

# FOR LEASE

# 1199 Goderich St., Port Elgin, ON



Derek Gaudette · Sales Representative  
O:(905) 607 0719 · C:(647) 218 9321

[derek@clearstreamcre.com](mailto:derek@clearstreamcre.com)  
[www.clearstreamcre.com](http://www.clearstreamcre.com)



## CLEARSTREAM

COMMERCIAL REAL ESTATE LTD., BROKERAGE

Greg Gaudette · Broker Of Record  
O:(905) 607 0719 · C:(647) 328 7027

[greg@clearstreamcre.com](mailto:greg@clearstreamcre.com)  
[www.clearstreamcre.com](http://www.clearstreamcre.com)

# Site Features

1199 Goderich St., Port Elgin, ON



**2,175 Square Foot End-Cap Available With High Exposure On To Goderich Street**

**Opportunity To Join Retailers:**



## PROPERTY HIGHLIGHTS

Located in the north end of Port Elgin, 1199 Goderich St. is anchored by Shoppers Drug Mart and Bulk Barn.

The plaza is directly adjacent to Independent Grocery Store, The Plex sports complex, Holiday Inn Hotel (+ Staybridge Suites currently under expansion), and many other national retailers.

High exposure retail units with ample parking, signalized intersection, and direct frontage on to Goderich St.

High traffic from both local and commuters and

### AVAILABILITY

**Size: 2,175 Square Feet Available**

**Frontage: 30 Feet**

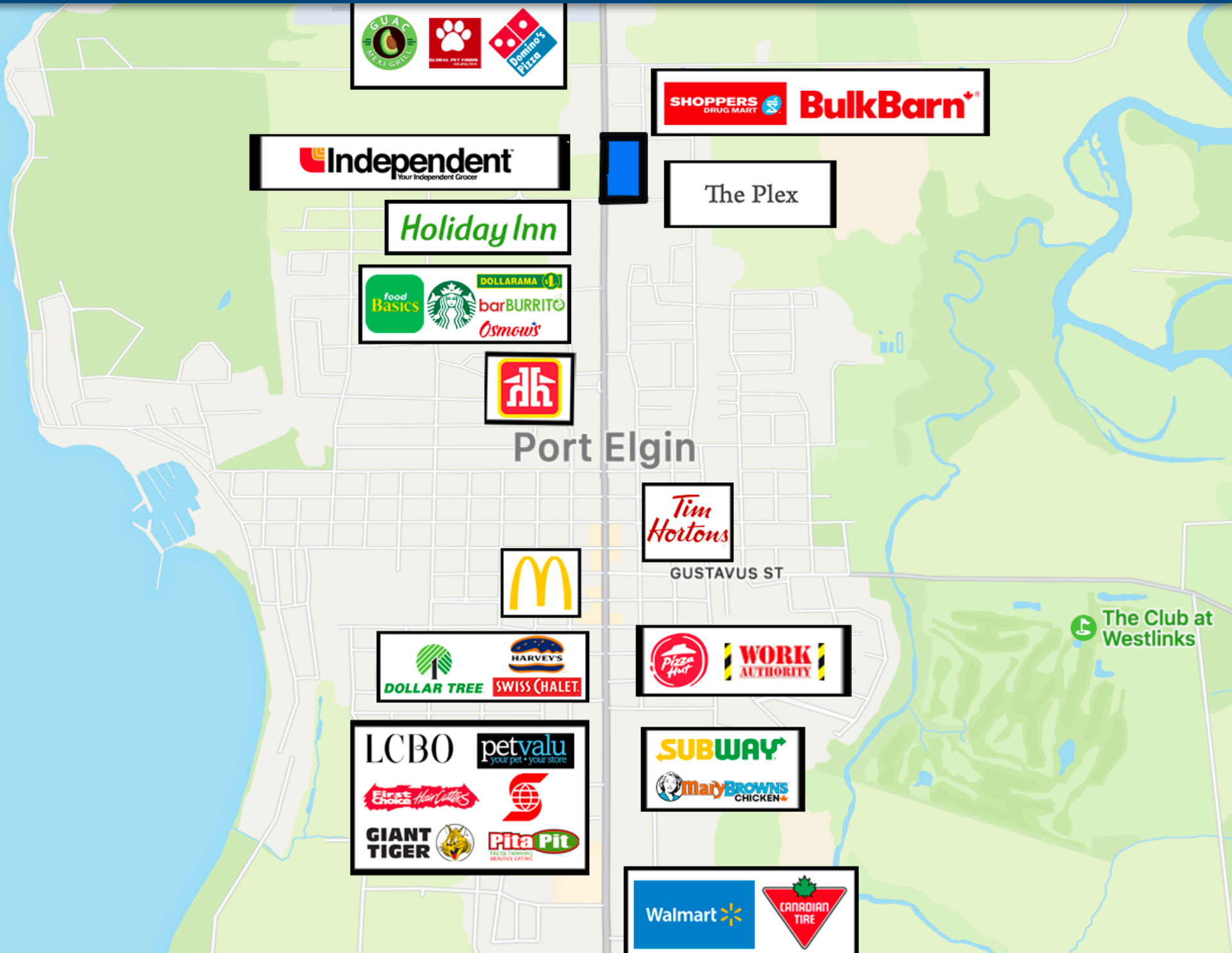
**Net Rent: Inquire**

**Additional Rent: Estimated to be \$7.77**

**Possession: Immediate**

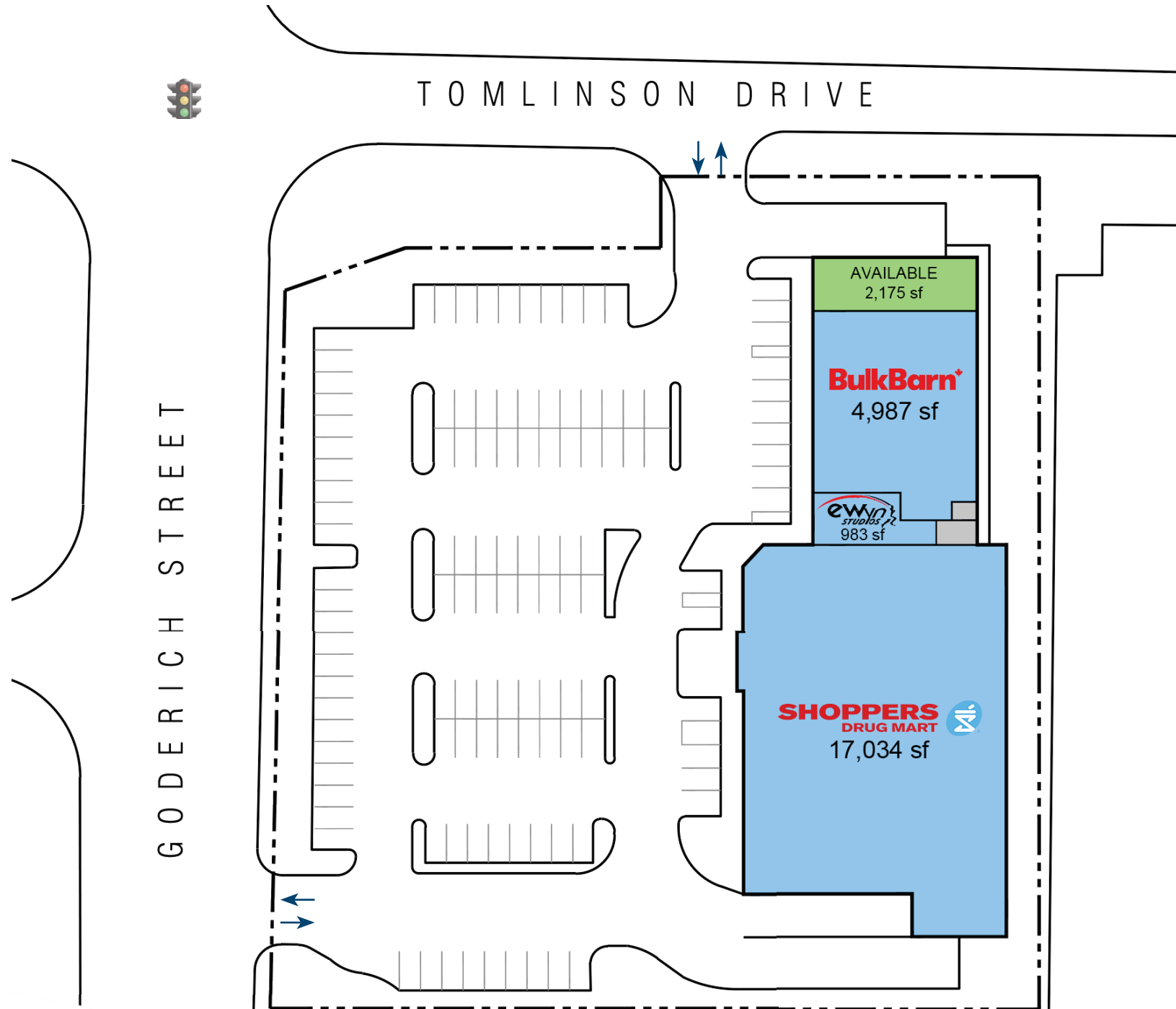
# Market Overview

1199 Goderich St., Port Elgin, ON



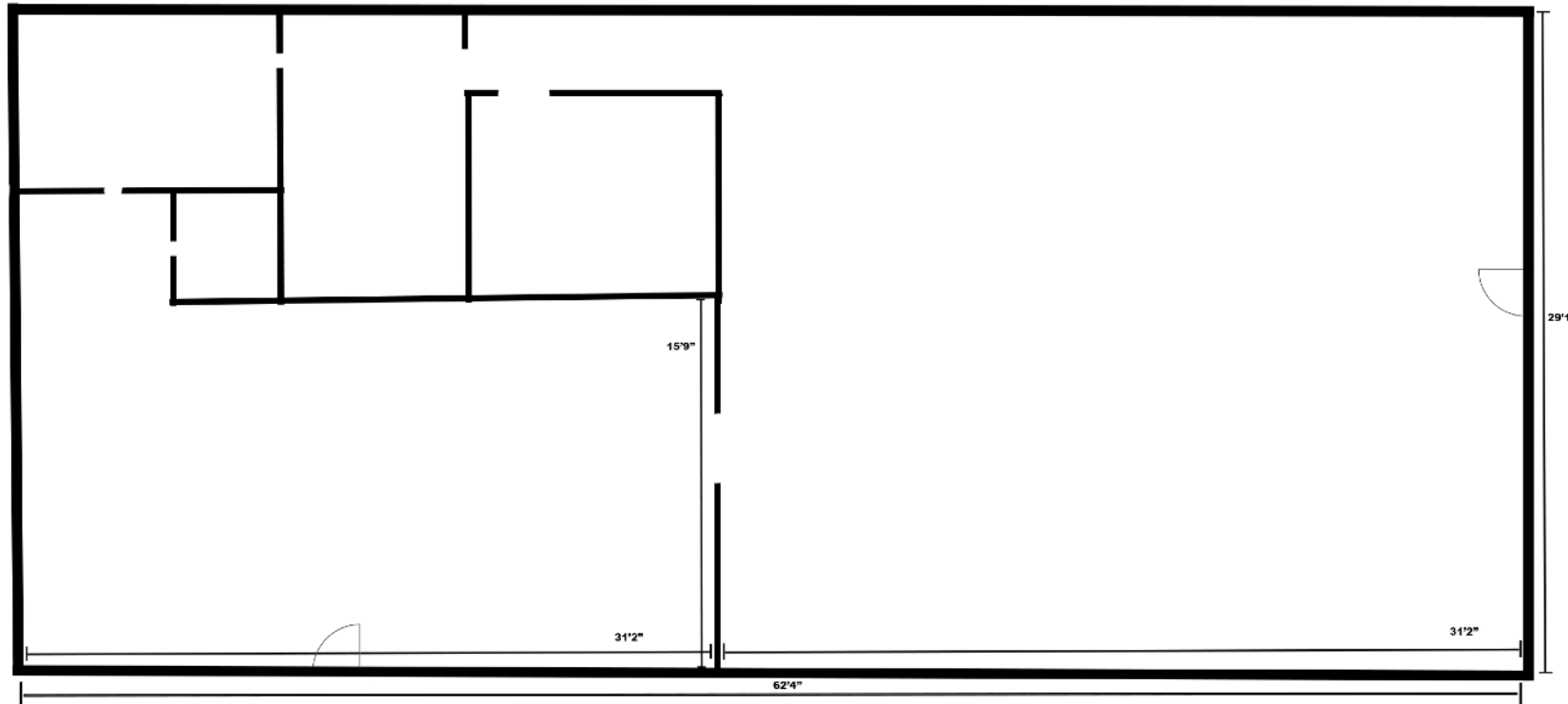
# Site Plan

1199 Goderich St., Port Elgin, ON



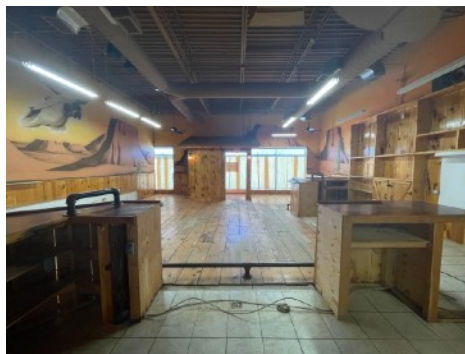
# Floor Plan

1199 Goderich St., Port Elgin, ON



2,175 Sq. Ft.

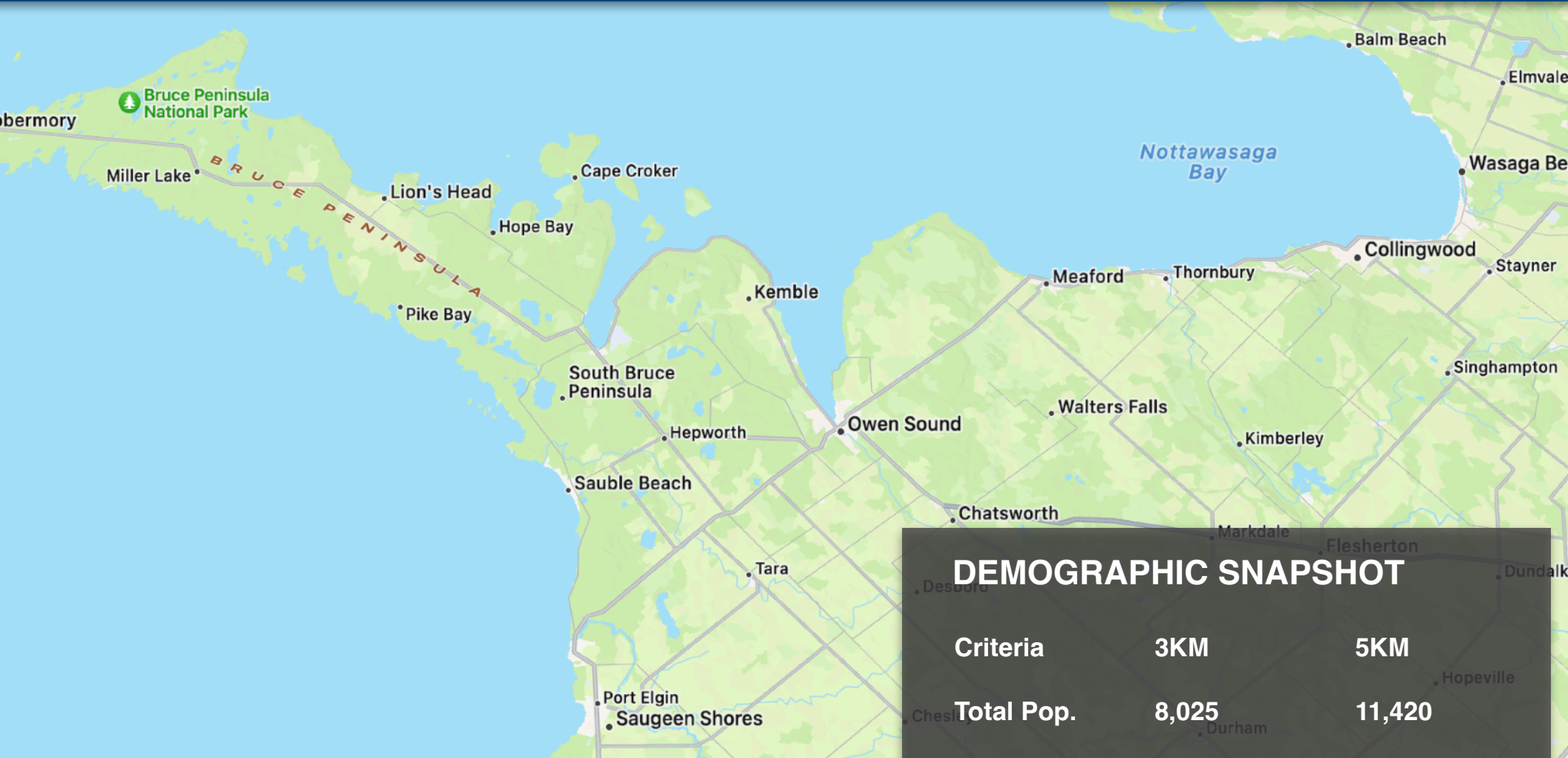
[Click Here For  
Virtual Tour](#)



\*Floor plan for marketing purposes only. Tenant to confirm all measurements.

# Demographics

1199 Goderich St., Port Elgin, ON



### DEMOGRAPHIC SNAPSHOT

Criteria	3KM	5KM
Total Pop.	8,025	11,420
Households	3,753	5,876
Average Age	42.2	44.2
Average HH Income	\$135,313	\$132,397

 <b>Median Age</b> <small>within Trade Area (1 km Radius)</small> <b>41</b> <small>↓ 12% lower than Saugeen Shores</small>	 <b>Median Household Income</b> <small>within Trade Area (1 km Radius)</small> <b>\$132,392</b> <small>↑ 26% higher than Saugeen Shores</small>	 <b>Employment Rate</b> <small>within Trade Area (1 km Radius)</small> <b>56%</b> <small>↑ 6% higher than Saugeen Shores</small>
<small>Median Age ▾</small> <small>Trade Area (1 km Radius) ▾ <a href="#">Show Table</a></small>	<small>Median Household Income ▾</small> <small>Trade Area (1 km Radius) ▾ <a href="#">Show Table</a></small>	<small>Employment Rate ▾</small> <small>Trade Area (1 km Radius) ▾ <a href="#">Show Table</a></small>

# FOR LEASE

1199 Goderich St., Port Elgin, ON



## DISCLAIMER

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

Derek Gaudette · Sales Representative

O:(905) 607 0719 · C:(647) 218 9321

[derek@clearstreamcre.com](mailto:derek@clearstreamcre.com)

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



**CLEARSTREAM**

COMMERCIAL REAL ESTATE LTD., BROKERAGE

Greg Gaudette · Broker Of Record

O:(905) 607 0719 · C:(647) 328 7027

[greg@clearstreamcre.com](mailto:greg@clearstreamcre.com)

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