

FOR LEASE

14500 Simcoe St., Port Perry, ON



Michael Pearlman - Vice President - Broker

pearlmanmichael@gmail.com - C: (416) 567 5101 - O: (905) 607-0719

www.clearstreamcre.com

Site Features

14500 Simcoe St., Port Perry, ON

South Gate Mall

- The centre is anchored by a fully modernized McDonalds, a new format Anytime Fitness and features several other national Tenants on site.
- South Gate Plaza, is located on Simcoe Road, the busiest north/south vehicular artery that connects Oshawa into Port Perry.
- The Plaza is well located in town across from a new format Canadian Tire store.
- There are several hundred homes (planned) to be built directly across from the shopping centre in the next 2 to 3 years.
- Minimum Rent Starts @ \$23.00 triple net per square foot
- Taxes estimated @ \$5.95 sf Operating Costs estimated @ \$4.75sf.



**ANYTIME
FITNESS**



HEARING CARE CLINIC
Your Personal Hearing Aid Provider

freshii



CANNAVERSE

UNITS AVAILABLE
Unit #3: 1,258 Square Feet

 **CLEARSTREAM**
COMMERCIAL REAL ESTATE LTD., BROKERAGE

Michael Pearlman - Vice President - Broker

pearlmanmichael@gmail.com - C: (416) 567 5101 - O: (905) 607-0719

www.clearstreamcre.com

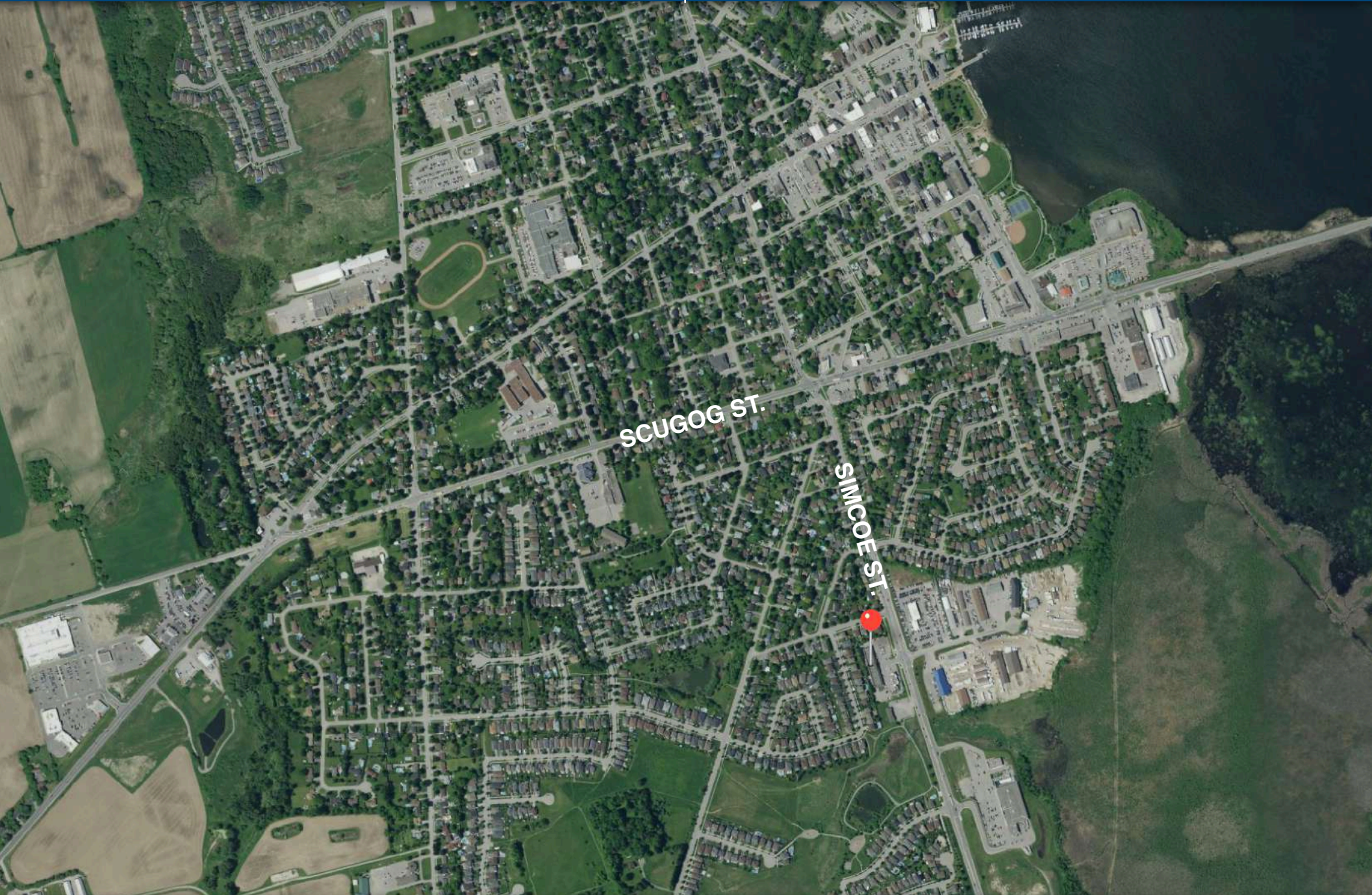
Site Plan

14500 Simcoe St., Port Perry, ON



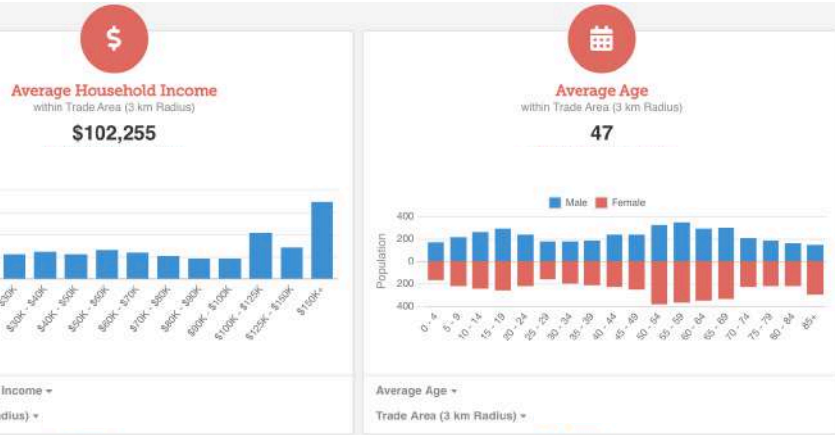
Site Overview

14500 Simcoe St., Port Perry, ON

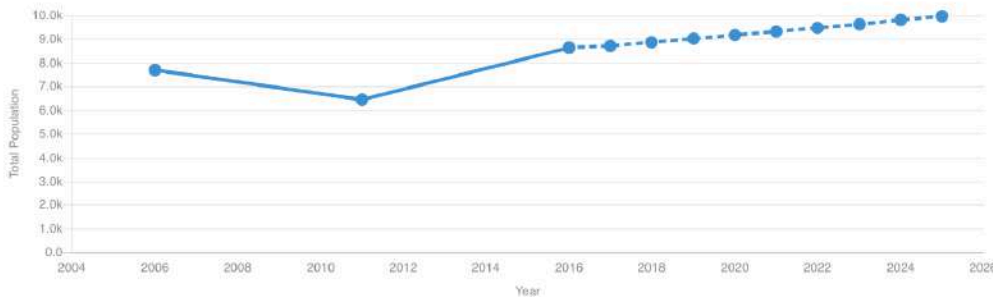


Demographics

14500 Simcoe St., Port Perry, ON



Total Population ▾ 3km



Criteria	2006	2011	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Growth
Total Population	7.7k	8.4k	8.7k	8.7k	8.9k	9.0k	9.2k	9.3k	9.5k	9.6k	9.8k	9.9k	29.09%

DEMOGRAPHIC SNAPSHOT

	3K	5K
Total Population	8,449	10,403
Households	3,292	4,051
Average Age	46.2	46.5
Average Household Income	\$101,293	\$105,266

Retail Landscape (Trade Area)



Michael Pearlman - Vice President - Broker

pearlmanmichael@gmail.com - C: (416) 567 5101 - O: (905) 607-0719

www.clearstreamcre.com