



**S & H REALTY  
CORPORATION**

## **Fairgrounds Shopping Centre, Orangeville, Ontario**

Fairgrounds Shopping Centre is a major regional retail service and restaurant site located at the intersection of Highway 10 and First Street in Orangeville, Ontario. Major tenants include **Canadian Tire, Best Buy, Galaxy Cinemas, Home Depot, Leon's, Walmart, Winners, Party City, Reitmans, Urban Planet and Fit 4 Less**, along with a number of other well known retailers.

- There is 1 unit currently available for lease, Unit B004 measuring approximately 2,791 sq.ft.
- Fairgrounds is a strong regional shopping centre, attracting both daily shoppers and destination shoppers.
- Easy access to the property from all sides and ample parking available
- Demographics within a 10 kilometer radius of the property indicate a residential population of over 43,000 people, with an average age of 40.1 years and an average household income of nearly \$110,000
- Demographic projections to 2022 show an increase in population to 46,301 people, with an average household income of \$123,267.
- Space is suitable for a wide variety of uses including sit down and quick-service restaurants (such as pizza, halal, shawarma, sushi), pharmacy, medical and quasi-medical (chiropractor, physiotherapy, massage) use, health food store, specialty fashion including men's wear, cell phone sales/repair, and tutoring/schools.
- CAM/tax estimates for 2019 for Unit B004 are \$16.24 psf total (\$9.35 CAM and \$6.89 Tax)

**For more information contact:**  
**Lawrence Mosselson, Broker**  
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Orangeville, ON map showing the location of the property:



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# Fairgrounds Shopping Centre Leasing Plan

95 First Street, 55 & 65 Fourth Avenue, Orangeville, Ontario



The purpose of this plan is to identify the approximate location, size and dimension of the Leased Premises in the Shopping Centre. The Landlord reserves the right at any time to relocate, rearrange, alter or expand the building and structures, other premises, the Common Areas, and any part of the Leased Premises from that shown on this plan. All information, dimensions and areas are approximate only and are to be verified on site. Any references on this plan to specific tenants are subject to change from time to time and shall not be deemed to be any representation as to the tenants that are within the Shopping Centre. 1216

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June 2019  
 E & O.E.

## **Fairgrounds Tenant List**

### **Specialty Retail**

Party City  
PetSmart

### **Fashion**

Mark's Work Wearhouse  
Winner's  
Shoe Company  
Reitman's  
Urban Planet  
Carter's/Osh Kosh  
Payless ShoeSource

### **Health and Beauty**

Lena's Nails  
First Choice Haircutters  
Fit 4 Less  
Orangeville Opticians

### **Medical / Pharmacy**

Life Labs

### **Entertainment**

Galaxy Cinemas

### **General Merchandise**

Walmart  
Canadian Tire

### **Restaurant**

Fionn MacCool's  
Kelseys  
Tim Horton's/Wendy's  
Swiss Chalet/Harvey's  
Montana's  
South 88 Vietnamese

### **Home**

Home Depot  
Leon's  
End of Roll

### **Financial Institution**

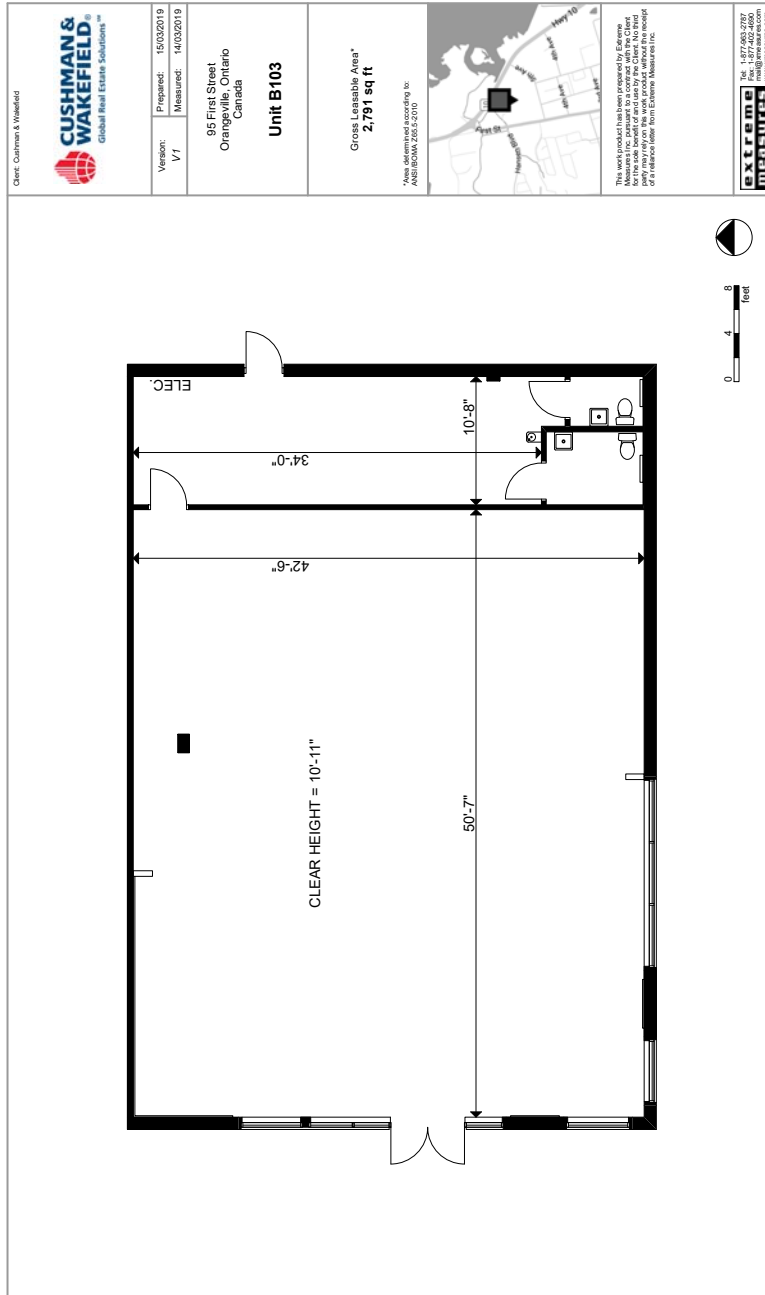
Scotiabank  
Easy Financial

### **Electronics, Computers and Telephones**

Best Buy  
EB Games  
Telus Mobility

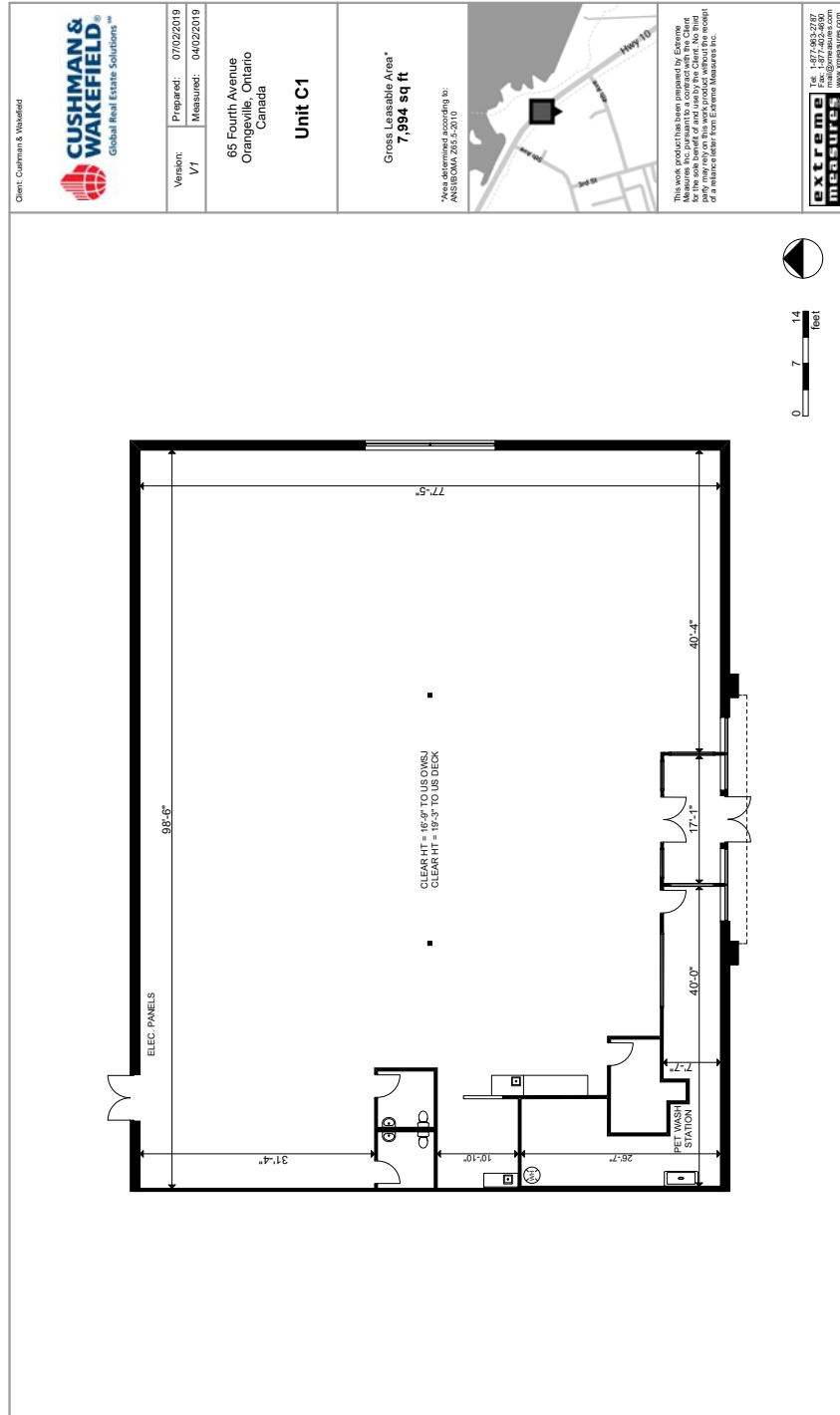
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# Unit B004 Plan – 2,791 sq.ft.



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# Unit C1 Plan – 7,994 sq.ft.



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