

NEW RETAIL  
AVAILABLE

HERITAGE TOWN  
CENTRE

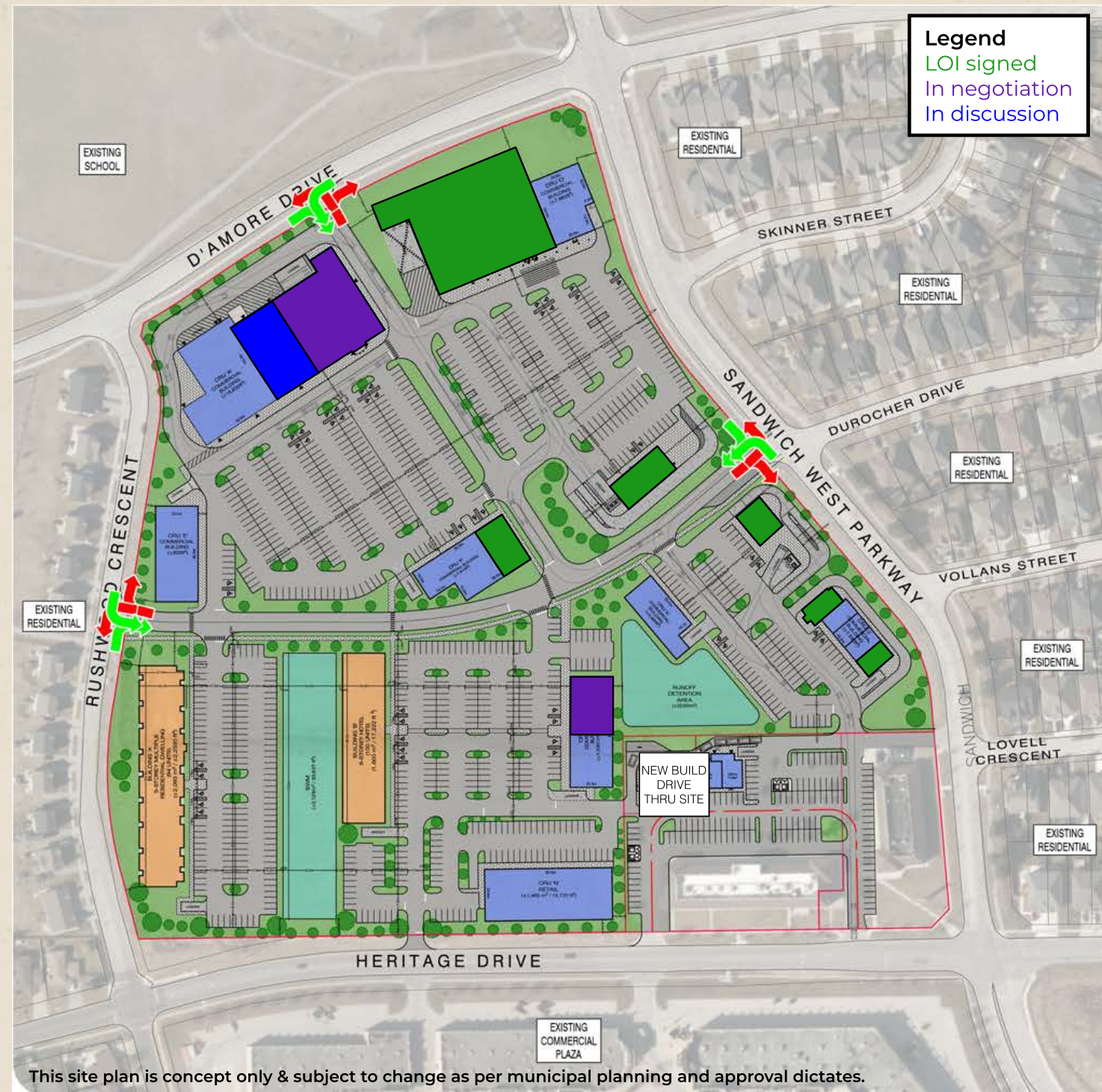
2301 SANDWICH WEST  
PARKWAY, LASALLE, ON





# SITE PLAN

- **Possession Date:** Summer 2024
- **Proposed Grocery:** 34,240 sf
- **Proposed Retail Space:** 103,755 sf
- **Proposed Gas & Car Wash:** 7,555 sf
- **Min. Rent:** Contact Listing Agent
- **Add. Rent:** \$11.00 psf (est.)
- **Parking Stalls:** 955
- **Residential:** 94 proposed units
- **Hotel:** 100 proposed units
- **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.

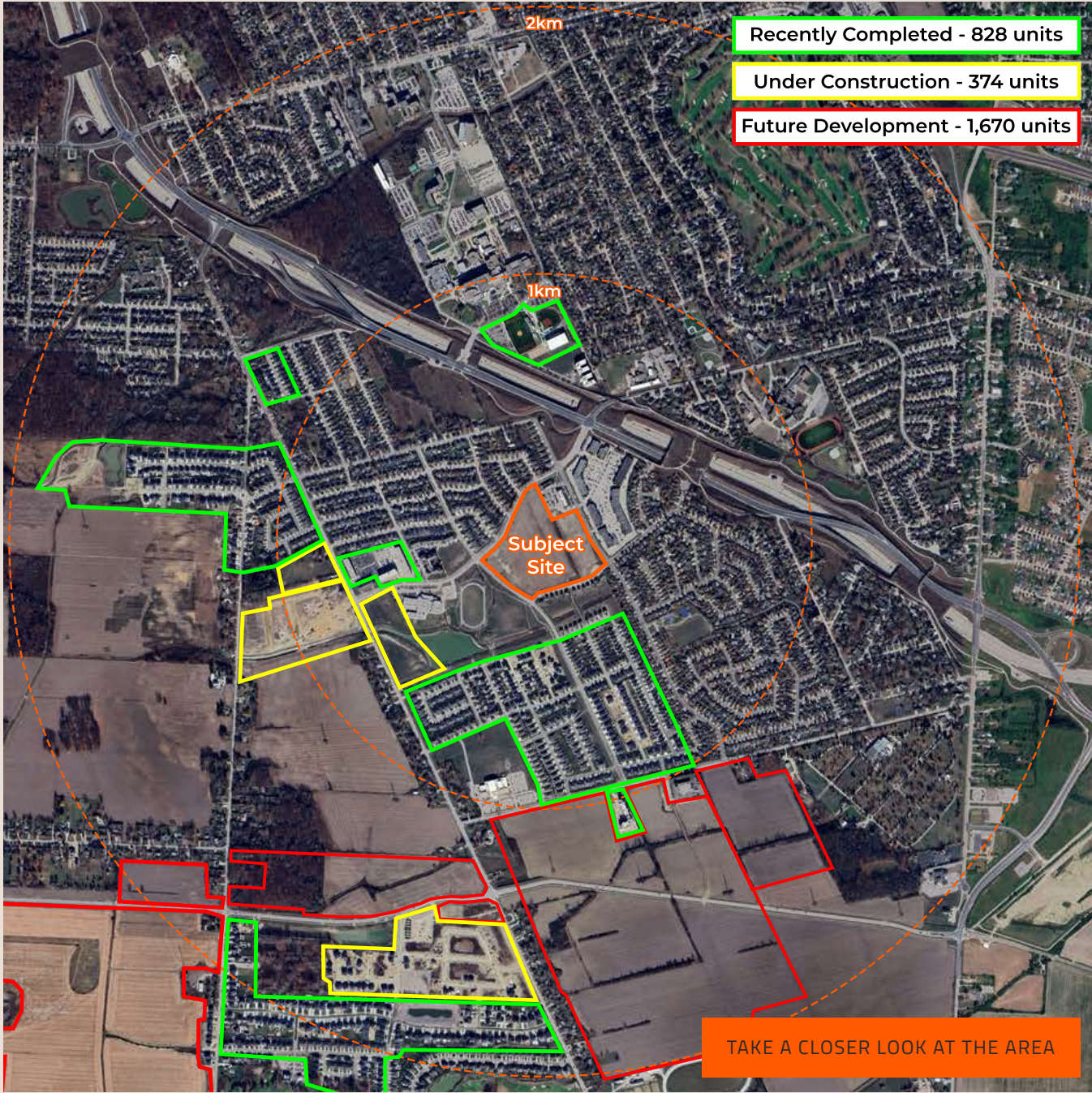




# DEMOGRAPHICS & RESIDENTIAL GROWTH

LaSalle’s highly sought after residential neighbourhoods will continue to grow and expand. Continued strong housing demand and building activity coupled with available land supply will result in a doubling of the Town’s existing population over the next 2 to 3 decades. Currently, there is in excess of 1,900 acres of residentially designated land located within the Town’s Urban Area.

| 2022 Demographic Snapshot               | 1km Ring    |       | 2km Ring    |       | 3km Ring    |       | Windsor, ON |       |
|---|-------------|-------|-------------|-------|-------------|-------|-------------|-------|
| Total Population                        |             |       |             |       |             |       |             |       |
| 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        |       |
| 2022 Educational Attainment (15 years+) |             |       |             |       |             |       |             |       |
|   | 3,718       |       | 9,746       |       | 23,134      |       | 300,326     |       |
| Bachelor degree & higher                | 1,091       | 29.3% | 3,279       | 33.6% | 8,130       | 35.1% | 72,765      | 24.2% |
| 2022 Households                         |             |       |             |       |             |       |             |       |
|   | 1,623       |       | 4,171       |       | 9,686       |       | 141,665     |       |
| Persons per household                   | 2.75        |       | 2.77        |       | 2.83        |       | 2.52        |       |
| Average household income                | \$117,405   |       | \$128,333   |       | \$137,422   |       | \$98,828    |       |
| 2022 Occupied Dwellings                 |             |       |             |       |             |       |             |       |
|   | 1,623       |       | 4,171       |       | 9,686       |       | 141,665     |       |
| Owned dwellings                         | 1,440       | 88.8% | 3,836       | 92.0% | 9,049       | 93.4% | 100,550     | 71.0% |
| Rented dwellings                        | 182         | 11.2% | 336         | 8.0%  | 637         | 6.6%  | 41,115      | 29.0% |
| Dominant Demographics                   |             |       |             |       |             |       |             |       |
| Official Home Language                  | English     |       | English     |       | English     |       | English     |       |
| Dominant non-official language          | Arabic      |       | Arabic      |       | Arabic      |       | Arabic      |       |
|   |             |       |             |       |             |       |             |       |
| Top 3 visible minorities                | Arab        |       | South Asian |       | South Asian |       | Arab        |       |
|   | South Asian |       | Arab        |       | Arab        |       | Black       |       |
|   | Black       |       | Chinese     |       | Chinese     |       | South Asian |       |









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