



RETAIL SPACE FOR LEASE

4415 Fairview St., Burlington, Ontario

Seeking lead tenant for 18 acres of prime retail/office space.

John Amos

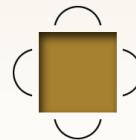
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Goudy Real Estate Corp.
Real Estate Brokerage
Commercial Real Estate Sales & Leasing

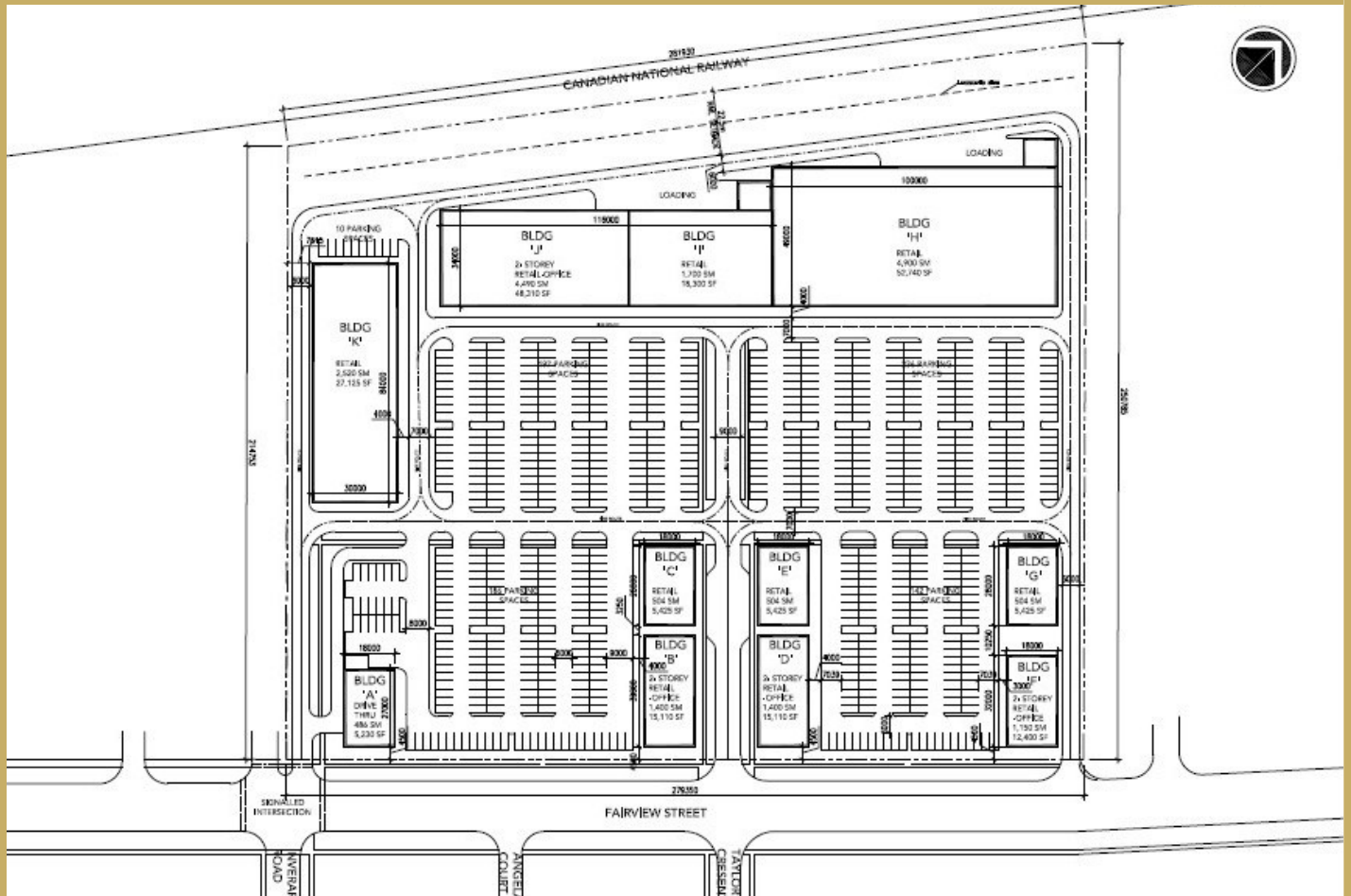
505 Hood Rd., Unit 20, Markham, ON L3R 5V6 | (905) 477-3000

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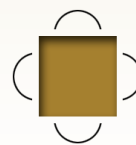
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4415 Fairview St., Burlington, ON

Site Plan



- Build to suit opportunities.
- 2012 estimated population of 47,086 within 3 km trade area
- Traffic counts on Fairview 20,317 per day and 25,159 per day on Appleby.
- Average household income within the 3km trade area is estimated to be \$109,776



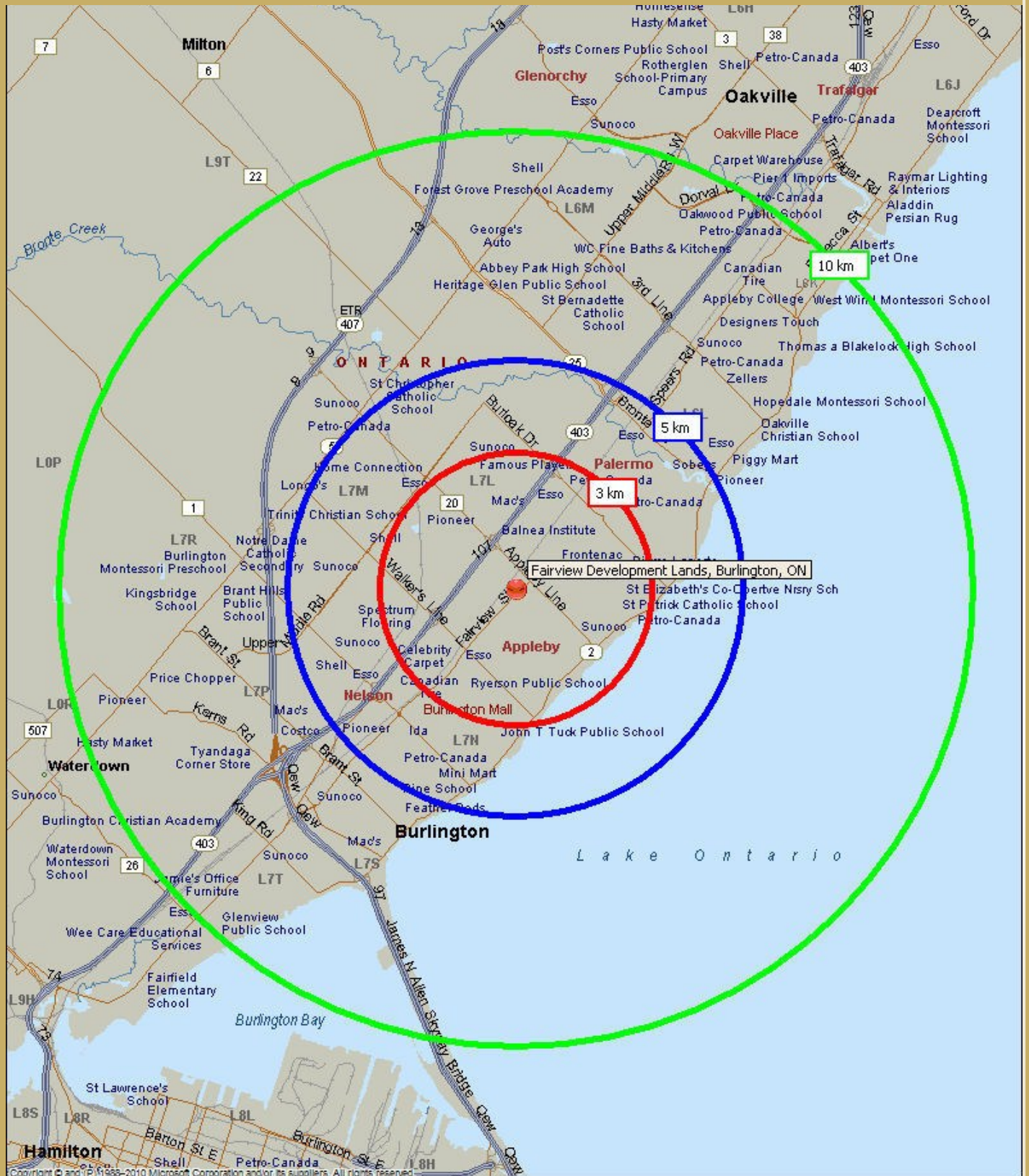
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4415 Fairview St., Burlington, ON

Trade Area Map



4415 Fairview St., Burlington, ON

Demographics

2012 Demographic Snapshot	Fairview Development Lands, Burlington, ON 3 kilometer ring		Fairview Development Lands, Burlington, ON 5 kilometer ring		Fairview Development Lands, Burlington, ON 10 kilometer ring	
		%		%		%
Total Population						
2007 estimated	42,696		112,551		249,283	
2012 estimated	47,086		121,822		275,532	
2017 projected	50,794		129,127		293,766	
% Pop. Change (2007-2012)	10.3%		8.2%		10.5%	
% Pop. Change (2012-2017)	7.9%		6.0%		6.6%	
2012 Total Population by Age	47,086	%base	121,822	%base	275,532	%base
0 to 4 years	2,330	4.9%	6,404	5.3%	14,556	5.3%
5 to 19 years	8,517	18.1%	23,340	19.2%	53,443	19.4%
20 to 24 years	2,827	6.0%	7,488	6.1%	17,326	6.3%
25 to 34 years	5,202	11.0%	13,346	11.0%	29,942	10.9%
35 to 44 years	7,061	15.0%	18,696	15.3%	41,996	15.2%
45 to 54 years	7,423	15.8%	19,935	16.4%	45,561	16.5%
55 to 64 years	5,327	11.3%	13,814	11.3%	30,947	11.2%
65 to 74 years	4,207	8.9%	9,913	8.1%	21,881	7.9%
75 years & over	4,192	9%	8,886	7%	19,880	7%
Median Age	41.9		40.9		40.7	
2012 Total Census Families	13,166	%base	34,250	%base	77,139	%base
Average Persons Per Family	3.0		3.1		3.1	
Total Couples	11,298	85.8%	29,897	87.3%	67,363	87.3%
Without children at home	4,930	37.4%	12,185	35.6%	26,821	34.8%
With children at home	6,368	48.4%	17,712	51.7%	40,541	52.6%
Lone-parent families	1,868	14.2%	4,354	12.7%	9,776	12.7%
Children Per Census Family	1.1		1.2		1.2	
2012 Educational Attainment (15 years+)	37,723	%base	98,395	%base	223,088	%base
Less than a bachelor degree	26,798	71.0%	68,664	69.8%	152,015	68.1%
Bachelor degree & higher	10,925	29.0%	29,730	30.2%	71,073	31.9%
2012 Households	17,906	%base	46,182	%base	103,904	%base
Persons per household	2.54		2.60		2.62	
Average household income	\$ 109,776		\$ 118,508		\$ 121,931	
2012 Occupied Dwellings	17,906	%base	46,182	%base	103,904	%base
Owned dwellings	15,618	87.2%	39,502	85.5%	85,710	82.5%
Rented dwellings	2,288	12.8%	6,680	14.5%	18,194	17.5%
Dominant building type	Houses		Houses		Houses	
Dominant period of construction	1961-1970		1971-1980		1971-1980	
Dominant Demographics						
Official Home Language	English		English		English	
Non-official Home Language	Other Language...		Other Language...		Other Language...	
Top 3 visible minorities	South Asian Black Chinese		South Asian Chinese Black		South Asian Chinese Black	

4415 Fairview St., Burlington, ON

Demographics

2012 Estimates Visible Minority	Fairview Development Lands, Burlington, ON 3 kilometer ring		Fairview Development Lands, Burlington, ON 5 kilometer ring		Fairview Development Lands, Burlington, ON 10 kilometer ring	
		%		%		%
2012 Household Population by visible minority groups	45,488	%base	119,899	%base	272,111	%base
Total visible minority population	4,011	8.8%	15,123	12.6%	40,347	14.8%
Chinese	523	1.1%	2,376	2.0%	6,380	2.3%
South Asian	1,604	3.5%	5,477	4.6%	12,587	4.6%
Black	527	1.2%	2,324	1.9%	5,513	2.0%
Filipino	353	0.8%	934	0.8%	2,547	0.9%
Latin American	292	0.6%	797	0.7%	2,949	1.1%
Southeast Asian	129	0.3%	685	0.6%	1,653	0.6%
Arab	161	0.4%	731	0.6%	2,454	0.9%
West Asian	131	0.3%	354	0.3%	1,312	0.5%
Korean	80	0.2%	647	0.5%	2,289	0.8%
Japanese	48	0.1%	235	0.2%	584	0.2%
Visible minority, n.i.e.	24	0.1%	165	0.1%	615	0.2%
Multiple visible minorities	138	0.3%	397	0.3%	1,464	0.5%
Not a visible minority	41,645	91.6%	104,908	87.5%	231,614	85.1%
2012 Estimates Household Income	Fairview Development Lands, Burlington, ON 3 kilometer ring		Fairview Development Lands, Burlington, ON 5 kilometer ring		Fairview Development Lands, Burlington, ON 10 kilometer ring	
		%		%		%
2012 Households by Income (Current Year \$)	17,906	%base	46,182	%base	103,904	%base
Under \$10,000	207	1.2%	703	1.5%	1,806	1.7%
\$ 10,000 - \$19,999	631	3.5%	1,690	3.7%	3,944	3.8%
\$ 20,000 - \$29,999	809	4.5%	2,136	4.6%	4,899	4.7%
\$ 30,000 - \$39,999	1,093	6.1%	2,683	5.8%	6,149	5.9%
\$ 40,000 - \$49,999	1,270	7.1%	3,039	6.6%	6,880	6.6%
\$ 50,000 - \$59,999	1,367	7.6%	3,237	7.0%	7,105	6.8%
\$ 60,000 - \$69,999	1,412	7.9%	3,349	7.3%	7,209	6.9%
\$ 70,000 - \$79,999	1,381	7.7%	3,344	7.2%	7,202	6.9%
\$ 80,000 - \$89,999	1,318	7.4%	3,234	7.0%	6,810	6.6%
\$ 90,000 - \$99,999	1,030	5.8%	2,725	5.9%	6,135	5.9%
\$ 100,000 and over	7,390	41.3%	20,041	43.4%	45,766	44.0%
Average income	\$ 109,776		\$ 118,508		\$ 121,931	
Median Income	\$ 85,951		\$ 88,996		\$ 89,925	
2012 Households by Income (Constant Year 2005 \$)	17,906	%base	46,182	%base	103,904	%base
Under \$10,000	228	1.3%	777	1.7%	1,992	1.9%
\$ 10,000 - \$19,999	762	4.3%	2,018	4.4%	4,674	4.5%
\$ 20,000 - \$29,999	944	5.3%	2,479	5.4%	5,678	5.5%
\$ 30,000 - \$39,999	1,342	7.5%	3,228	7.0%	7,404	7.1%
\$ 40,000 - \$49,999	1,465	8.2%	3,492	7.6%	7,826	7.5%
\$ 50,000 - \$59,999	1,583	8.8%	3,716	8.0%	7,966	7.7%
\$ 60,000 - \$69,999	1,538	8.6%	3,722	8.1%	8,090	7.8%
\$ 70,000 - \$79,999	1,509	8.4%	3,676	8.0%	7,668	7.4%
\$ 80,000 - \$89,999	1,146	6.4%	3,028	6.6%	6,830	6.6%
\$ 90,000 - \$99,999	897	5.0%	2,527	5.5%	4,829	4.6%
\$ 100,000 and over	6,493	36.3%	17,518	37.9%	40,946	39.4%
Average income	\$ 98,882		\$ 106,748		\$ 109,832	
Median Income	\$ 77,234		\$ 79,950		\$ 80,957	

4415 Fairview St., Burlington, ON

Executive Summary



Area: Fairview Development Lands, Burlington, ON 3 kilometer ring

Population

The population in Fairview Development Lands, Burlington, ON 3 kilometer ring is estimated to change from **40,343** to **47,086**, resulting in a growth of **16.7%** between the year 2006 and the current year. Over the next five years, the population is projected to grow by **7.9%**.

The current year median age for this population is **41.9**. Five years from now, the median age is projected to be **42.5**.



Household

The number of households in this area is estimated to change from **15,132** to **17,906**, resulting in an increase of **18.3%** between 2001 and the current year. Over the next five years, the number is expected to increase by **5.7%**.

Of the **13,166** families in the area, **11,298** are married or common law couples; **6,368** of the couples have one or more children at home. There are **1,868** single-parent families.



Household Income

For the current year, the average household income is estimated to be **\$109,776** and is projected to increase **19.1%** over the next five years, from **\$109,776** to **\$130,794**.

The estimated per capita income for Fairview Development Lands, Burlington, ON 3 kilometer ring is **\$41,746**.



Educational Attainment

Currently, it is estimated that **29.0%** of the household population over 15 in Fairview Development Lands, Burlington, ON 3 kilometer ring had earned a Bachelor's Degree or higher and **32.7%** have a technical or academic certificate or diploma.



Language and Immigration

For the current year, the dominant non-official home language, **Spanish**, is spoken by **803** people, followed by **Polish**, spoken by **686** people.

The top 3 places of birth for recent immigrants were **United Kingdom, India** and **United States**.

Benchmark: Fairview Development Lands, Burlington, ON 5 kilometer ring

The population in Fairview Development Lands, Burlington, ON 5 kilometer ring is estimated to change from **106,812** to **121,822**, resulting in a growth of **14.1%** between the year 2006 and the current year. Over the next five years, the population is expected to grow by **6.0%**.

The current year median age for Fairview Development Lands, Burlington, ON 5 kilometer ring is **40.9**. Five years from now, the median age is projected to be **41.7**.

The number of households in Fairview Development Lands, Burlington, ON 5 kilometer ring is estimated to change from **39,697** to **46,182**, resulting in an increase of **16.3%** between 2001 and the current year. Over the next five years, the number is projected to increase by **4.4%**.

Of the **34,250** families in the area, **29,897** are married or common law couples; **17,712** of the couples have one or more children at home. There are **4,354** single-parent families.

The average household income for Fairview Development Lands, Burlington, ON 5 kilometer ring is estimated to be **\$118,508** and is projected to increase **18.2%** over the next five years, from **\$118,508** to **\$140,034**.

The estimated per capita income for Fairview Development Lands, Burlington, ON 5 kilometer ring is **\$44,925**.

In comparison, for Fairview Development Lands, Burlington, ON 5 kilometer ring, it is estimated that **30.2%** of the household population over 20 had earned a Bachelor's Degree or higher and **31.7%** have a technical or academic certificate or diploma.

The dominant non-official home language for Fairview Development Lands, Burlington, ON 5 kilometer ring is **Polish**, spoken by **2,181** people, followed by **Spanish**, spoken by **1,856** people.

The top 3 places of birth for recent immigrants were **United Kingdom, India** and **United States**.