

# PRIME RETAIL FOR LEASE

## 480 HESPELER ROAD



**CAMBRIDGE, ONTARIO**

**AVAILABLE SIZES**  
**UNIT 9/10A 2,000 SF**



**REDWATER**  
CAPITAL

# 480 HESPELER RD | CAMBRIDGE | ON

## PROPERTY SUMMARY

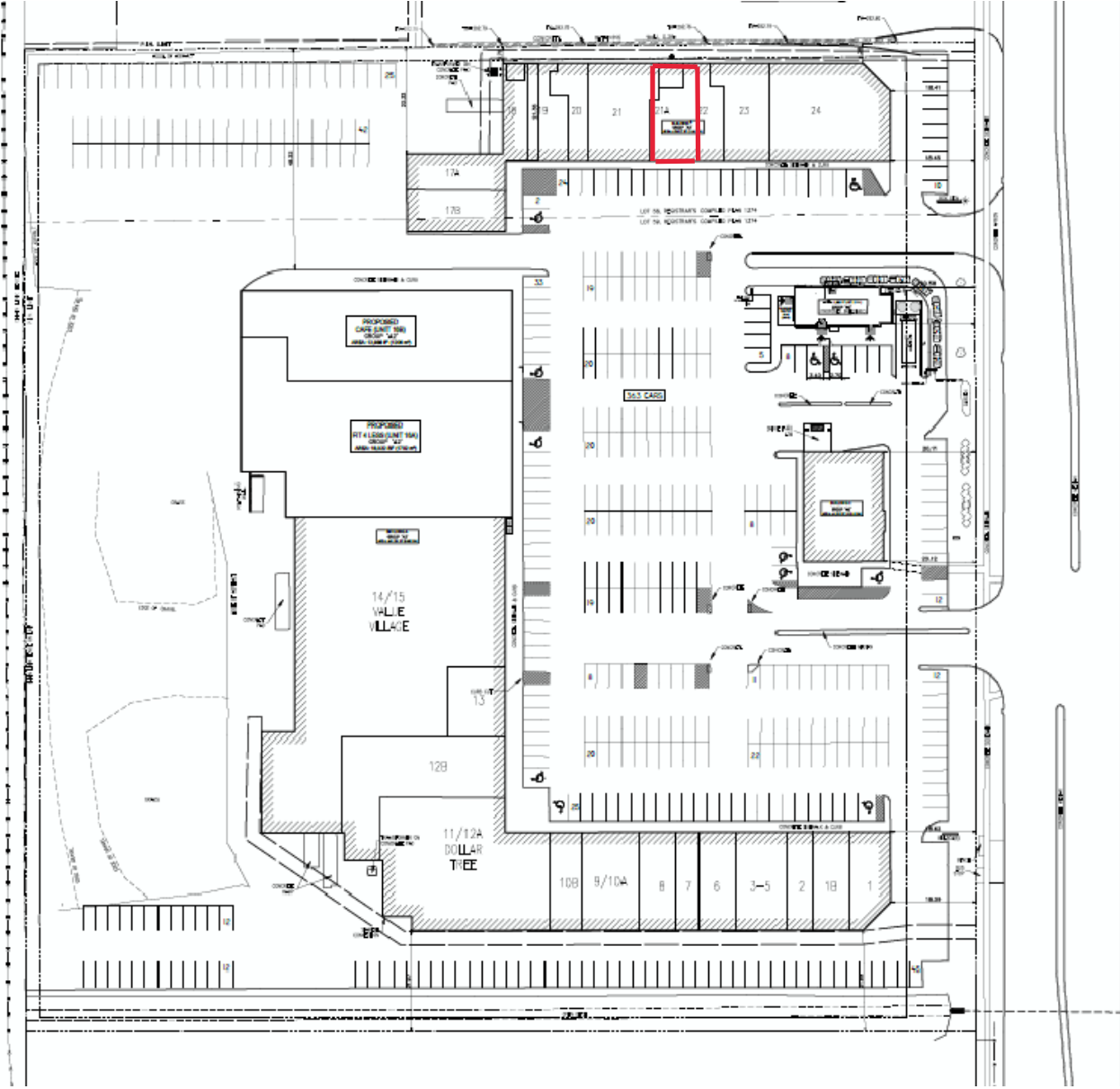
Discover exceptional leasing opportunities at 480 Hespeler Road in Cambridge, Ontario. This prime location offers retailers unparalleled visibility and access to a diverse customer base.

Join Other High-Profile Tenants Such As TD Canada Trust, Rbc, Popeye's Chicken, Subway, M&M Meats, Dollar Tree, And Sleep Country. Excellent Opportunity For Signage And Ample Parking. Located On High Traffic Hespeler Road which has an Average Annual Daily Traffic Of 37,391.

## DETAILS

AVAILABLE SPACE	UNIT 21A
SIZE	1,360 SF
ASKING RATE	\$32.00 PSF NET
ADDITIONAL RENT	\$8.86 (EST 2025)
OCCUPANCY	IMMEDIATE
MINIMUM TERM	TEN (10) YEARS

# SITE PLAN



AVAILABLE SPACE ———

# Demographic Summary Report

## Cambridge Centre 480 Hespeler Rd, Cambridge, ON N1R 6J7

Radius	1 km	2 km	5 km
<b>Population</b>			
2023	2,275	15,563	92,873
2028	2,444	16,622	99,346
2033	2,578	17,512	104,675
Growth 2023 - 2028	7.43%	6.80%	6.97%
Growth 2023 - 2033	13.32%	12.52%	12.71%
<b>2023 Population by Occupation</b>	<b>1,196</b>	<b>7,881</b>	<b>50,910</b>
Art, Culture, Recreation, Sport	14 1.17%	156 1.98%	1,196 2.35%
Business, Finance, Administrative	248 20.74%	1,330 16.88%	7,542 14.81%
Health	70 5.85%	361 4.58%	2,460 4.83%
Management	106 8.86%	708 8.98%	5,385 10.58%
Natural & Applied Sciences	52 4.35%	372 4.72%	3,173 6.23%
Primary Industry	8 0.67%	104 1.32%	556 1.09%
Processing, Manufacturing, Utilities	156 13.04%	1,033 13.11%	5,622 11.04%
Sales & Service	281 23.49%	1,928 24.46%	12,297 24.15%
Social Sci, Educ, Govmt, Religion	56 4.68%	445 5.65%	4,197 8.24%
Trades, Transport, Equip Oper	205 17.14%	1,444 18.32%	8,482 16.66%
<b>Households</b>			
2023	899	5,987	34,714
2028	1,004	6,605	38,283
2033	1,074	7,036	40,762
Growth 2023 - 2028	11.68%	10.32%	10.28%
Growth 2023 - 2033	1.95%	1.75%	1.74%
<b>2023 Households by HH Income</b>	<b>899</b>	<b>5,987</b>	<b>34,714</b>
Income: <\$40,000	190 21.13%	1,298 21.68%	7,298 21.02%
Income: \$40,000 - \$60,000	154 17.13%	1,059 17.69%	5,521 15.90%
\$60,000 - \$80,000	139 15.46%	972 16.24%	4,915 14.16%
\$80,000 - \$100,000	121 13.46%	875 14.61%	4,736 13.64%
\$100,000 - \$150,000	199 22.14%	1,242 20.74%	7,148 20.59%
\$150,000 - \$200,000	70 7.79%	395 6.60%	3,256 9.38%
\$200,000+	24 2.67%	146 2.44%	1,841 5.30%
<b>2023 Average Household Income</b>	<b>\$91,287</b>	<b>\$88,041</b>	<b>\$103,803</b>
<b>2023 Median Household Income</b>	<b>\$74,523</b>	<b>\$72,937</b>	<b>\$78,484</b>
<b>2023 Per Capita Income</b>	<b>\$36,074</b>	<b>\$33,869</b>	<b>\$38,799</b>

FOR MORE INFORMATION  
PLEASE CONTACT



**REDWATER**  
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