

# RETAIL SPACE FOR LEASE

## APPLEVIEW SQUARE

4460-4490 Fairview St., Burlington, Ontario



### John Amos

Sales Representative  
(416) 523-1525

- Highly visible
- 2013 estimated population of 43,894 within 3 km trade area

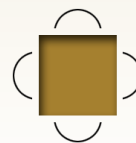
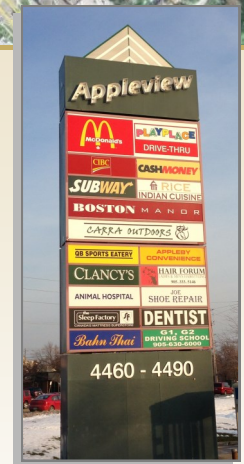
### Lisa Carvalho

Broker  
(416) 476-6896

- Traffic counts on Fairview 20,317 per day and 25,159 per day on Appleby
- Average of 40,000 cars per day by the site
- T.M.I. is \$9.10 p.s.f

### Len Goudy

Broker of Record  
(416) 830-0880



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

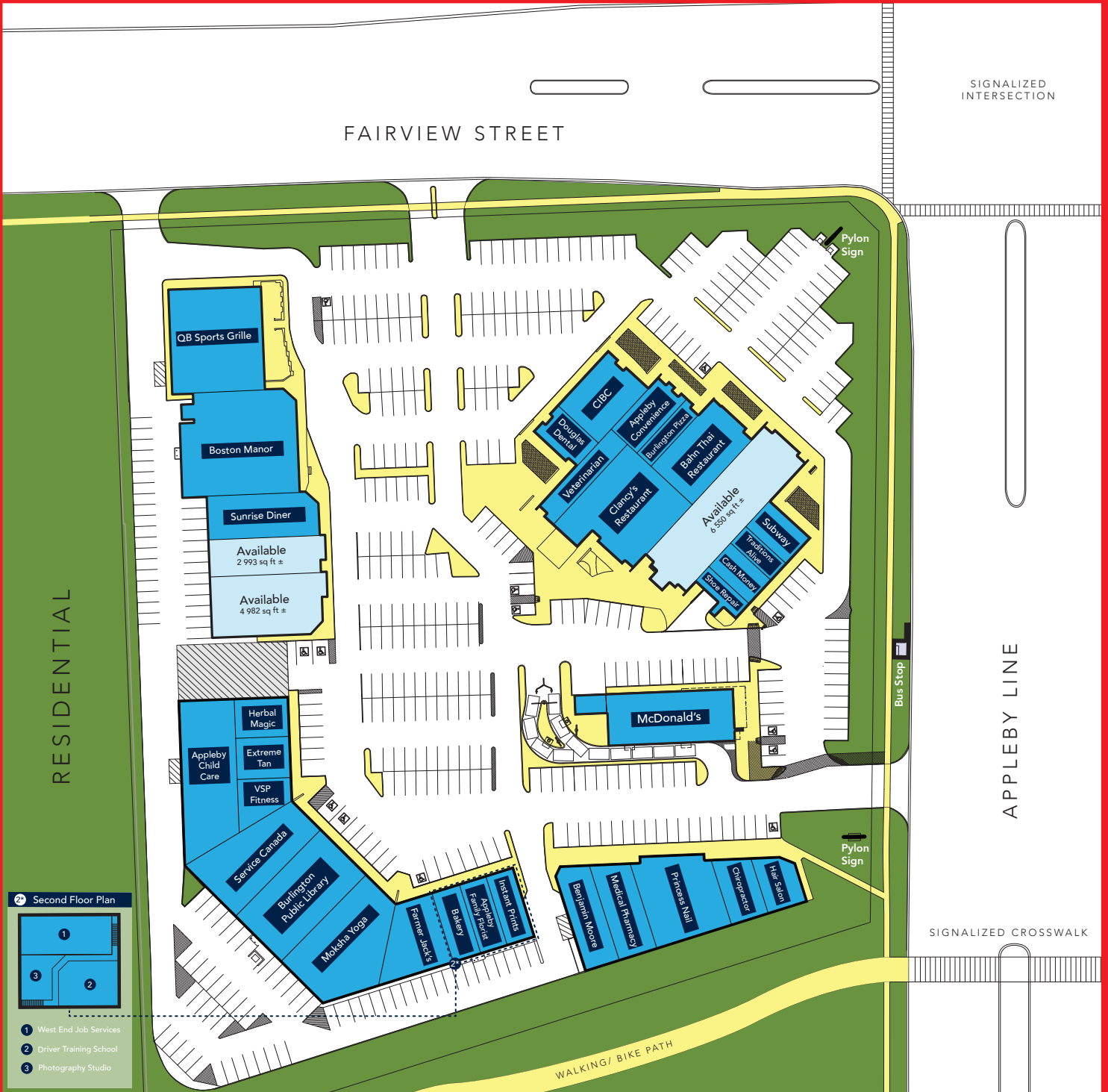
505 Hood Rd., Unit 20, Markham, ON L3R 5V6 | (905) 477-3000

[www.goudyrealestatecorp.com](http://www.goudyrealestatecorp.com)

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# Appleview Square

4460 - 4490 Fairview Street  
Burlington, Ontario



**2 Second Floor Plan**

- 1 West End Job Services
- 2 Driver Training School
- 3 Photography Studio

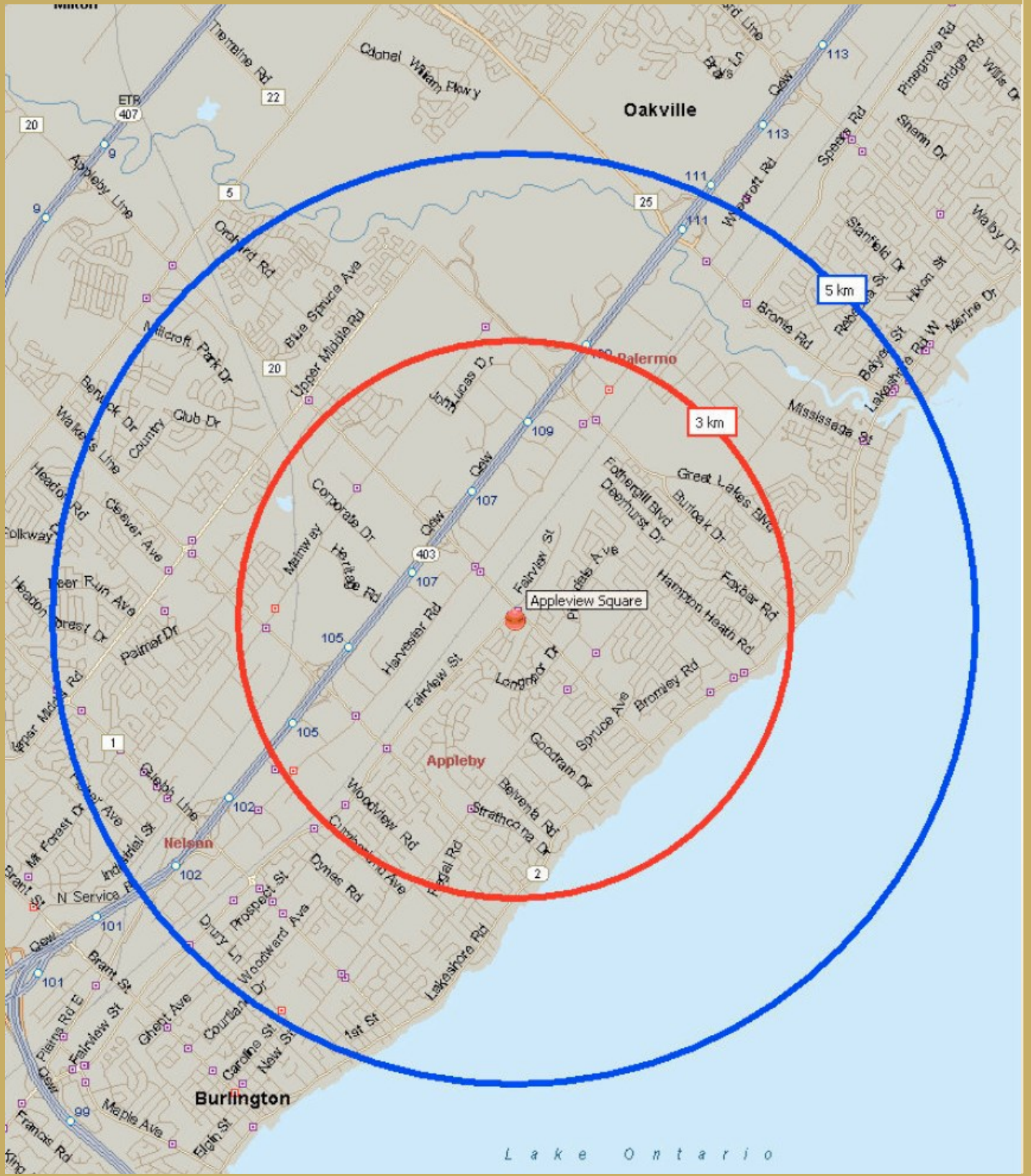
## Penta Properties Inc.

This site plan is presented solely for the purpose of identifying the approximate location of the buildings. Building dimensions, access, parking areas, existing tenant locations and identities are subject to change at the owner's discretion.



# Applevue Square

## Trade Area Map



# Applevue Square

## Demographics

2013 Demographic Snapshot	Applevue Square 3 kilometer ring		Applevue Square 5 kilometer ring	
		%		%
<b>Total Population</b>				
2008 estimated	42,443		109,078	
2013 estimated	43,894		115,433	
2018 projected	44,690		120,651	
% Pop. Change (2008-2013)	3.4%		5.8%	
% Pop. Change (2013-2018)	1.8%		4.5%	
<b>2013 Total Population by Age</b>	<b>43,894</b>		<b>115,433</b>	
0 to 4 years	2,140	4.9%	5,985	5.2%
5 to 19 years	7,609	17.3%	21,399	18.5%
20 to 24 years	2,632	6.0%	7,048	6.1%
25 to 34 years	4,522	10.3%	12,328	10.7%
35 to 44 years	6,116	13.9%	17,180	14.9%
45 to 54 years	7,013	16.0%	18,844	16.3%
55 to 64 years	5,087	11.6%	13,316	11.5%
65 to 74 years	4,304	9.8%	10,250	8.9%
75 years & over	4,471	10%	9,084	8%
<b>Median Age</b>	<b>43.4</b>		<b>41.7</b>	
<b>2013 Total Census Families</b>	<b>12,572</b>		<b>32,342</b>	
Average Persons Per Family	2.9		3.0	
Total Couples	10,943	87.0%	28,097	86.9%
Without children at home	5,022	39.9%	11,849	36.6%
With children at home	5,921	47.1%	16,248	50.2%
Lone-parent families	1,629	13.0%	4,245	13.1%
Children Per Census Family	1.0		1.1	
<b>2013 Educational Attainment (15 years+)</b>	<b>36,039</b>		<b>93,881</b>	
Less than a bachelor degree	25,953	72.0%	66,352	70.7%
Bachelor degree & higher	10,086	28.0%	27,530	29.3%
<b>2013 Households</b>	<b>16,960</b>		<b>43,702</b>	
Persons per household	2.54		2.61	
Average household income	\$ 110,403		\$ 119,295	
<b>2013 Occupied Dwellings</b>	<b>16,960</b>		<b>43,702</b>	
Owned dwellings	14,973	88.3%	37,236	85.2%
Rented dwellings	1,987	11.7%	6,466	14.8%
Dominant building type	Houses		Houses	
Dominant period of construction	1961-1970		1971-1980	
<b>Dominant Demographics</b>				
Official Home Language	English		English	
Non-official Home Language	Other Languag...		Other Languag...	
Top 3 visible minorities	South Asian Chinese Black		South Asian Chinese Black	