

**NEW DEVELOPMENT  
ONLY PLAZA IN AREA!**



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## **SOUTHWEST CORNER OF GEORGE REYNOLD DRIVE AND TRULLS ROAD, COURTICE**



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- ◆ New retail plaza development (zoning, p.2)
- ◆ No other retailers within 10-minutes' walking distance
- ◆ Surrounded by middle class residential (demographics, p.3)
- ◆ Total 5,380 square feet, will demise (site plan, p.4)
- ◆ Playground at back, landscaped front, 22 parking
- ◆ Developer can build to suit retailer specifications
- ◆ Possession: TBD      Net & Additional Rent: TBD



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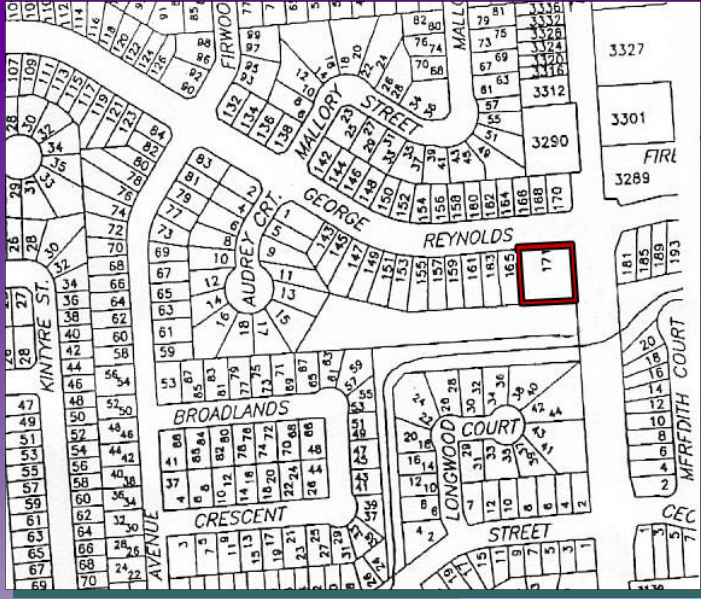
## Zoned: C2-2

Neighbourhood Commercial Exception Zone

- ✦ Day nursery
- ✦ Medical or dental clinic
- ✦ Convenience store
- ✦ Dry cleaners distribution centre
- ✦ Business, professional or administration office
- ✦ Laundry; coin-operated
- ✦ Private club
- ✦ Service shop; personal
- ✦ Retail commercial establishment



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## Demographics (source: Teranet Geowarehouse)

- \* Between Mar. 31/09 & Jan. 15/10, 47 homes sold between \$170,000 (226 m<sup>2</sup>) and \$334,500 (384 m<sup>2</sup>)
- \* \$343 to \$960 per square meter
- \* Dominant Group: affluent families
- \* FSA (area) Population: 24,148
- \* FSA (area) No. of Homes: 7,849
- \* Gender Mix: 49.2% male, 50.8% female

- \* Married (49.2%), Single (31.2%), Sep/Divorced (14.8%)
- \* Age Distribution:
 

30-44	22.2%	10-14	09.9%
00-09	14.8%	15-19	08.6%
20-29	14.8%	75+	07.5%
45-54	14.8%	55-64	07.4%

- \* House type: single detached (79%)
- \* Avg No. rooms/house: 7.64, avg. bedrooms 3.19
- \* Avg Home Age: 11-25 (58%), <=10 (32%)
- \* FSA Average Household Income: \$94,106
- \* Gray Collar (54%), White Collar (25%), Blue Collar (21%)
- \* Culture Dominance:

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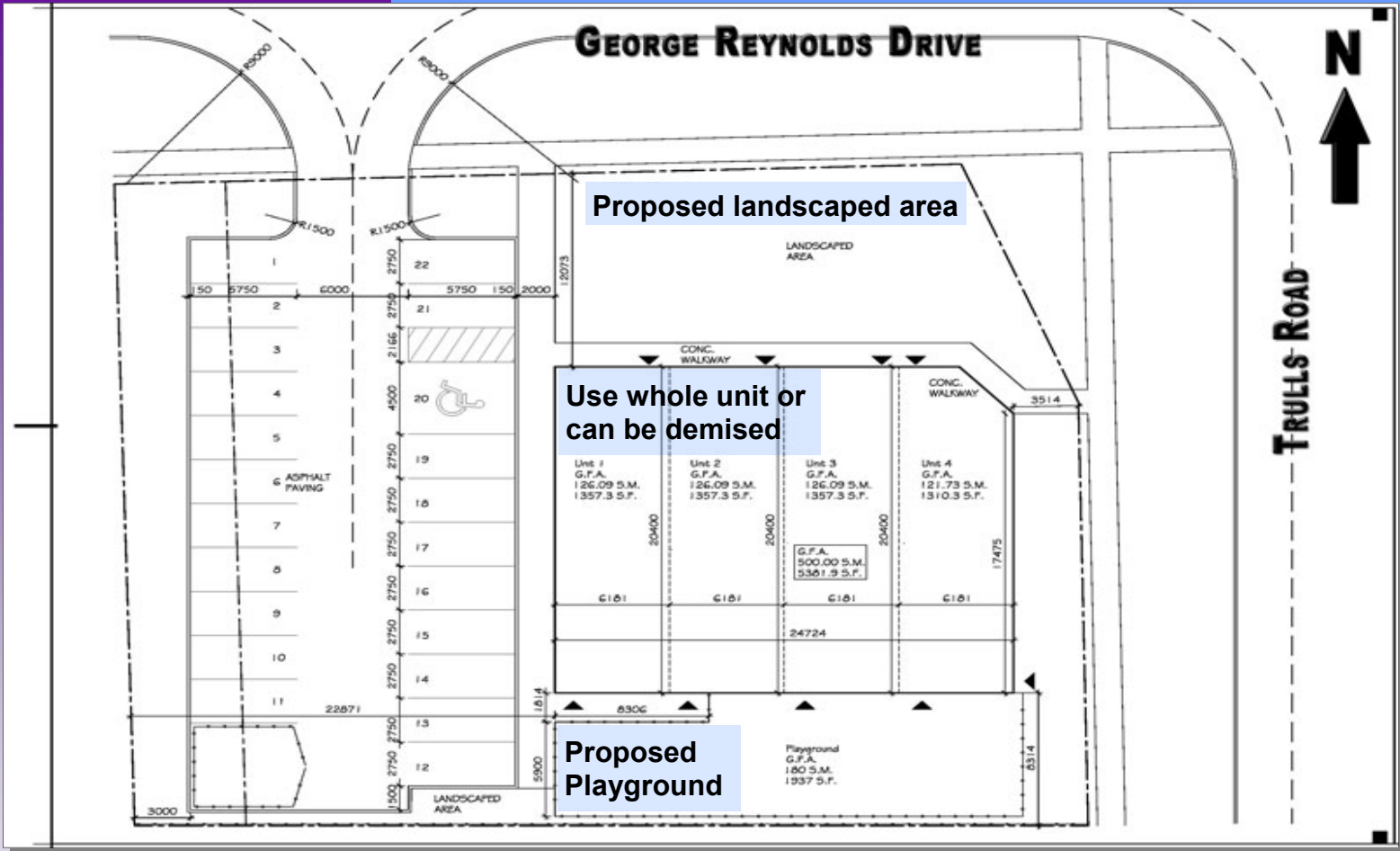
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Rank	Languages	Ethnicity	Religion
1	English 98%	Canadian 25%	Roman Catholic 34%
2	French 1%	English 19%	United Church 18%
3	Polish 1%	Scottish 10%	No Religion 18%
4	n/a	Irish 9%	Anglican 9%
5	n/a	French 4%	Protestant, n.i.e. 3%

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