



CREILAND  
CONSULTANTS

FOR LEASE

2069 Simcoe Street North, Oshawa



Simcoe St. N.

Conlin Rd. E.

2069 SIMCOE  
STREET NORTH

OSHAWA, ON

Google Streetview



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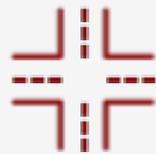
# PROPERTY OVERVIEW

The subject property is located right across Tech University and Durham College. It is anchored by Shoppers Drugmart, Subway, a dental clinic, optometry clinic and Churchs Chicken. Just minutes away from Highway #407, the property consists of a vast amount of potential customers and traffic flow. Moreover, ample parking is available for visitors and clients as well.

<b>UNIT:</b>	UNIT C
<b>ASKING RENTAL RATE:</b>	\$31.00 PSF NET
<b>TOTAL AREA:</b>	Approx. 2,526 SF
<b>POSSESSION:</b>	TBD
<b>T.M.I.:</b>	\$12.50 PSF (EST. 2024)



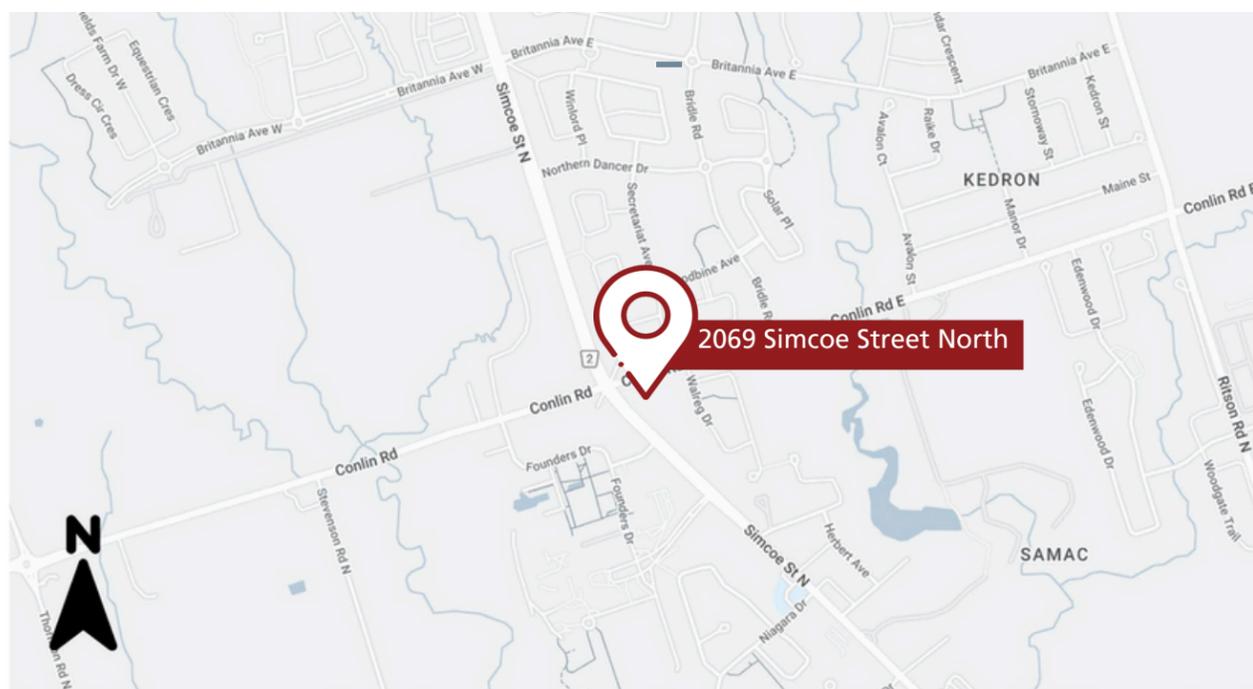
**Property Type**  
Commercial-Retail



**Property Intersection**  
Simcoe Street North and Conlin Road East

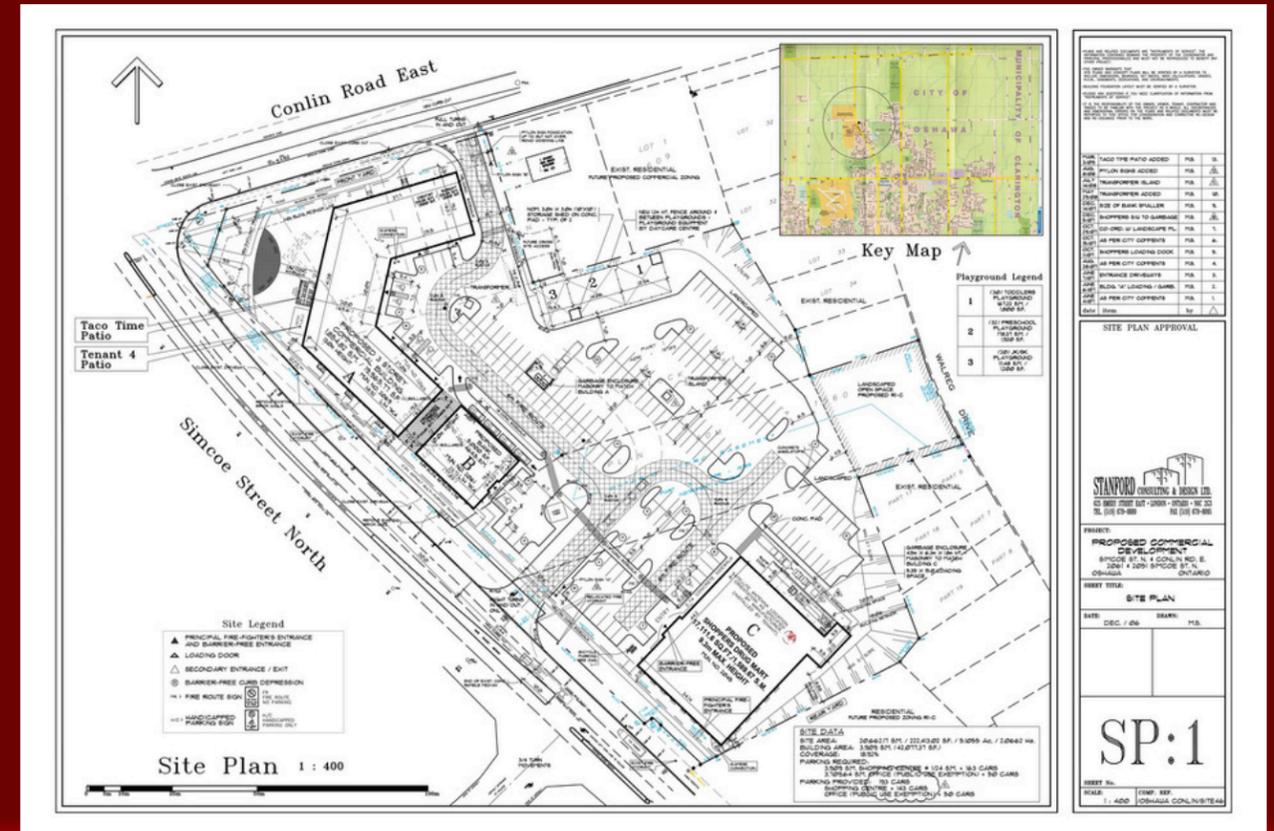
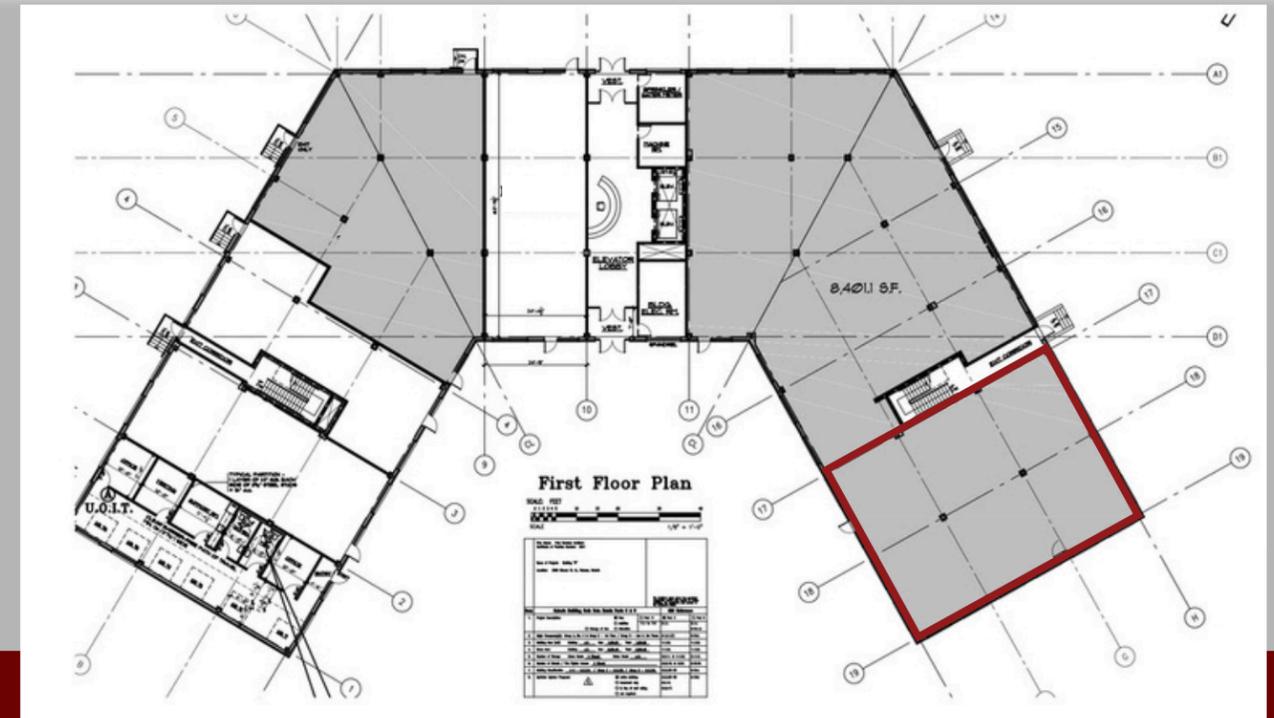


**Zoning**  
MU-C(1)



# FLOOR & SITE PLAN

RETAIL SPACE - FIRST FLOOR PLAN



**SITE PLAN**  
SIMCOE & CONLIN OSHAWA, ON

UNIT PHOTOS



UNIT PHOTOS



# ZONING MAP



- Residential
- Residential Apartment
- Open Space
- Utility and Transportation
- Commercial
- Commercial Residential
- Commercial Residential Employment
- Employment Industrial
- Institutional
- CL - Commercial Local

## PERMITTED USES

### MU-C Zone

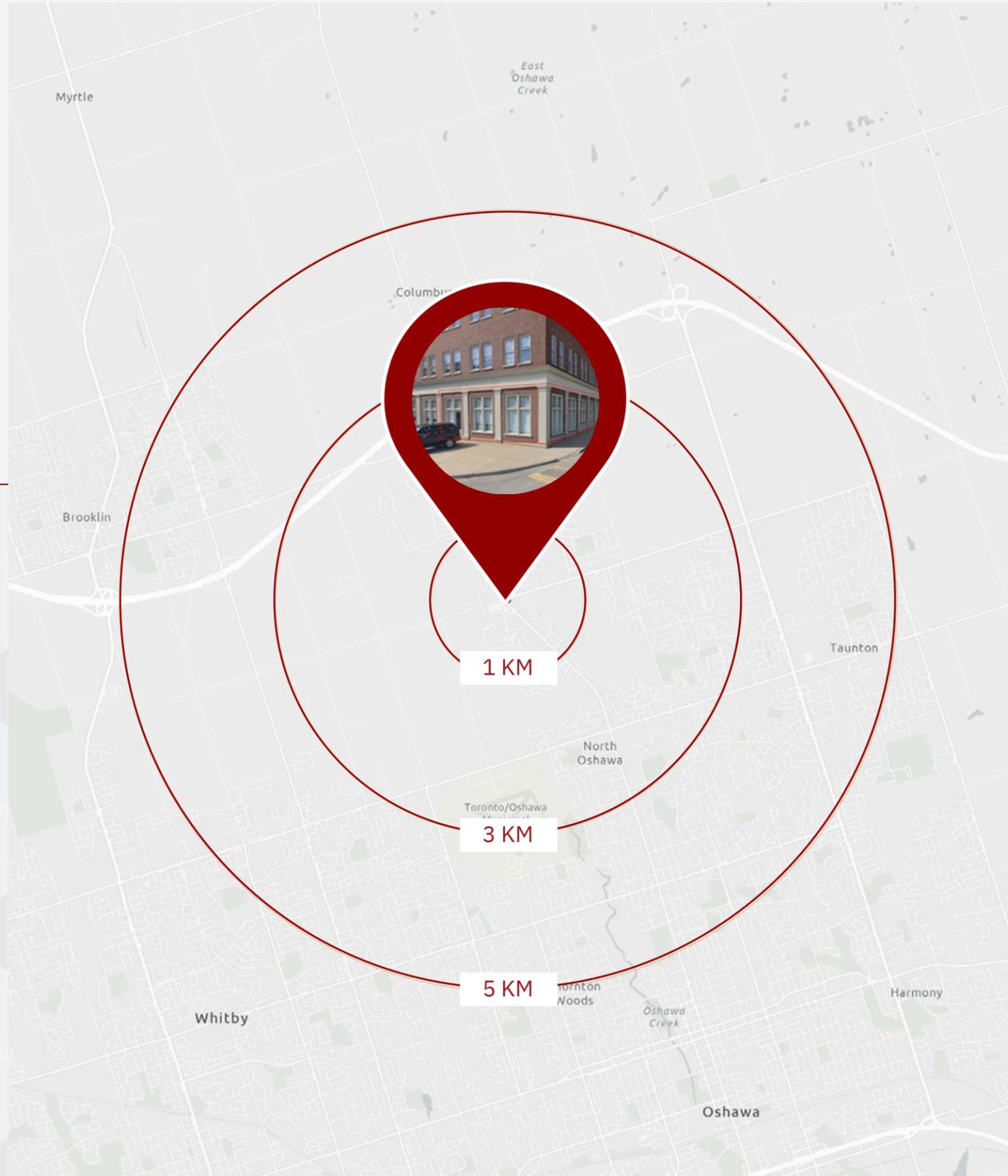
The following uses are permitted in any MU-C Zone:

- Animal hospital
- Apartment building
- Art gallery
- Block townhouse
- Brew your own operation
- Commercial school
- Commercial recreation establishment, except a billiard hall
- Day care centre
- Financial institution
- Flat
- Hotel
- Long Term Care Facility
- Merchandise service shop
- Nursing home
- Office
- Personal service establishment
- Printing establishment
- Private school
- Restaurant
- Retail store
- Retirement home
- Studio
- University residence

# AMENITIES MAP



# DISTANCE MAP



# DEMOGRAPHICS

The population at 2069 Simcoe St N, Oshawa within a 5 km radius is 124, 529. The median age for this population is 37.4. The number of households in this area is estimated at 40,959 within a 5 km area. The average household income is estimated to be CA\$138,573 within a 5 km radius.

Summary	1 Kilometer	3 Kilometers	5 Kilometers
2018 Total Population	4,029	32,162	107,320
2023 Total Population	5,264	40,960	124,529
2028 Total Population	7,922	51,364	145,754
2018-2028 Annual Rate	8.52%	4.63%	3.20%
2018 Households	1,350	11,795	37,386
2018 Average Household Size	3.0	2.7	2.8
2023 Households	1,734	13,993	40,959
2023 Average Household Size	3.0	2.9	3.0
2028 Households	2,720	17,381	47,336
2028 Average Household Size	2.9	2.9	3.1
2023-2028 Annual Rate	9.42%	4.43%	2.94%
2018 Families	1,124	9,083	30,746
2018 Average Family Size	3.1	3.0	3.1
2023 Families	1,416	10,921	33,904
2023 Average Family Size	3.1	3.0	3.1
2028 Families	2,171	13,659	39,337
2028 Average Family Size	3.1	3.0	3.1
2023-2028 Annual Rate	8.92%	4.58%	3.02%
<b>2018 Dwellings</b>	<b>1,350</b>	<b>11,795</b>	<b>37,386</b>
Owned Dwellings	1,018	7,534	28,651
Rented Dwellings	332	4,261	8,735
Band Housing	0	0	0
<b>2023 Dwellings</b>	<b>1,734</b>	<b>13,993</b>	<b>40,959</b>
Owned Dwellings	1,052	8,325	29,814
Rented Dwellings	682	5,668	11,145
Band Housing	0	0	0
<b>2028 Dwellings</b>	<b>2,720</b>	<b>17,381</b>	<b>47,336</b>
Owned Dwellings	1,478	9,876	33,124
Rented Dwellings	1,242	7,505	14,212
Band Housing	0	0	0
<b>Average Household Income</b>			
2018	CA\$109,931	CA\$97,291	CA\$114,740
2023	CA\$120,249	CA\$116,084	CA\$138,573
2028	CA\$130,358	CA\$133,209	CA\$159,941
<b>Per Capita Income</b>			
2018	CA\$36,835	CA\$35,680	CA\$39,971
2023	CA\$39,611	CA\$39,657	CA\$45,578
2028	CA\$44,758	CA\$45,077	CA\$51,944
<b>Median Age</b>			
2018	32.1	36.3	38.2
2023	30.5	34.5	37.4
2028	32.2	34.9	37.2



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\*Sales Representative \*\*Broker