

# FOR LEASE

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

# Site Plan

600 Harbour Expressway, Thunder Bay, ON



# Demographics

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## DEMOGRAPHIC SNAPSHOT

	3K	5K
Total Population	23,642	69,030
Households	10,610	30,452
Average Age	42.3	43.4
Average Household Income	67,955	75,663

**Retail Landscape (Trade Area)**

- Personal Care - 110 (43.5%)
- Restaurants - 83 (32.8%)
- Financial Services - 41 (16.2%)
- Cafes - 18 (7.1%)
- Bars - 1 (0.4%)