

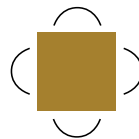
# RETAIL SPACE FOR LEASE

45 ORMOND STREET NORTH,  
THOROLD, 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

14 Bigwood Court, Toronto, ON M1H 1Z9 | (905) 477-3000

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# AREA & UNIT DETAILS

## 45 ORMOND STREET NORTH



### AREA & UNIT DETAILS:

- Great opportunity in a beautiful plaza, inline unit in Pizza Pizza anchored plaza.
- Great exposure, signage opportunities and parking.
- Directly beside Thorold Arena, and across the street from Thorold Secondary School, the Thorold Public Library and close to Tim Hortons.
- 2,370 sq.ft.
- Available Immediately

**ASKING RENT:** \$18.00 psf pa net

**TAXES:** \$8.50 psf (2026 Estimate)

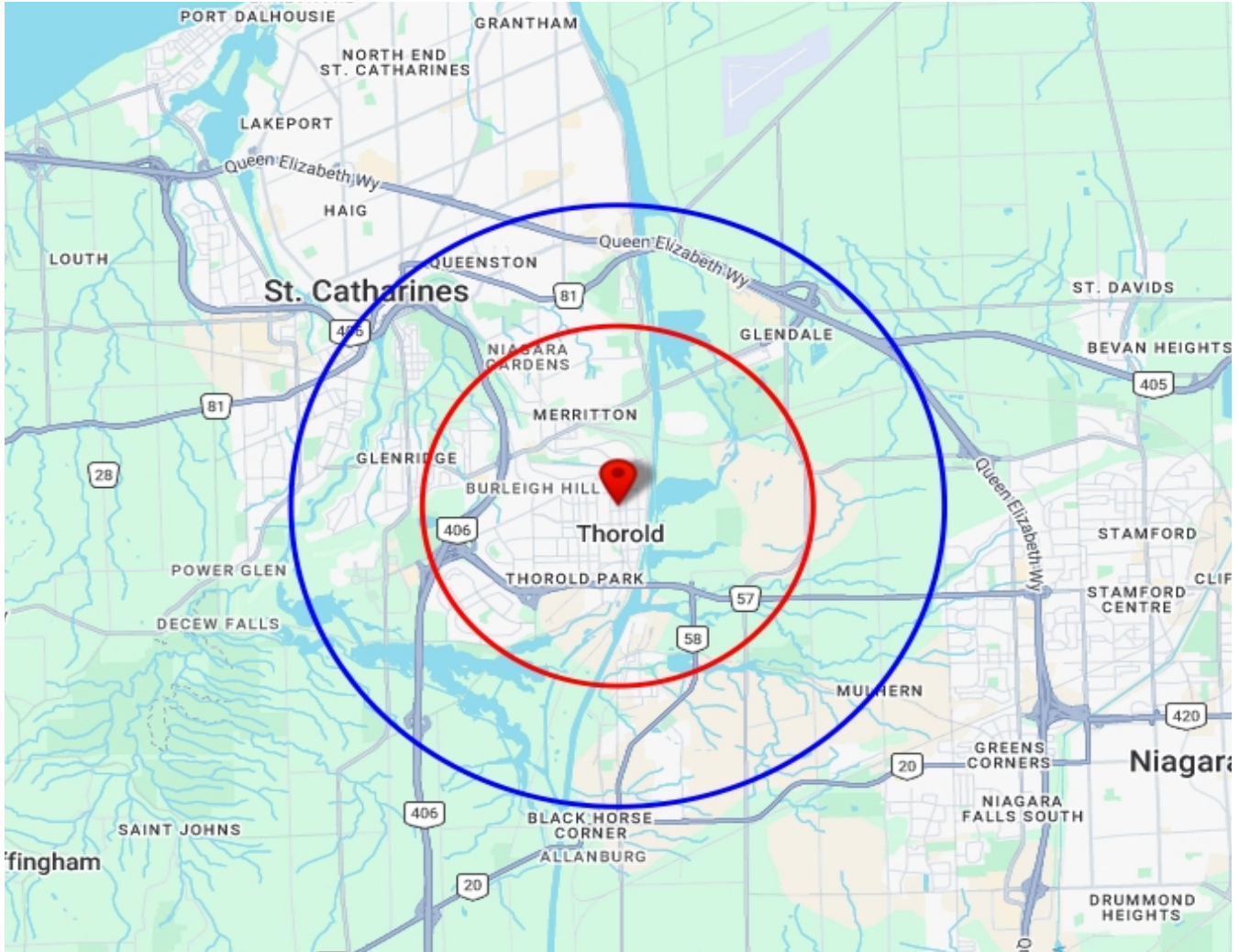
# SITE PLAN

## 45 ORMOND STREET NORTH



# TRADE AREA MAP

## 45 ORMOND STREET NORTH



2025 Daytime Population	North, 45 Ormond St N, Thorold, ON L2V 1Y9 0 - 3 km		North, 45 Ormond St N, Thorold, ON L2V 1Y9 0 - 5 km	
		%		%
<b>Total Estimated Population</b>	<b>31,819</b>		<b>66,579</b>	
<b>Total Daytime Population</b>	<b>33,168</b>		<b>63,183</b>	
Daytime Population at Home	15,557	46.9%	33,391	52.8%
0 to 14 years	4,429	13.4%	9,559	15.1%
15 to 64 years	6,046	18.2%	13,210	20.9%
65 years and over	5,082	15.3%	10,621	16.8%
Daytime Population at Work	17,668	53.3%	30,183	47.8%
Work At Usual Place	12,271	37.0%	20,851	33.0%
Work Mobile	3,079	9.3%	4,550	7.2%
Work At Home	2,318	7.0%	4,781	7.6%

# DEMOGRAPHICS SNAPSHOT

## 45 ORMOND STREET NORTH

2025 Demographic Snapshot	North, 45 Ormond St N, Thorold, ON L2V 1Y9 0 - 3 km		North, 45 Ormond St N, Thorold, ON L2V 1Y9 0 - 5 km	
		%		%
<b>Total Population</b>				
2020 estimated	28,929		58,568	
2025 estimated	31,819		66,579	
2030 Projected	33,910		72,371	
% Pop. Change (2020-2025)	10.0%		13.7%	
% Pop. Change (2025-2030)	6.6%		8.7%	
<b>2025 Total Population by Age</b>	<b>31,819</b>		<b>66,579</b>	
0 to 4 years	1,496	4.7%	3,159	4.7%
5 to 19 years	4,589	14.4%	9,860	14.8%
20 to 24 years	2,650	8.3%	5,428	8.2%
25 to 34 years	5,973	18.8%	12,191	18.3%
35 to 44 years	3,904	12.3%	8,472	12.7%
45 to 54 years	3,374	10.6%	7,136	10.7%
55 to 64 years	3,928	12.3%	8,065	12.1%
65 to 74 years	3,308	10.4%	6,815	10.2%
75 years & over	2,597	8%	5,454	8%
<b>Median Age</b>	37.7		37.8	
<b>2025 Total Census Families</b>	<b>8,105</b>		<b>16,525</b>	
Average Persons Per Family	3.0		3.0	
Total Couples	6,382	78.7%	12,873	77.9%
Without children at home	3,184	39.3%	6,524	39.5%
With children at home	3,198	39.5%	6,348	38.4%
Lone-parent families	1,724	21.3%	3,653	22.1%
Children Per Census Family	1.1		1.1	
<b>2025 Educational Attainment (15 years+)</b>	<b>27,153</b>		<b>56,189</b>	
Less than a bachelor degree	21,504	79.2%	42,998	76.5%
Bachelor degree & higher	5,649	20.8%	13,191	23.5%
<b>2025 Households</b>	<b>12,827</b>		<b>26,740</b>	
Persons per household	2.46		2.46	
Average household income	\$ 102,923		\$ 105,065	
<b>2025 Occupied Dwellings</b>	<b>12,827</b>		<b>26,740</b>	
Owned dwellings	8,243	64.3%	16,702	62.5%
Rented dwellings	4,584	35.7%	10,039	37.5%
Dominant building type	Houses		Houses	
Dominant period of construction	Before 1960		Before 1960	

# DEMOGRAPHICS

## 45 ORMOND STREET NORTH

2025 Estimates Visible Minority	North, 45 Ormond St N, Thorold, ON L2V 1Y9 0 - 3 km		North, 45 Ormond St N, Thorold, ON L2V 1Y9 0 - 5 km	
		%		%
<b>2025 Household Population by visible minority groups</b>	<b>31,604</b>	<b>%base</b>	<b>65,750</b>	<b>%base</b>
Total visible minority population	5,590	17.7%	14,750	22.4%
Chinese	897	2.8%	1,989	3.0%
South Asian	1,237	3.9%	3,137	4.8%
Black	1,430	4.5%	3,576	5.4%
Filipino	360	1.1%	1,365	2.1%
Latin American	493	1.6%	1,464	2.2%
Southeast Asian	196	0.6%	705	1.1%
Arab	241	0.8%	825	1.3%
West Asian	146	0.5%	300	0.5%
Korean	140	0.4%	273	0.4%
Japanese	53	0.2%	137	0.2%
Visible minority, n.i.e.	173	0.5%	327	0.5%
Multiple visible minorities	224	0.7%	654	1.0%
Not a visible minority	26,014	82.3%	51,000	77.6%

2028 Projections Visible Minority	North, 45 Ormond St N, Thorold, ON L2V 1Y9 0 - 3 km		North, 45 Ormond St N, Thorold, ON L2V 1Y9 0 - 5 km	
		%		%
<b>2028 Household Population by visible minority groups</b>	<b>32,820</b>	<b>%base</b>	<b>69,165</b>	<b>%base</b>
Total visible minority population	6,230	19.0%	16,491	23.8%
Chinese	989	3.0%	2,179	3.2%
South Asian	1,456	4.4%	3,672	5.3%
Black	1,566	4.8%	3,947	5.7%
Filipino	396	1.2%	1,515	2.2%
Latin American	551	1.7%	1,652	2.4%
Southeast Asian	213	0.6%	778	1.1%
Arab	263	0.8%	906	1.3%
West Asian	156	0.5%	329	0.5%
Korean	155	0.5%	307	0.4%
Japanese	58	0.2%	143	0.2%
Visible minority, n.i.e.	180	0.5%	350	0.5%
Multiple visible minorities	247	0.8%	714	1.0%
Not a visible minority	26,590	81.0%	52,674	76.2%