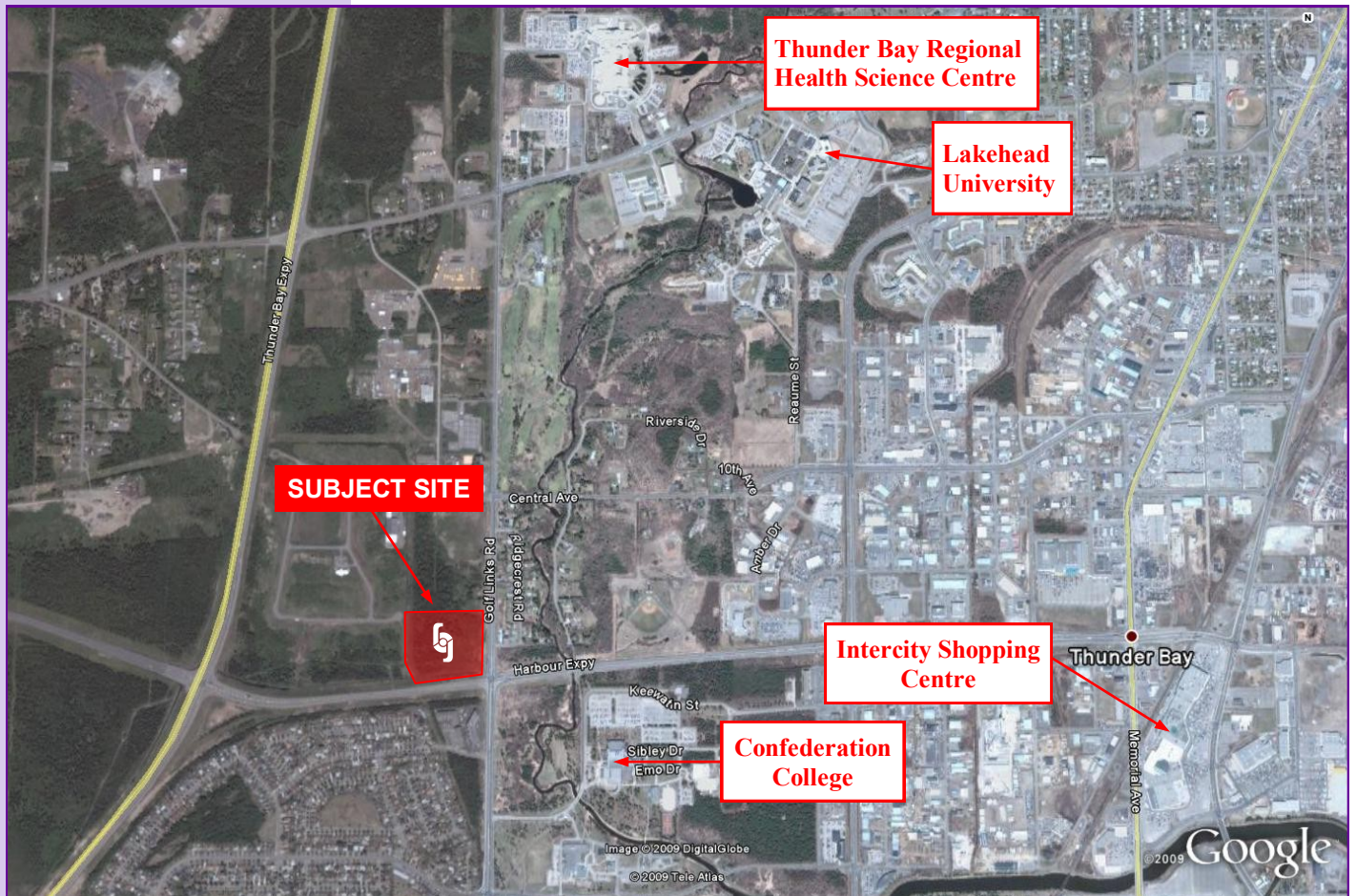


GOLF LINKS ROAD & HARBOUR EXPRESSWAY THUNDER BAY Prime Retail Opportunity

FOR LEASE



For more information, please contact:

Avi Behar
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416.636.8898 ext. 227
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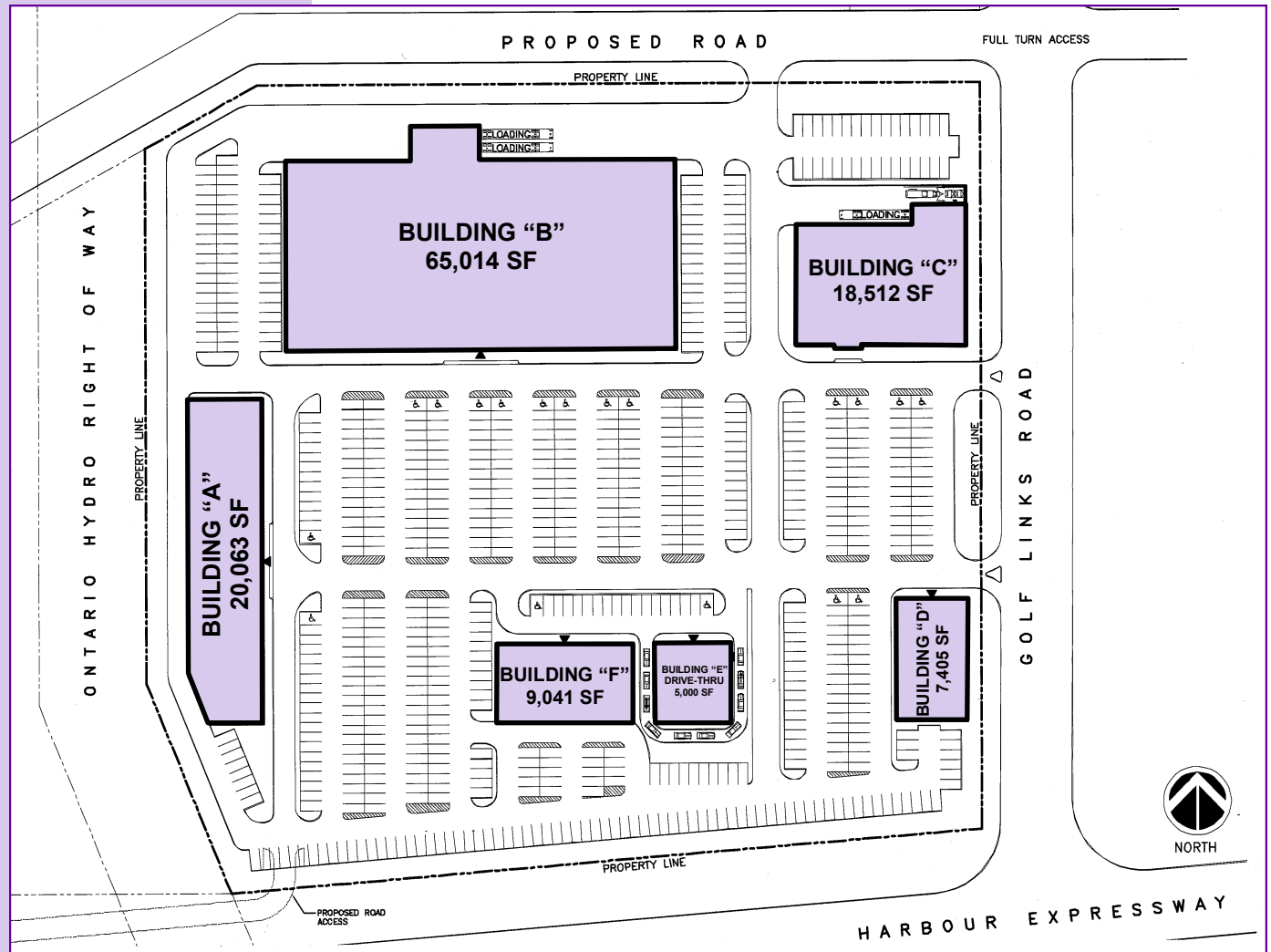
- Highly accessible. Located just off Harbour Expressway Exit on Thunder Bay Expressway
- Prominently situated at the northwest corner of Harbour Expressway and Golf Links Road - intersection of 2 major arterial routes
- Centrally situated as a Primary Gateway between north and south residential nodes of Thunder Bay
- Adjacent to Lakehead University and Confederation College and in close proximity to Thunder Bay Regional Health Science Centre
- Highest income demographics in the Thunder Bay market - 42,000 households within 10 minutes drive
- Subject property offers superb exposure to large volumes of traffic passing in both directions
- Traffic counts
- Retail formats customized to suite user requirements
- Up to 150,000 square feet available
- Rents and Timing: TBD

Developed by:
Millenium
ACQUISITIONS INC.

GOLF LINKS ROAD & HARBOUR EXPRESSWAY THUNDER BAY

Prime Retail Opportunity

FOR LEASE



Projections - 2009 (0-10 min drive time%)

Total Population = 110,000

Average Age = 40.6

Total Households = 42,000

Average Household Size = 2.3

Households with Children = 27,000

Average Household Income = \$57,912

Disposable Income per Household = \$36,171

Traffic counts at intersection: 35,369 cars daily (including ramp volume)

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