024 Households	8,202		14,199	
Persons per household	2.56		2.67	
Average household income	\$ 112,317		\$ 132,133	
2024 Occupied Dwellings	8,202		14,199	
Owned dwellings	6,131	74.7%	11,529	81.2%
Rented dwellings	2,072	25.3%	2,671	18.8%
Dominant building type	Houses		Houses	
Dominant period of construction	1961-1980		1961-1980	