

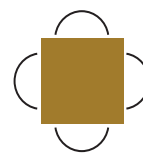
RETAIL SPACE FOR LEASE

180 BAY STREET
SAULT STE. MARIE, 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

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DETAILS

180 BAY STREET

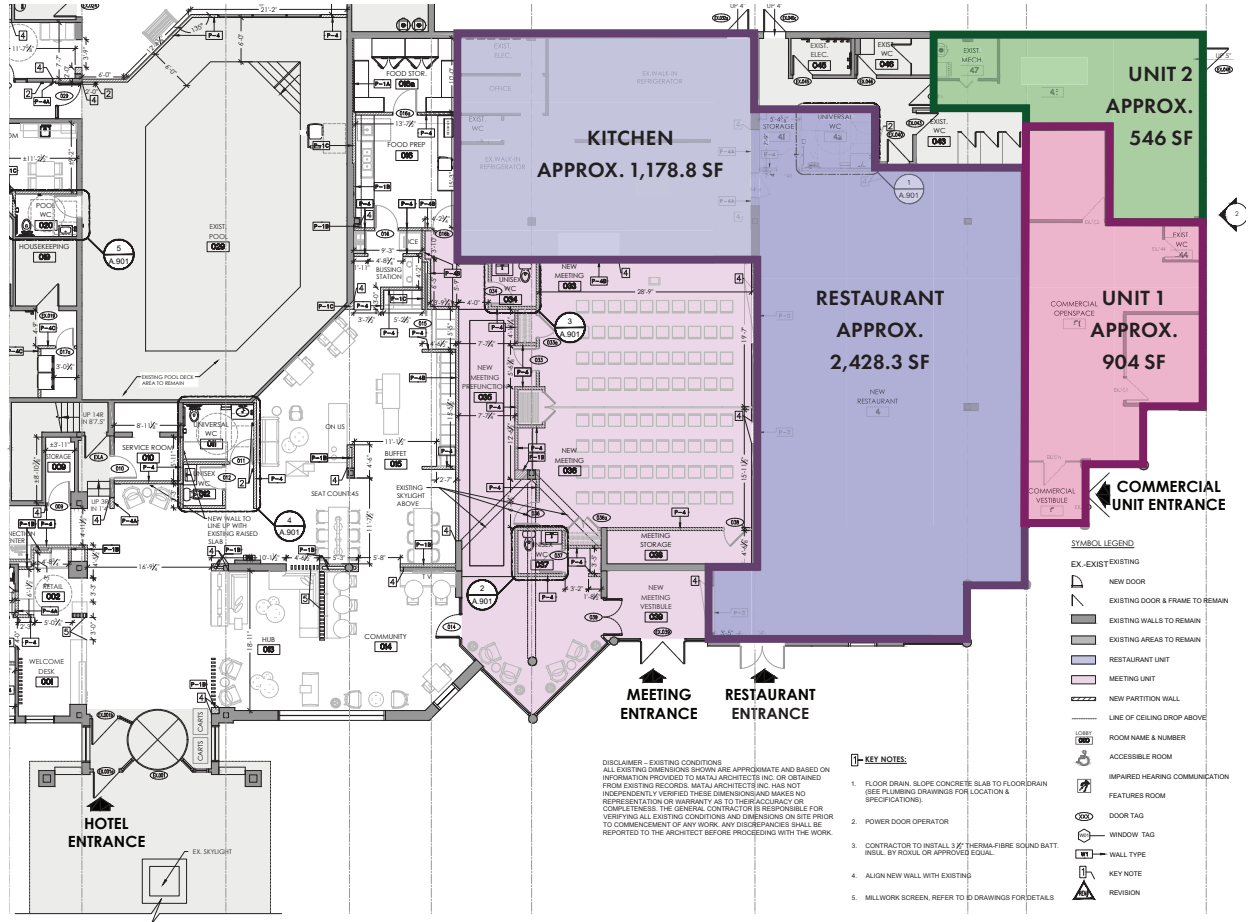


DETAILS

This exceptional leasing opportunity is located at 180 Bay Street in Sault Ste. Marie, offering an immediate and reliable customer base positioned directly alongside The Quality Inn & Suites Bay Front. The strategic location is a major draw, situated just minutes from the Canada-US International Bridge (approximately 1km), making it perfect for capturing cross-border traffic, visitors, and locals alike. The available units are approximately 300 meters from the GFL Memorial Gardens, allowing the businesses to capture significant high-volume traffic from Soo Greyhounds OHL games, concerts, and community events. Furthermore, they also benefit from high visibility within the downtown lodging cluster, drawing potential customers from major nearby hotels such as the Days Inn by Wyndham, Holiday Inn Express and Suites, and Delta Hotels Marriott. The property is centrally located and highly visible, across the street from the Station Mall and near attractions like Gateway Casinos.

FLOOR PLAN

180 BAY STREET



RESTAURANT UNIT	3,606.11 SF
RENT	\$ 24.00 PSF
TMI	\$ 10.00 PSF

UNIT 1	904 SF
RENT	\$ 18.00 PSF
TMI	\$ 10.00 PSF

UNIT 2	546 SF
RENT	\$ 18.00 PSF
TMI	\$ 10.00 PSF

Option to combine units 1 and 2 for 1,450 SF.

DEMOGRAPHICS

180 BAY STREET



2025 Daytime Population	0-3 km		0 - 5 km	
		%		%
Total Estimated Population	27,328		58,300	
Total Daytime Population	35,140		67,384	
Daytime Population at Home	15,362	43.7%	31,663	47.0%
0 to 14 years	3,443	9.8%	7,513	11.1%
15 to 64 years	5,993	17.1%	11,481	17.0%
65 years and over	5,927	16.9%	12,670	18.8%
Daytime Population at Work	19,953	56.8%	36,204	53.7%
Work At Usual Place	15,300	43.5%	27,342	40.6%
Work Mobile	3,123	8.9%	5,504	8.2%
Work At Home	1,530	4.4%	3,358	5.0%

DEMOGRAPHICS

180 BAY STREET

2025 Demographic Snapshot	0-3 km		0 - 5 km	
		%		%
Total Population				
2020 estimated	26,233		55,447	
2025 estimated	27,328		58,300	
2030 Projected	26,823		57,788	
% Pop. Change (2020-2025)	4.2%		5.1%	
% Pop. Change (2025-2030)	-1.8%		-0.9%	
2025 Total Population by Age	27,328		58,300	
0 to 4 years	1,030	3.8%	2,186	3.7%
5 to 19 years	3,638	13.3%	8,172	14.0%
20 to 24 years	1,970	7.2%	4,095	7.0%
25 to 34 years	4,089	15.0%	8,349	14.3%
35 to 44 years	3,288	12.0%	6,931	11.9%
45 to 54 years	2,862	10.5%	6,199	10.6%
55 to 64 years	3,626	13.3%	7,464	12.8%
65 to 74 years	3,626	13.3%	7,586	13.0%
75 years & over	3,199	12%	7,321	13%
Median Age	43.9		44.1	
2025 Total Census Families	6,629		15,000	
Average Persons Per Family	2.7		2.7	
Total Couples	4,921	74.2%	11,615	77.4%
Without children at home	3,022	45.6%	6,803	45.4%
With children at home	1,899	28.6%	4,812	32.1%
Lone-parent families	1,708	25.8%	3,385	22.6%
Children Per Census Family	0.9		0.9	
2025 Educational Attainment (15 years+)	23,476		49,524	
Less than a bachelor degree	18,911	80.6%	38,970	78.7%
Bachelor degree & higher	4,565	19.4%	10,554	21.3%
2025 Households	12,988		26,088	
Persons per household	2.07		2.19	
Average household income	\$ 89,294		\$ 106,051	
2025 Occupied Dwellings	12,988		26,088	
Owned dwellings	7,597	58.5%	16,468	63.1%
Rented dwellings	5,391	41.5%	9,620	36.9%
Dominant building type	Houses		Houses	
Dominant period of construction	Before 1960		1961-1980	

DEMOGRAPHICS

180 BAY STREET

2025 Estimates Visible Minority	0-3 km		0 - 5 km	
		%		%
2025 Household Population by visible minority groups	26,921	%base	57,042	%base
Total visible minority population	1,591	5.9%	3,077	5.4%
Chinese	188	0.7%	392	0.7%
South Asian	708	2.6%	1,186	2.1%
Black	314	1.2%	575	1.0%
Filipino	117	0.4%	216	0.4%
Latin American	114	0.4%	292	0.5%
Southeast Asian	23	0.1%	75	0.1%
Arab	39	0.1%	80	0.1%
West Asian	0	0.0%	81	0.1%
Korean	3	0.0%	63	0.1%
Japanese	0	0.0%	13	0.0%
Visible minority, n.i.e.	70	0.3%	70	0.1%
Multiple visible minorities	15	0.1%	34	0.1%
Not a visible minority	25,330	94.1%	53,966	94.6%

2028 Projections Visible Minority	0-3 km		0 - 5 km	
		%		%
2028 Household Population by visible minority groups	26,456	%base	56,367	%base
Total visible minority population	1,654	6.3%	3,213	5.7%
Chinese	199	0.8%	417	0.7%
South Asian	755	2.9%	1,270	2.3%
Black	316	1.2%	583	1.0%
Filipino	117	0.4%	219	0.4%
Latin American	116	0.4%	300	0.5%
Southeast Asian	24	0.1%	78	0.1%
Arab	39	0.1%	80	0.1%
West Asian	0	0.0%	86	0.2%
Korean	3	0.0%	63	0.1%
Japanese	0	0.0%	14	0.0%
Visible minority, n.i.e.	70	0.3%	70	0.1%
Multiple visible minorities	15	0.1%	34	0.1%
Not a visible minority	24,802	93.7%	53,153	94.3%