

RETAIL SPACE FOR LEASE

2435 APPLEBY LINE, BURLINGTON, ON

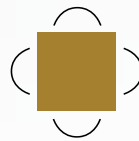


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AVAILABLE UNIT & DETAILS

2435 APPLEBY LINE, BURLINGTON, ON



DETAILS:

Join Winners, Home Sense, Carters Oshkosh, Cora's, Royal Bank, Sport Chek, Dollarama, multiple branded fast food restaurants, the Brick Mattress. Neighbouring retailers include Fortino's, La Fitness, Golf Town, Toys R Us, Walmart and many other national brands. An opportunity to join a strong retail plaza with many branded tenants. Space is a fabulous end unit.

Over 32,000 persons in 2 kms with a household income over \$177,000.

AVAILABLE UNIT:

UNIT D01: 4,487 SF

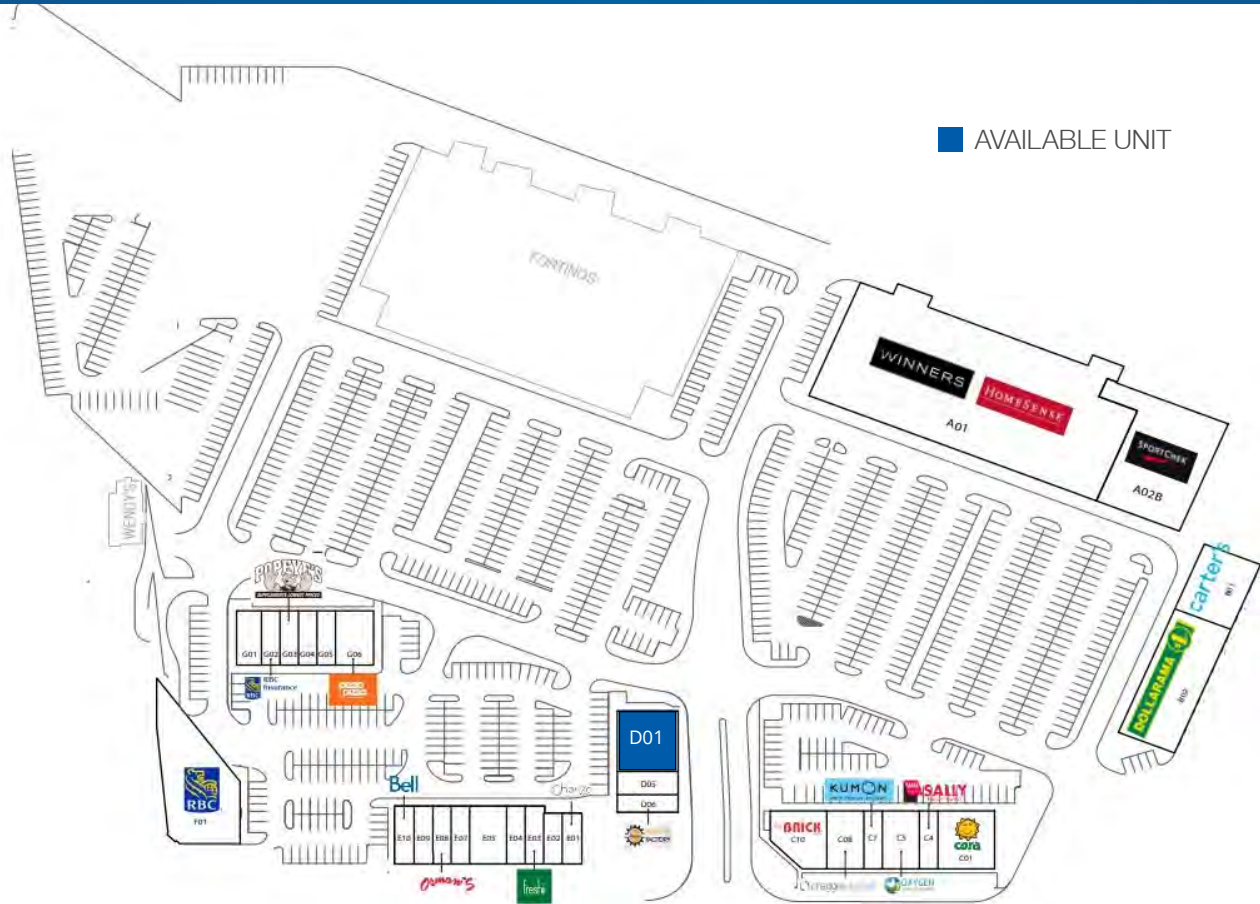
RENT: \$35 net pa

TMI: \$13.51

FLOOR PLAN

2435 APPLEBY LINE, BURLINGTON, ON

■ AVAILABLE UNIT



TENANT

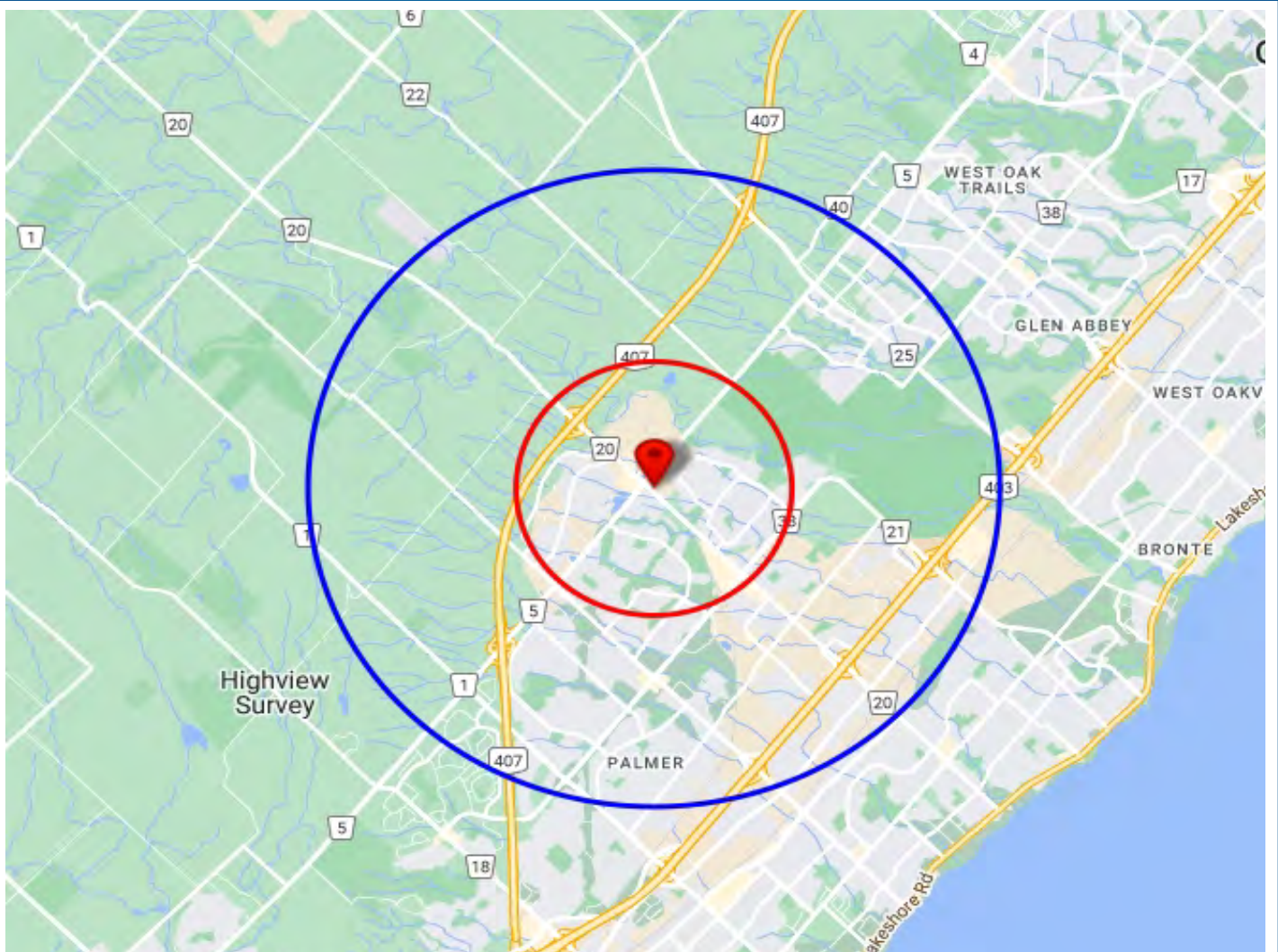
A01 - Winners	47,842 SF
B01 - Carter's OshKosh	5,205 SF
C01 - Cora's Breakfast & Lunch	4,128 SF
D01 - Available	4,487 SF
E01 - Chorizo	1,293 SF
F01 - Royal Bank	6,021 SF
G01 - Nova Cannabis	1,665 SF
A02B - Sport Chek	15,250 SF
B02 - Dollarama	10,599 SF
E02 - The Barber's Mark	1,231 SF
G02 - RBC Insurance	1,198 SF
E03 - Freshii	1,406 SF
G03 - Popeye's Supplements	1,313 SF
C04 - Sally Beauty	1,401 SF
E04 - JF Chen Chinese Food	1,398 SF

TENANT

G04 - JT Spa & Nails	1,312 SF
C05 - Oxygen Yoga & Fitness	2,806 SF
D05 - Teo Hair & Body Works	1,841 SF
E05 - Healing Path Chiro	2,832 SF
G05 - Heritage Way Medical Spa	1,309 SF
D06 - Burger Factory (formerly Hero)	1,383 SF
G06 - Pizza Pizza	1,618 SF
C07 - Kumon Math & Reading	1,398 SF
E07 - Iris Optical	1,400 SF
G07 - Havana Castle Cigars	932 SF
C08 - Chagger Dental Burlington	2,599 SF
E08 - Osmow's	1,291 SF
E09 - WingsUp	1,313 SF
C10 - The Brick Mattress	3,690 SF
E10 - Bell	1,312 SF

TRADE AREA MAP & DAYTIME POPULATION

2435 APPLEBY LINE, BURLINGTON, ON



2022 Daytime Population	2435 Appleby Line, Burlington, ON L7R 3X4 0 - 2 km		2435 Appleby Line, Burlington, ON L7R 3X4 0 - 5 km	
		%		%
Total Estimated Population	34,674		94,210	
Total Daytime Population	28,936		84,265	
Daytime Population at Home	15,542	53.7%	40,629	48.2%
0 to 14 years	7,833	27.1%	18,114	21.5%
15 to 64 years	5,196	18.0%	13,600	16.1%
65 years and over	2,513	8.7%	8,915	10.6%
Daytime Population at Work	13,395	46.3%	43,636	51.8%
Work At Usual Place	8,672	30.0%	29,725	35.3%
Work Mobile	1,794	6.2%	5,919	7.0%
Work At Home	2,929	10.1%	7,993	9.5%

DEMOGRAPHICS

2435 APPLEBY LINE, BURLINGTON, ON

2022 Demographic Snapshot	2435 Appleby Line, Burlington, ON L7R 3X4 0 - 2 km		2435 Appleby Line, Burlington, ON L7R 3X4 0 - 5 km	
		%		%
Total Population				
2017 estimated	32,489		88,583	
2022 estimated	34,674		94,210	
2027 Projected	37,481		103,089	
% Pop. Change (2017-2022)	6.7%		6.4%	
% Pop. Change (2022-2027)	8.1%		9.4%	
2022 Total Population by Age	34,674		94,210	
0 to 4 years	2,132	6.1%	5,016	5.3%
5 to 19 years	8,637	24.9%	20,220	21.5%
20 to 24 years	2,061	5.9%	5,783	6.1%
25 to 34 years	3,561	10.3%	11,091	11.8%
35 to 44 years	5,600	16.2%	13,848	14.7%
45 to 54 years	5,906	17.0%	14,746	15.7%
55 to 64 years	3,294	9.5%	10,982	11.7%
65 to 74 years	2,016	5.8%	7,078	7.5%
75 years & over	1,466	4%	5,446	6%
Median Age	36.9		38.9	
2022 Total Census Families	9,247		25,168	
Average Persons Per Family	3.4		3.3	
Total Couples	8,325	90.0%	22,131	87.9%
Without children at home	2,537	27.4%	7,433	29.5%
With children at home	5,787	62.6%	14,698	58.4%
Lone-parent families	922	10.0%	3,037	12.1%
Children Per Census Family	1.4		1.3	
2022 Educational Attainment (15 years+)	27,075		74,989	
Less than a bachelor degree	15,313	56.6%	44,887	59.9%
Bachelor degree & higher	11,762	43.4%	30,103	40.1%
2022 Households	11,020		30,988	
Persons per household	3.17		3.00	
Average household income	\$ 177,358		\$ 165,312	
2022 Occupied Dwellings	11,020		30,988	
Owned dwellings	9,962	90.4%	27,451	88.6%
Rented dwellings	1,058	9.6%	3,537	11.4%
Dominant building type	Houses		Houses	
Dominant period of construction	2001-2005		2001-2005	