

RETAIL AND OFFICE SPACE AVAILABLE FOR LEASE
WHITBY TOWN SQUARE
north/west corner of Rossland Road and Garden Street, Whitby

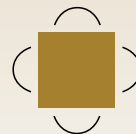


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WHITBY TOWN SQUARE Site Details



GRAYWOOD
RESIDENTIAL

WHITBY TOWN SQUARE

SCHEMATIC
DESIGN
PHASE 1

WHITBY TOWN SQUARE Site Details



WHITBY TOWN SQUARE will be completely renovated and there will be two new pad opportunities of 5,000 s.f. and 8,000 s.f.

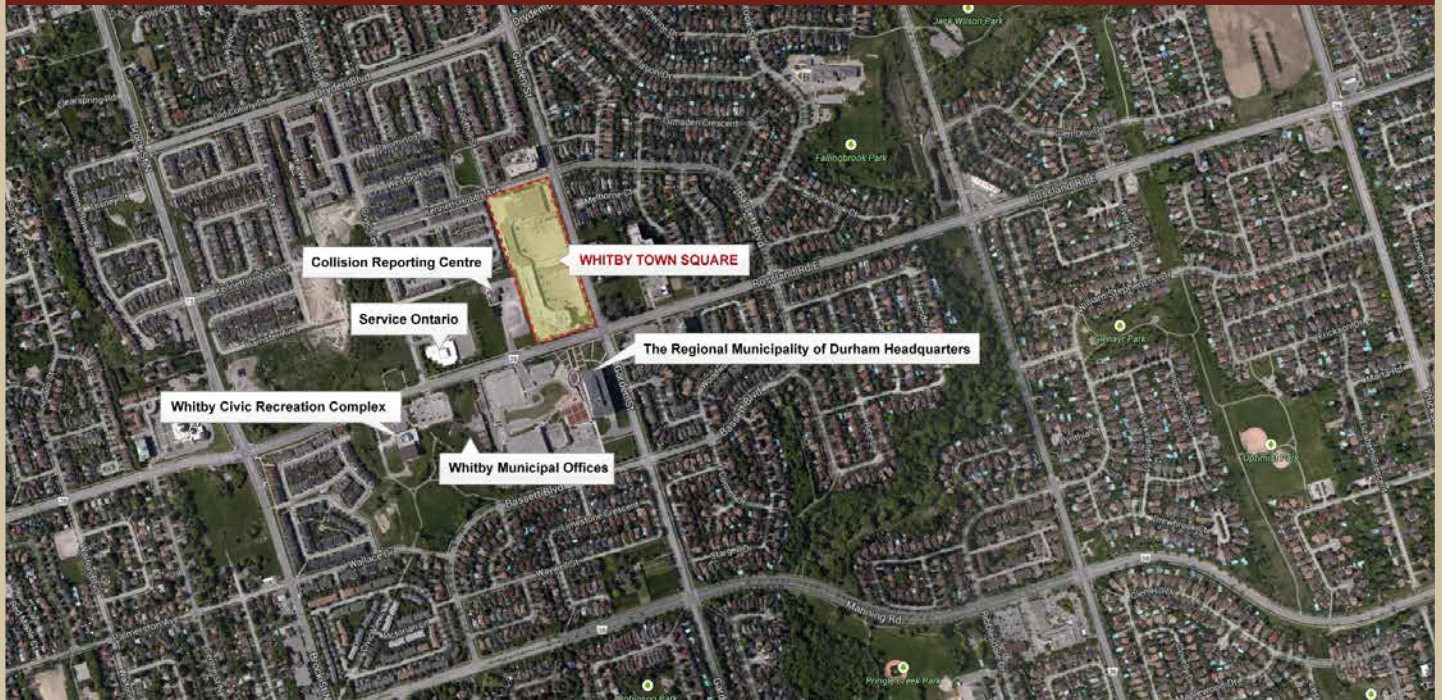
Rossland Road will be a major access point to the new north/south highway connecting Highways 401 and 407

Very strong demographics – 40,000 people live within 2 kms with average income of \$115,488; and 125,000 people live within 5 kms with average income of \$106,309.

WHITBY TOWN SQUARE enjoys an excellent residential population; and a strong day time work force all within walking distance of the project, creating many opportunities for retail, services, restaurants and other uses.

WHITBY TOWN SQUARE

Aerial of Site



Whitby Civic Recreation Complex at 555 Rossland Road is directly across the street from WHITBY TOWN SQUARE, and with its many programs including swimming and health related programs is an integral part of the entire Community, and generates many potential customers for WHITBY TOWN SQUARE.

Service Ontario at 590 Rossland Road only 2 doors away is a very busy Service Ontario location handling driver's licenses, license plate renewals/stickers, abstracts, health cards and a bundle of services drawing the Community to our location on a daily basis.

The Regional Municipality of Durham Headquarters is located directly across the street at 605 Rossland. They have many Regional Departments at this location serving the entire Region.

Town of Whitby Municipal Offices are across the street at 575 Rossland.

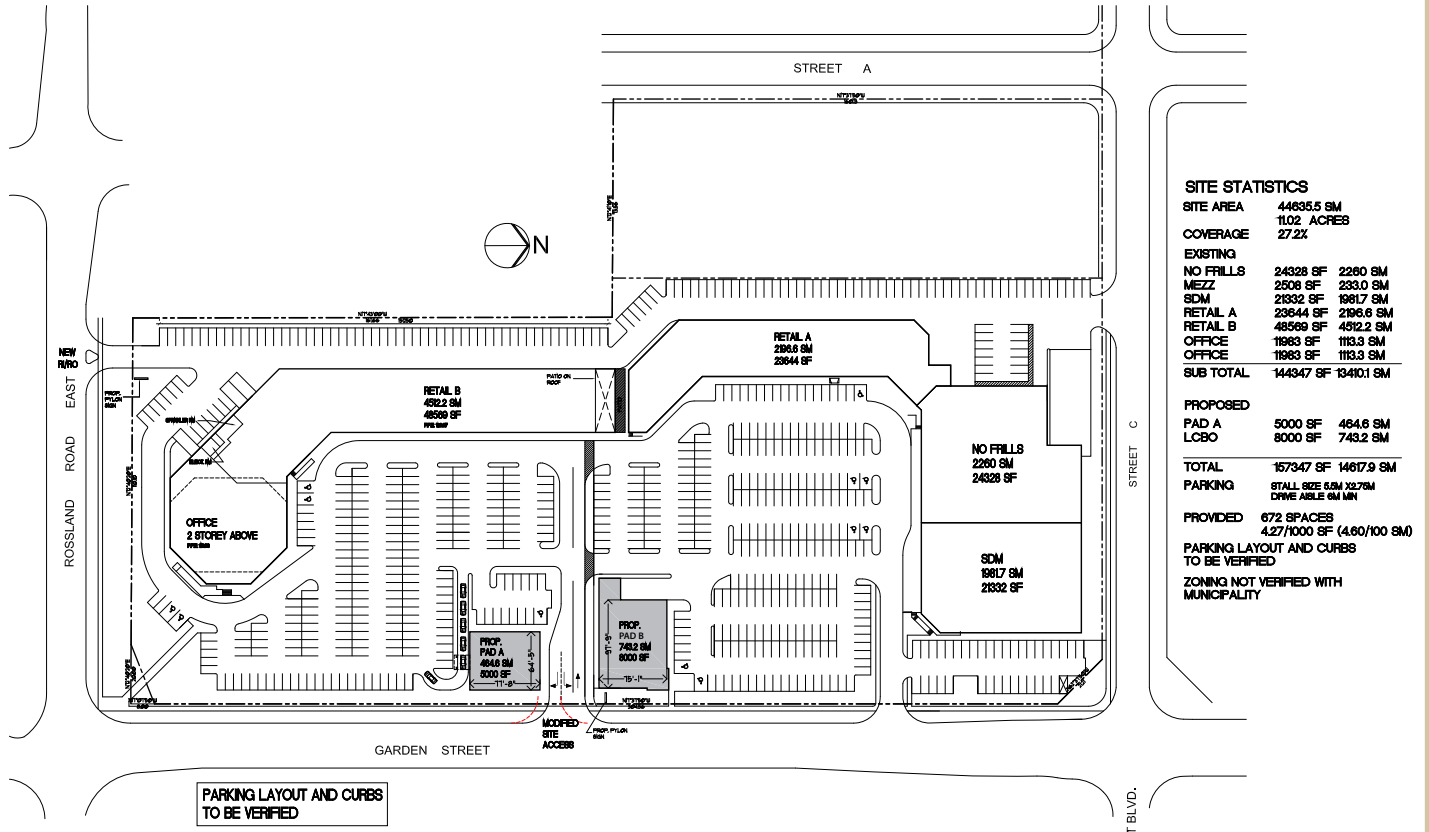
Join our existing tenants:

No Frills
Shoppers Drug Mart
TD Bank
Pet Valu
Subway
Wine Shop
North Whitby Dental

Fish & Chips Restaurant
Hair Salon
Nail Salon
Markcol
Whitby Animal Hospital
Variety Store
Pub

Vision Advantage Optical
Oxford Learning
Re-Max
Trinity Home Health Care/Philipps
Pharmacy/Family Medical Clinic

WHITBY TOWN SQUARE Site Plan



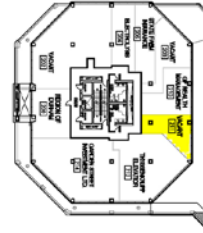
SITE STATISTICS

SITE AREA	44635.5 SM	
	102 ACRES	
COVERAGE	27.2%	
EXISTING		
NO FRILLS	24328 SF	2280 SM
MEZZ	2506 SF	233.0 SM
SDM	21632 SF	1981.7 SM
RETAIL A	23644 SF	2196.8 SM
RETAIL B	48569 SF	4522.2 SM
OFFICE	1963 SF	183.3 SM
OFFICE	1963 SF	183.3 SM
SUB TOTAL	144947 SF	13410.1 SM
PROPOSED		
PAD A	5000 SF	464.6 SM
LCBO	8000 SF	743.2 SM
TOTAL	157347 SF	14617.9 SM
PARKING	STALL SIZE 6.8M X2.76M	
	DRIVE ABLE 6M MIN	
PROVIDED	672 SPACES	
	4.27/1000 SF (4.60/100 SM)	
PARKING LAYOUT AND CURBS TO BE VERIFIED		
ZONING NOT VERIFIED WITH MUNICIPALITY		

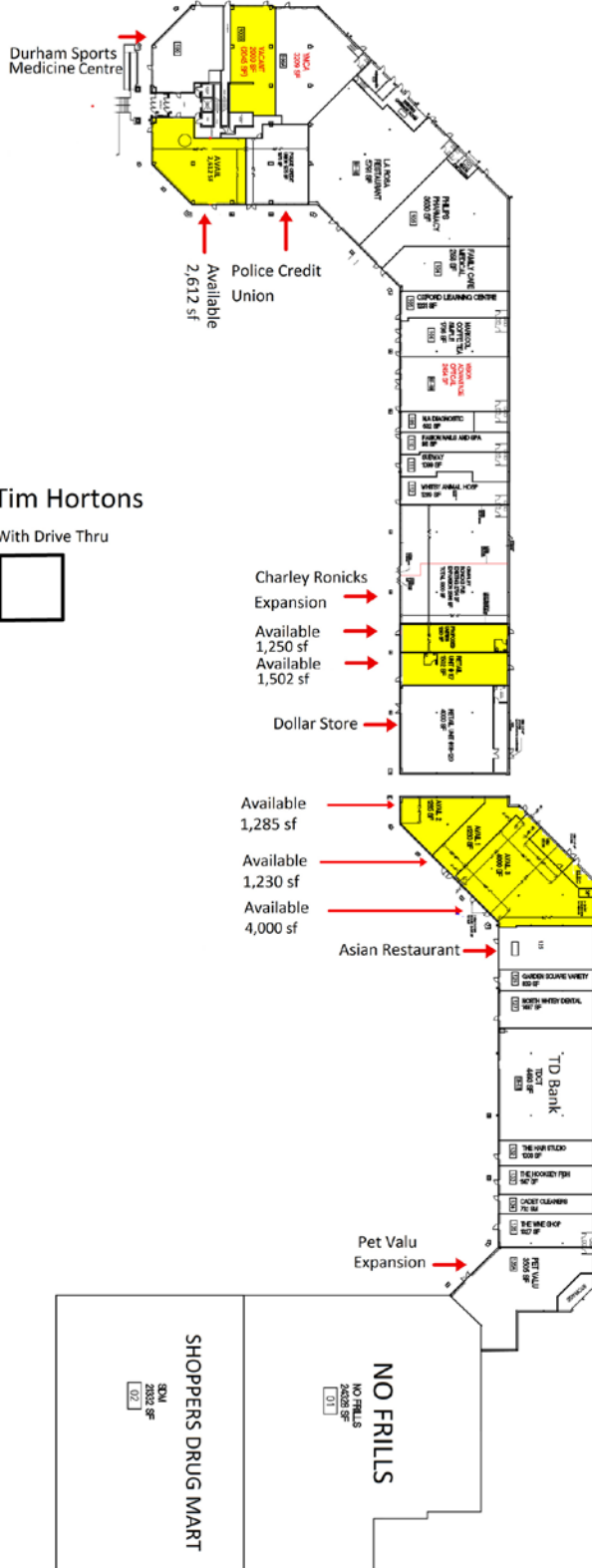
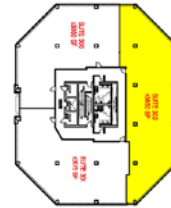


WHITBY TOWN SQUARE Leasing Plan

2ND FLOOR LEASING PLAN
(S/L LAYOUT ON FILE)



3RD FLOOR LEASING PLAN



Tim Hortons
With Drive Thru



GRAYWOOD
DEVELOPMENTS
LIMITED

WHITBY TOWN SQUARE
WHITBY
ONTARIO

GROUND FLOOR LEASING PLAN

WHITBY TOWN SQUARE

Trade Area Demographics

2013 Demographic Snapshot	Rossland Road E & Garden St, Whitby, ON 2 kilometer ring		Rossland Road E & Garden St, Whitby, ON 5 kilometer ring	
		%		%
Total Population				
2008 estimated	39,441		119,623	
2013 estimated	39,877		124,446	
2018 projected	40,088		130,204	
% Pop. Change (2008-2013)	1.1%		4.0%	
% Pop. Change (2013-2018)	0.5%		4.6%	
2013 Total Population by Age	39,877		124,446	
0 to 4 years	1,761	4.4%	6,341	5.1%
5 to 19 years	7,939	19.9%	24,235	19.5%
20 to 24 years	3,392	8.5%	9,384	7.5%
25 to 34 years	4,881	12.2%	15,289	12.3%
35 to 44 years	5,058	12.7%	16,939	13.6%
45 to 54 years	7,150	17.9%	20,863	16.8%
55 to 64 years	5,138	12.9%	15,192	12.2%
65 to 74 years	2,477	6.2%	8,839	7.1%
75 years & over	2,081	5%	7,364	6%
Median Age	39.1		39.3	
2013 Total Census Families	10,670		33,689	
Average Persons Per Family	3.2		3.1	
Total Couples	9,029	84.6%	28,176	83.6%
Without children at home	3,075	28.8%	10,226	30.4%
With children at home	5,954	55.8%	17,950	53.3%
Lone-parent families	1,641	15.4%	5,513	16.4%
Children Per Census Family	1.3		1.2	
2013 Educational Attainment (15 years+)	33,074		101,462	
Less than a bachelor degree	25,939	78.4%	81,517	80.3%
Bachelor degree & higher	7,135	21.6%	19,945	19.7%
2013 Households	13,776		43,789	
Persons per household	2.86		2.80	
Average household income	\$ 115,488		\$ 106,309	
2013 Occupied Dwellings	13,776		43,789	
Owned dwellings	11,773	85.5%	36,147	82.5%
Rented dwellings	2,003	14.5%	7,642	17.5%
Dominant building type	Houses		Houses	
Dominant period of construction	1986-1990		1971-1980	
Dominant Demographics				
Official Home Language	English		English	
Non-official Home Language	Other Language...		Other Language...	
Top 3 visible minorities	Black South Asian Chinese		Black South Asian Chinese	