

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

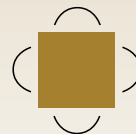


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**Goudy Real Estate Corp.**

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Commercial Real Estate  
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# WHITBY TOWN SQUARE Site Details



GRAYWOOD  
REALTY

WHITBY TOWN SQUARE

SCHEER  
LUCAS  
ARCHITECTS  
11001 86TH AVE. SUITE 201  
SCHEERLUCASARCHITECTS.COM



# WHITBY TOWN SQUARE Site Details



Rosland 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.

**VARIOUS SIZES AVAILABLE AT:**

**NET RENT:** \$28.00 p.s.f.

**TMI:** \$12.00 p.s.f. (2018 estimate)



# 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.

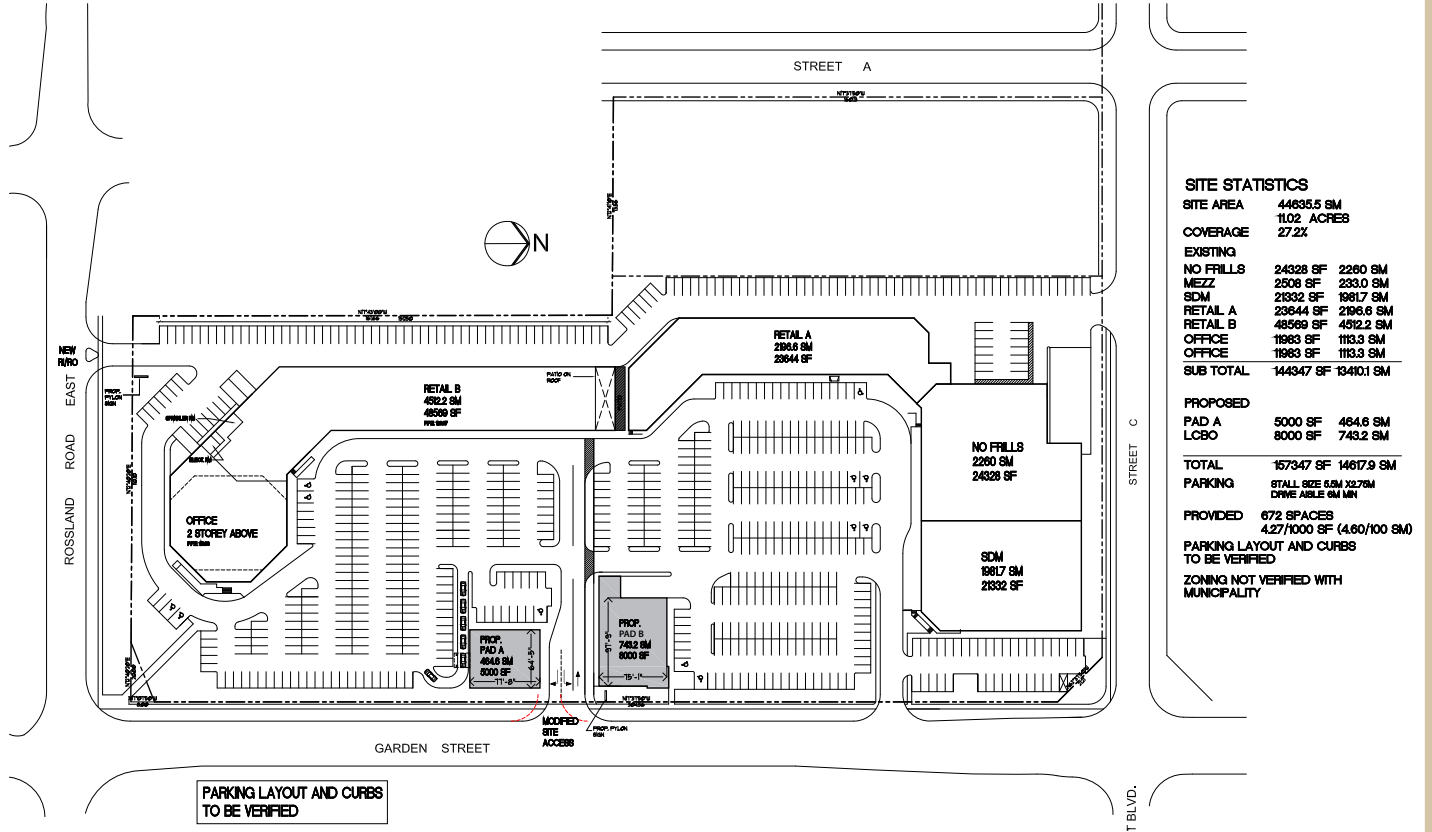
### Join our existing tenants:

No Frills  
Shoppers Drug Mart  
TD Bank  
Tim Horton's  
Pet Valu  
Subway  
Wine Shop  
Dollar Power

North Whitby Dental  
Fish & Chips Restaurant  
Papa John's Pizza  
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



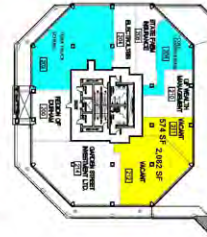
## SITE STATISTICS

SITE AREA	44635.5 SM	
	1102 ACRES	
COVERAGE	27.2%	
<b>EXISTING</b>		
NO FRILLS	24328 SF	2280 SM
MEZZ	2506 SF	233.0 SM
SDM	21032 SF	1981.7 SM
RETAIL A	23644 SF	2196.8 SM
RETAIL B	40559 SF	4812.2 SM
OFFICE	1963 SF	113.3 SM
OFFICE	1963 SF	113.3 SM
<b>SUB TOTAL</b>	<b>144947 SF</b>	<b>13410.1 SM</b>
<b>PROPOSED</b>		
PAD A	5000 SF	464.6 SM
LCBO	8000 SF	743.2 SM
<b>TOTAL</b>	<b>157347 SF</b>	<b>14617.9 SM</b>
<b>PARKING</b>	<b>STALL SIZE 6.8M X2.76M</b>	
	<b>DRIVE ABLE 6M MIN</b>	
<b>PROVIDED</b>	<b>672 SPACES</b>	
	<b>4.27/1000 SF (4.60/100 SM)</b>	
<b>PARKING LAYOUT AND CURBS TO BE VERIFIED</b>		
<b>ZONING NOT VERIFIED WITH MUNICIPALITY</b>		

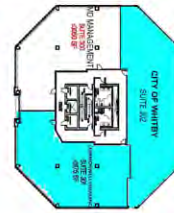




# WHITBY TOWN SQUARE Leasing Plan

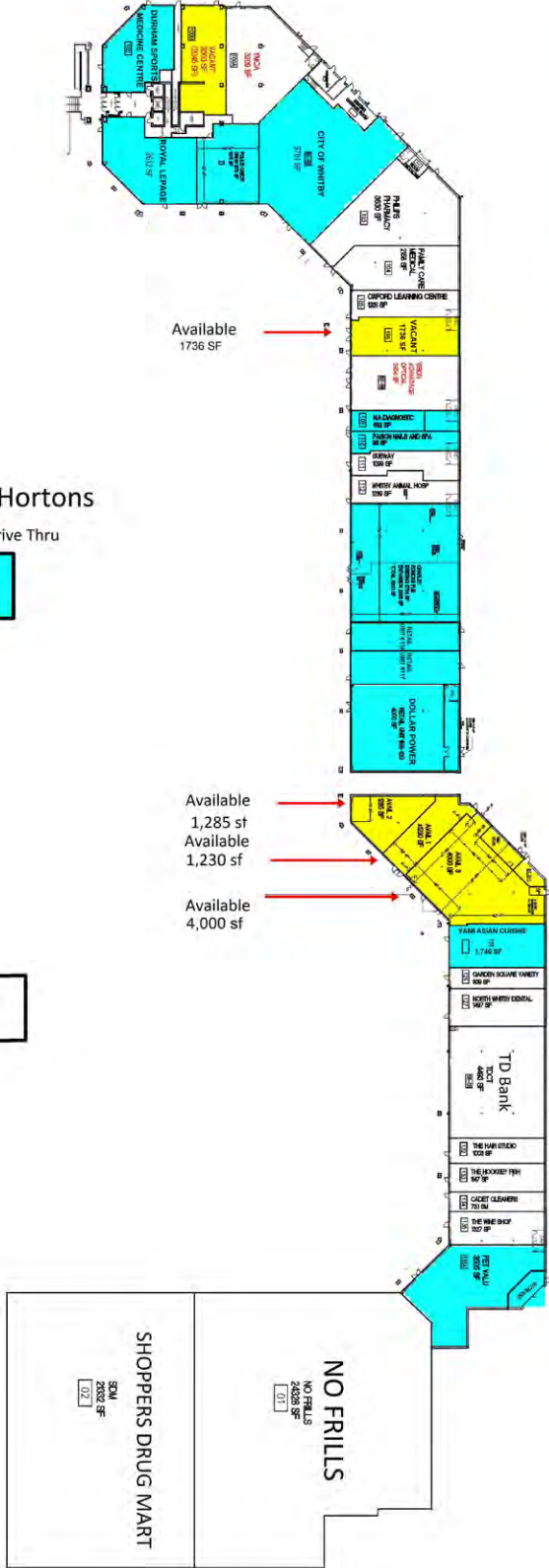


2ND FLOOR LEASING PLAN  
(S/L LAYOUT ON FILE)



3RD FLOOR LEASING PLAN

- LEGEND
- VACANT
  - COMPLETED DEALS
  - RENEWALS



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	
		%		%
<b>Total Population</b>				
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%	
<b>2013 Total Population by Age</b>	<b>39,877</b>		<b>124,446</b>	
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%
<b>Median Age</b>	39.1		39.3	
<b>2013 Total Census Families</b>	<b>10,670</b>		<b>33,689</b>	
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	
<b>2013 Educational Attainment (15 years+)</b>	<b>33,074</b>		<b>101,462</b>	
Less than a bachelor degree	25,939	78.4%	81,517	80.3%
Bachelor degree & higher	7,135	21.6%	19,945	19.7%
<b>2013 Households</b>	<b>13,776</b>		<b>43,789</b>	
Persons per household	2.86		2.80	
Average household income	\$ 115,488		\$ 106,309	
<b>2013 Occupied Dwellings</b>	<b>13,776</b>		<b>43,789</b>	
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	
<b>Dominant Demographics</b>				
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	