

RETAIL  
AVAILABLE

HERITAGE PLAZA  
LASALLE, ON



# LASALLE HERITAGE PLAZA INC.

**Total CRU:** 24,072 square feet

**Units Available:**

#200 - 1,050 square feet

#300 - 1,645 square feet

#700 - 3,750 square feet

**Possession:** Immediate

**DriveThru Space:**

2,273 square feet, Under Negotiation

**Space Available Adjoining**

**DriveThru:**

1,400 square feet

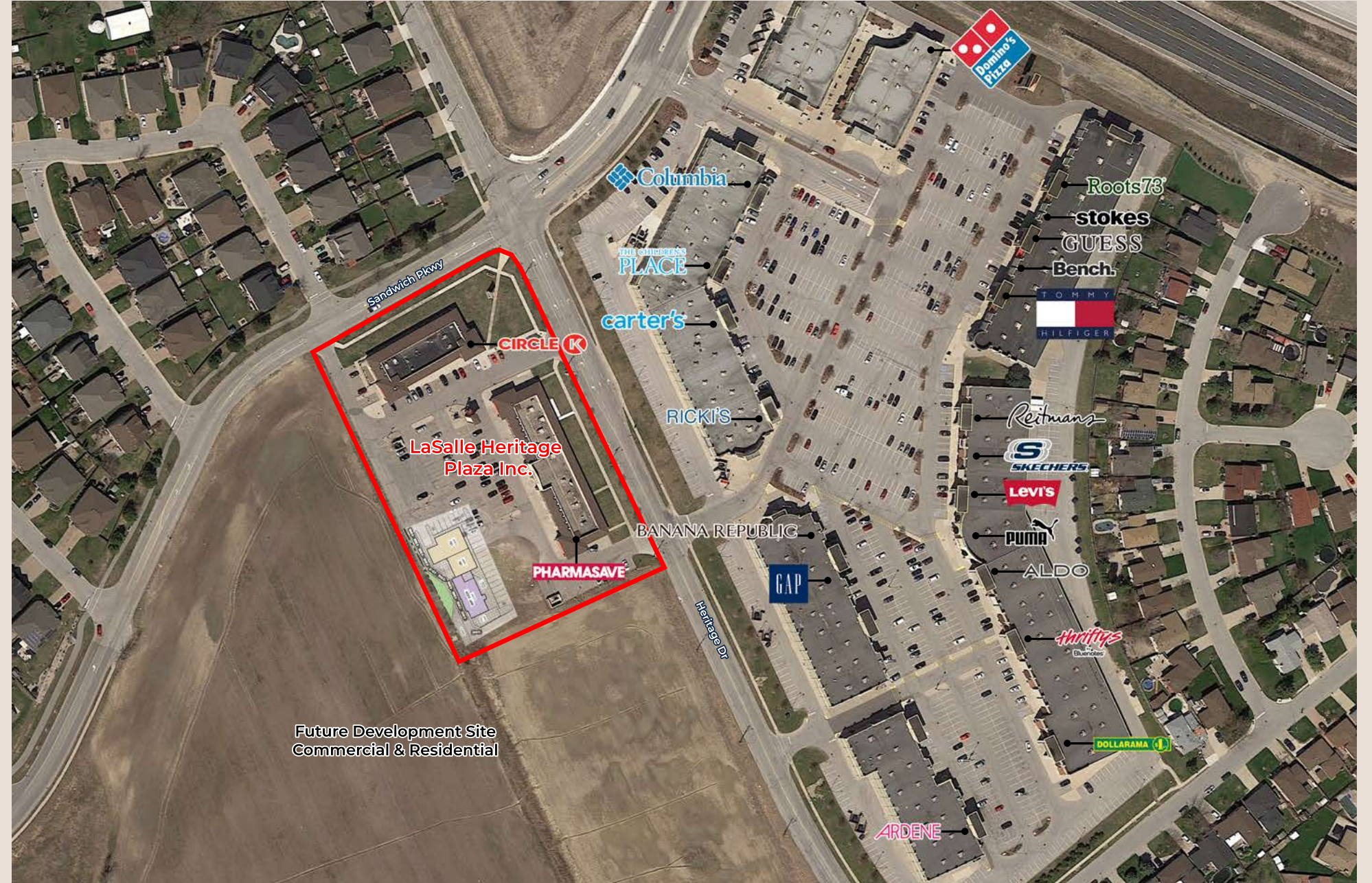
2,264 square feet

**Possession:** TBD

**Min. Rent:** Contact Listing Agent

**Add. Rent:** \$7.40 psf (est.)

**Traffic Count:** 29,600 AADT along the 401 with an increase expected with the completion of the new Gordie Howe International Bridge to the USA.



# SITE PLAN

## Phase I:

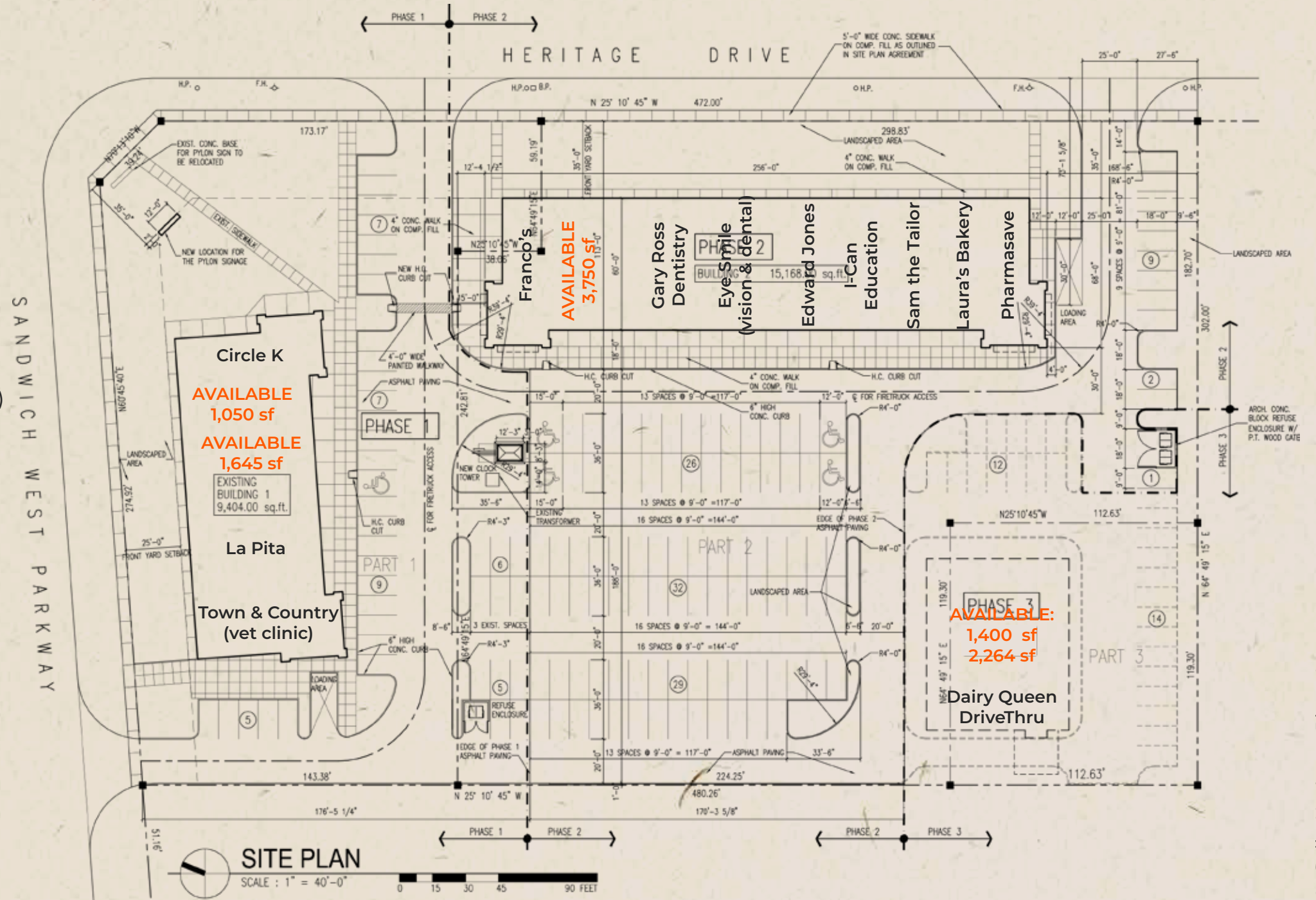
- #100 - Circle K
- #200 - 1,050 square feet available
- #300 - 1,645 square feet available
- #400 - La Pita
- #500/600 - Town & Country (vet clinic)

## Phase II:

- #650 - Franco's (pizzeria)
- #700 - 3,750 square feet available
- #800 - Gary Ross Dentistry
- #900 - Eye Smile (vision & dental)
- #1100 - Edward Jones
- #1200 - I-Can Education
- #1300 - Sam the Tailor
- #1400 - Laura's Bakery
- #1500 - Pharmasave

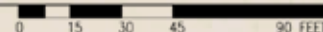
## Phase III:

- 2,273 square foot DriveThru - DQ
- 1,400 square feet available
- 2,264 square feet available



SITE PLAN

SCALE : 1" = 40'-0"



# LASALLE HERITAGE PLAZA INC.



# DEMOGRAPHICS

2022 Demographic Snapshot	1km Ring	2km Ring	3km Ring	Windsor, ON				
<b>Total Population</b>								
2022 estimated	4,789	12,527	28,362	361,012				
2027 Projected	4,975	13,004	29,414	375,493				
% Pop. Change (2017-2022)	9.8%	7.0%	5.5%	5.0%				
% Pop. Change (2022-2027)	3.9%	3.8%	3.7%	4.0%				
Median Age	43.0	45.6	44.2	41.0				
<b>2022 Educational Attainment (15 years+)</b>								
Bachelor degree & higher	3,718	9,746	23,134	300,326				
	1,091	29.3%	3,279	33.6%	8,130	35.1%	72,765	24.2%
<b>2022 Households</b>								
Persons per household	1,623	4,171	9,686	141,665				
Average household income	2.75	2.77	2.83	2.52				
	\$117,405	\$128,333	\$137,422	\$98,828				
<b>2022 Occupied Dwellings</b>								
Owned dwellings	1,623	4,171	9,686	141,665				
Rented dwellings	1,440	88.8%	3,836	92.0%	9,049	93.4%	100,550	71.0%
	182	11.2%	336	8.0%	637	6.6%	41,115	29.0%
<b>Dominant Demographics</b>								
Official Home Language	English	English	English	English				
Dominant non-official language	Arabic	Arabic	Arabic	Arabic				
<b>Top 3 visible minorities</b>								
	Arab	South Asian	South Asian	Arab				
	South Asian	Arab	Arab	Black				
	Black	Chinese	Chinese	South Asian				



# RESIDENTIAL GROWTH

## Total Number of Units Currently Approved

- 100 single detached
- 44 semi detached
- 530 apartment units
- 160 apartment permits

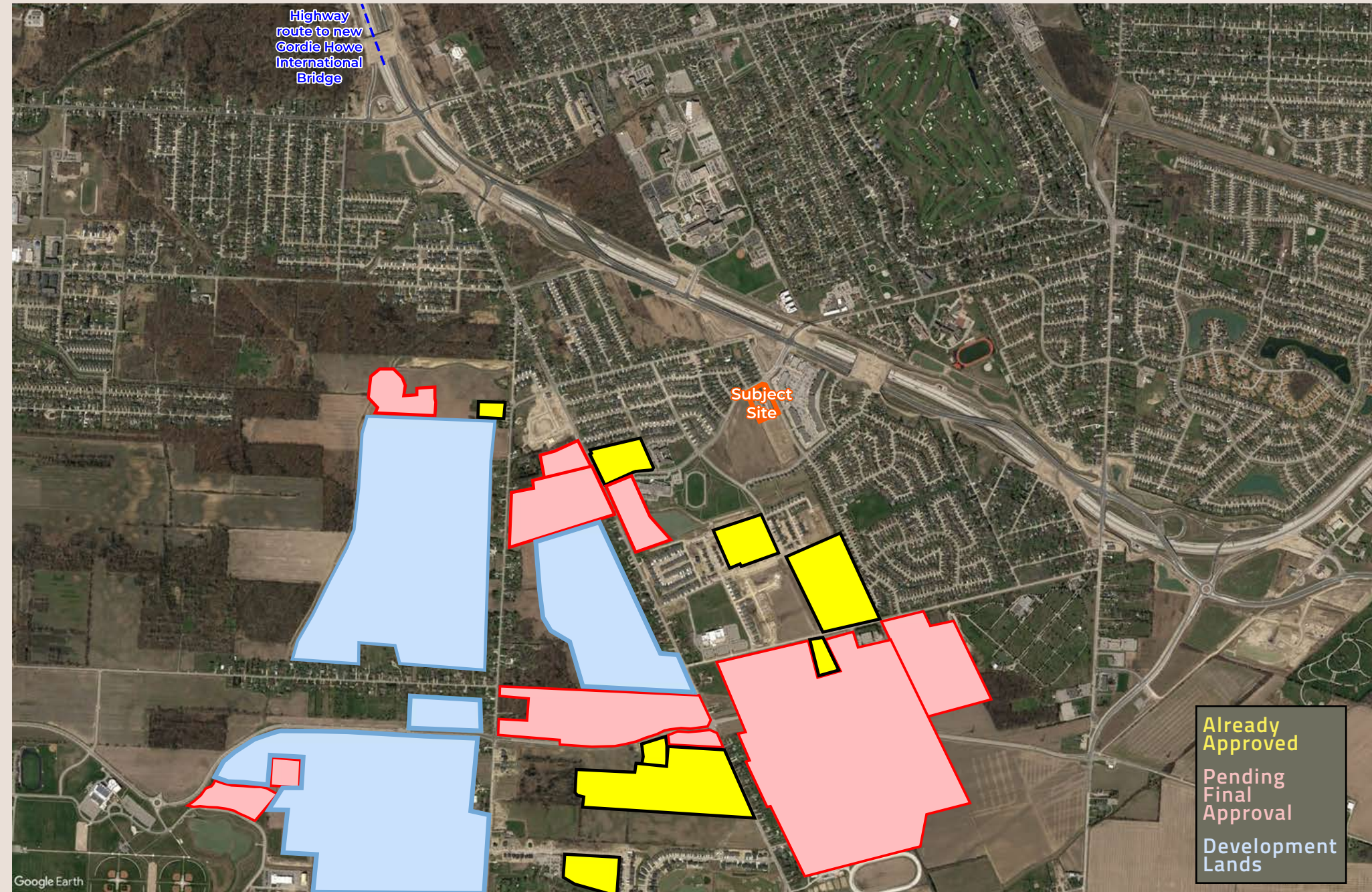
## Total Number of Units Pending Final Approval

- 497 single detached
- 389 semi detached
- 407 townhomes
- 1,420 apartment units

## Summary

- 597 single detached
- 433 semi detached
- 407 townhomes
- 1,690 apartment units
- 160 apartment permits

TAKE A CLOSER LOOK AT THE AREA





**URBAN REFORM REALTY INC. BROKERAGE**

141 Adelaide Street West, Suite 903  
Toronto, Ontario, M5H 3L5

**TORAN EGGERT**

Managing Partner, Broker of Record  
416.629.2251  
toran@urbanreformrealty.com

**ALEX CHARLEBOIS**

Sales Representative  
647.924.7533  
alex@urbanreformrealty.com

URBANREFORMREALTY.COM

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