

# 235 STARWOOD DRIVE, #5, GUELPH

RETAIL/COMMERCIAL SPACE FOR LEASE



**1,299 SQUARE FEET**

Located at the northeast corner of Starwood Drive and Grange Road

## INQUIRIES

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## PROPERTY DETAILS

Size: 1,299 square feet  
Net Rent: \$22.00 per square foot  
TMI: \$10.29 per square foot (est.)  
Occupancy: Immediate

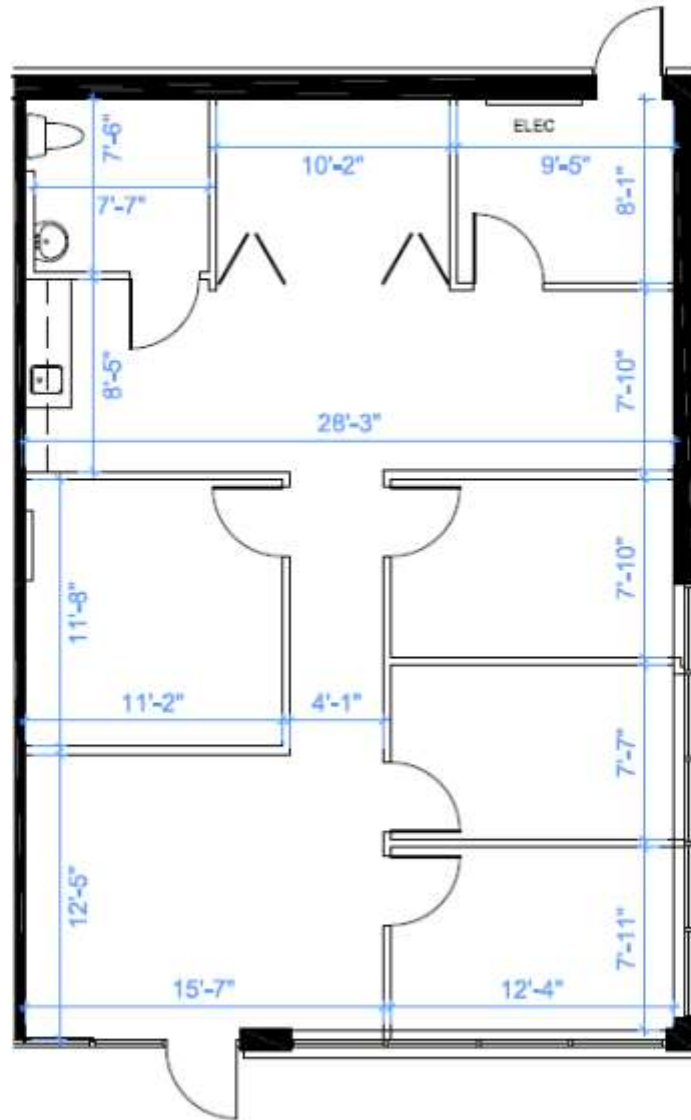


- Half of a pad opportunity in a growing neighborhood plaza
- Located at the northeast corner of Starwood Drive and Grange Road
- Steps to public transit
- Prominent signage opportunity
- Ideal for a variety of retail/commercial/services uses, including medical and financial



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RENTABLE AREA = 1,299 S.F.

ABOVE INFORMATION ESTABLISHED ACCORDING TO THE BOMA/SIOR INDUSTRIAL STANDARD ANS/ BOMA Z85.2 2012 - METHOD A

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<i>Demographics - 2017 Estimate</i>	<i>1 km</i>	<i>3 km</i>	<i>5 km</i>
Total Population	10,109	31,731	68,302
Daytime Population	6,660	27,870	87,285
Total Households	3,590	12,662	29,656
Household Average Income	\$110,930	\$96,054	\$93,324

Source: Environics Analytics © 2017

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