



**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 are 2 units available for lease, Unit G1A measuring approximately 1,591 sq.ft. and Unit H002 measuring approximately 1,319 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, burritos, sushi), medical and quasi-medical (chiropractor, physiotherapy, massage) use, health food store, specialty fashion including men's wear, cell phone sales/repair, optical, and tutoring/schools.
- CAM/tax estimates for 2018 is \$13.03 psf total (\$7.66 CAM and \$5.37 Tax)

For more information contact:
Lawrence Mosselson, Broker
S & H Realty Corporation, Brokerage
(416) 704-2421
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Orangeville, ON map showing the location of the property:



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April 2018
E & O.E.

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 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. 12/16

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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

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
Second Cup

Home

Home Depot
Leon's
End of Roll

Financial Institution

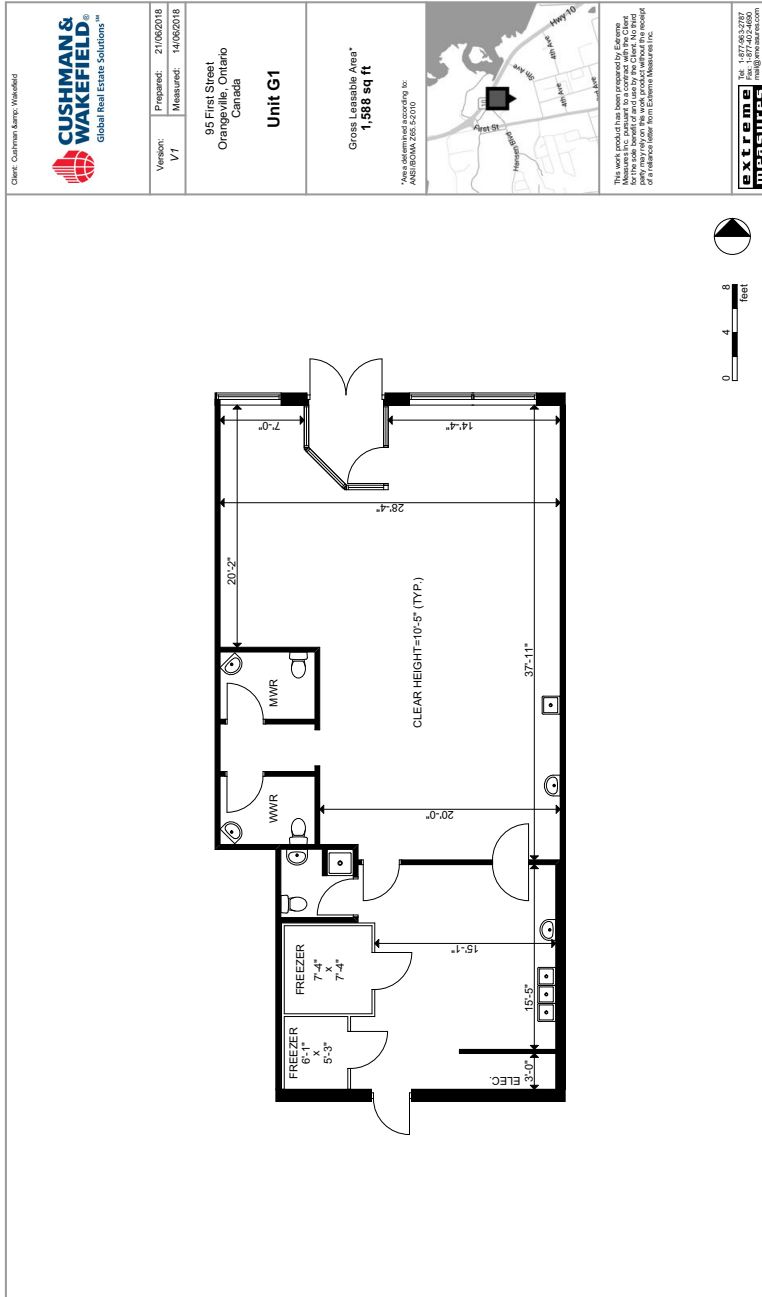
Scotiabank
Easy Financial

Electronics, Computers and Telephones

Best Buy
EB Games
Telus Mobility

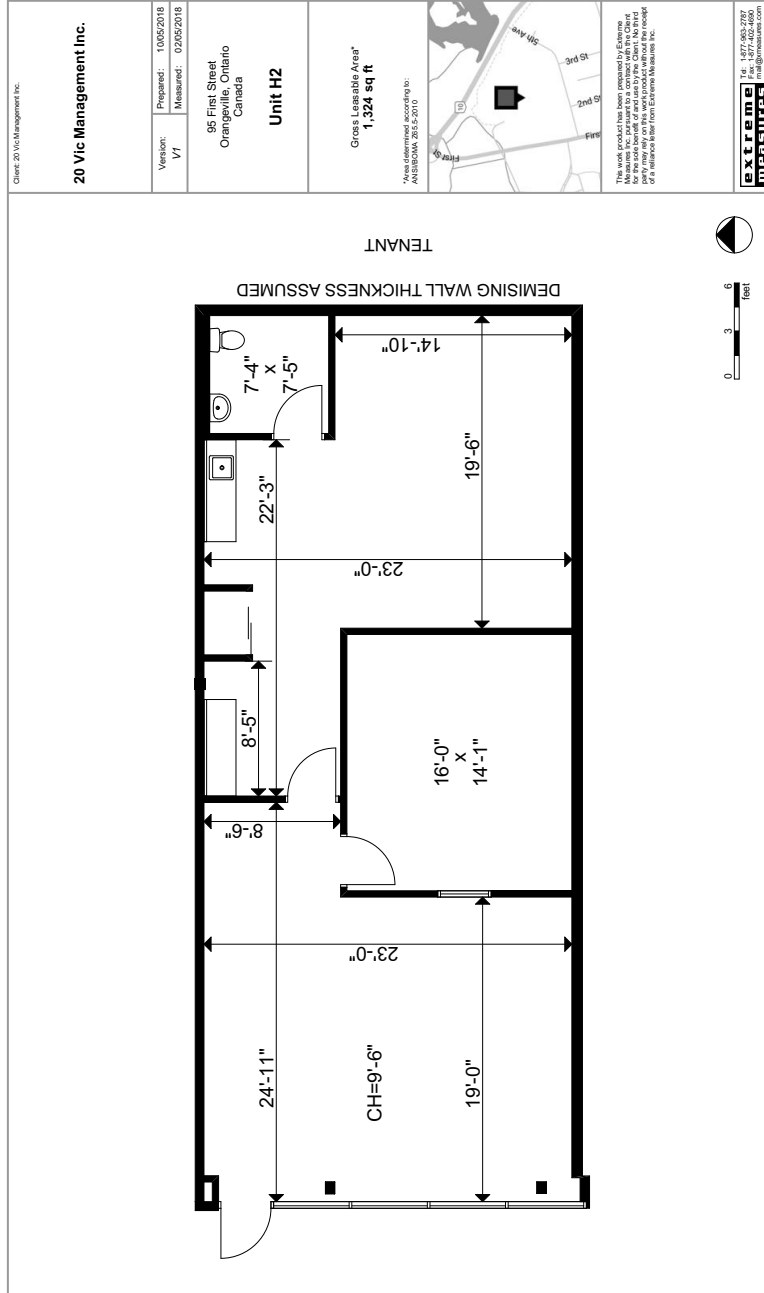
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Unit G1 Plan – 1,591 sq.ft.



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Unit H002 Plan – 1,319 sq.ft.



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