

600 Harbour Expressway, Thunder Bay, ON



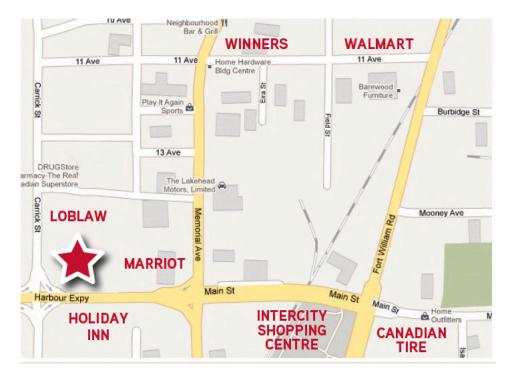


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Site Features

600 Harbour Expressway, Thunder Bay, ON



Available Units

Unit 2: 1,313 Square Feet Unit 4: 3,000 Square Feet

PRME RETAIL OPPORTUNITY

QUICK STARTS:

TYPE: Grocery & Hotel Anchored Strip G.L.A. : 12,000 sf

PROPERTY OVERVIEW:

Located on Harbour Expressway at Memorial Avenue, this Centre is situated at the highest traffic intersection in the City and shadow anchored by a 5-storey Marriot Towne Place Suites Hotel and 140,000 square foot Real Canadian Superstore.

BENEFITS:

- Located in the dominant Intercity node which encompasses close to 2 million square feet of retail
- Close proximity to the Intercity Regional Shopping

Centre, Wal-Mart, Thunder Centre and Cineplex Theatre - all within two city blocks of this Centre

• Signalized access from Harbour Expressway, with an additional All-Turns access from Memorial Avenue

- Pylon signage available on Harbour Expressway
- The Centre offers excellent visibility from both Memorial Avenue and Harbour Expressway, and is exposed to more than 51,000 vehicles per day
- In-line units in close proximity to the new Marriot Hotel

END CAP & UNITS AVAILABLE:

- Unit 2 approximately 1,313 sf
- Unit 4 approximately 3,000 sf
- Taxes estimated @ 8.71sf + Operating Costs Estimated @ \$4.85sf

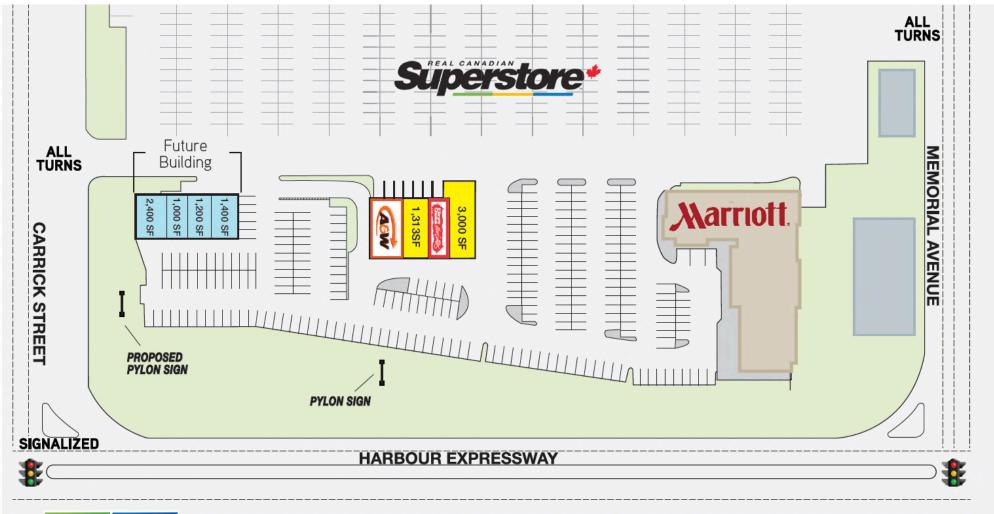


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Site Plan

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Demographics

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\$ Average Household Income atom Trade Area (2 am Radus) \$67,956	Verage Age Within Trace Ama (3 km Radus) 42	DEMOGRAPHIC SNAPSHOT		
	2K Penale		ЗК	5К
Average Household Income - Trade Area () km Radiua) -	ి ¹⁸ లో	Total Population	23,642	69,030
		Households	10,610	30,452
Total Population + 3km		Average Age	42.3	43.4
25.0k 20.0k 15.0k		Average Household Income	67,955	75,663
2 10.0k 5.0k 0.0 2004 2006 2010 2012 2014	2016 2018 2020 2022 2024 2026	Retail Landscape (Trade Area)		
Criteria 2006 2011 2016 2017 2018 2011	Year	Personal Care - 110 (43.5%) Restaurants - 1	33 (32.8%) Financial Services - 41 (16.2%)	Cafes - 18 (7.1%) Bars - 1 (0.4%)



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