

## **MINDEN - HIGHLAND HILLS Shopping Centre**

**LOCATION:** The subject site is located at the main intersection for the Haliburton Highlands region at Highway 35 and Bobcaygeon Road. It is zoned, fully serviced, with access points in place and approved. The subject site is beside the 20,000 square foot Dollo's Foodland which is one of the highest performing sales/s.f. stores in cottage country.

**POPULATION:** Minden Hills – 5500 population. Total private dwellings are in excess of 6600. According to the Township there are in excess of an additional 6000, mostly affluent, seasonal residents. The trade area for Minden is expanded to a broader drive time area than may be typical compared to urban or suburban settings. The Town has a regional component to it with certain users like Canadian Tire, Home Hardware Building Centre, drawing from almost a 30 minute area in each direction. As a result, the permanent resident trade area is approximately 10,000 people as seen on the chart and map below.

**RETAIL GRAVITY:** Aside from the existing Foodland, it looks positive that we will be bringing a variety of new retailers including sporting goods, dollar store, some smaller retail users and perhaps a financial institution or fast food restaurant. This new plaza along will have approximately 50,000 square feet of retail space. Combined with the adjacent Heritage Plaza (15,000 s.f.), and adjacent 40,000 square foot Home Hardware, this node (Hwy 35 and Bobcaygeon) would have over 100,000 s.f. retail when completed and be the most dominant retail in Haliburton County.

Given its strategic location at the main intersection in Haliburton County, the "regional" character of this site will draw from Haliburton (Dysart) to the east, Coboconk to the south, and Dorset to the north.

Address: 12335 Highway 35, Minden ON

Intersection: Highway 35 and Bobcaygeon Road

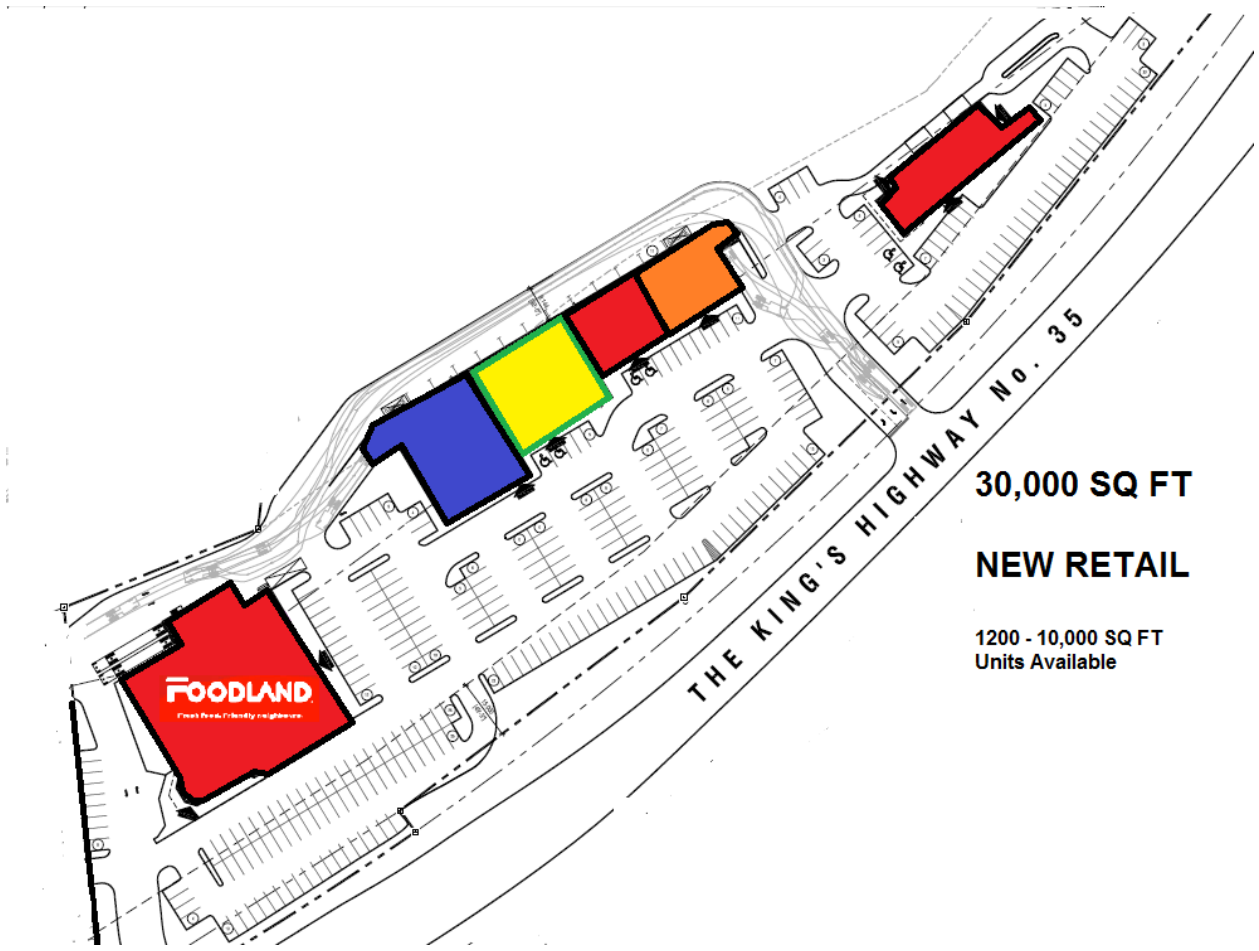
Total RETAIL SQUARE FOOTAGE AT INTERSECTION: **110,000 SQUARE FEET**

Tenants in the immediate (100 metre radius) area:

- Foodland – 20,000 square feet
- Home Hardware – 42,000 square feet
- Godfather Pizza, Sun Life, and others Heritage Plaza/adjacent property – 15,000 square feet
- Dairy Queen – 3000 square feet – opening fall 2013
- 30,000 square feet of other retail tenants in balance of plaza

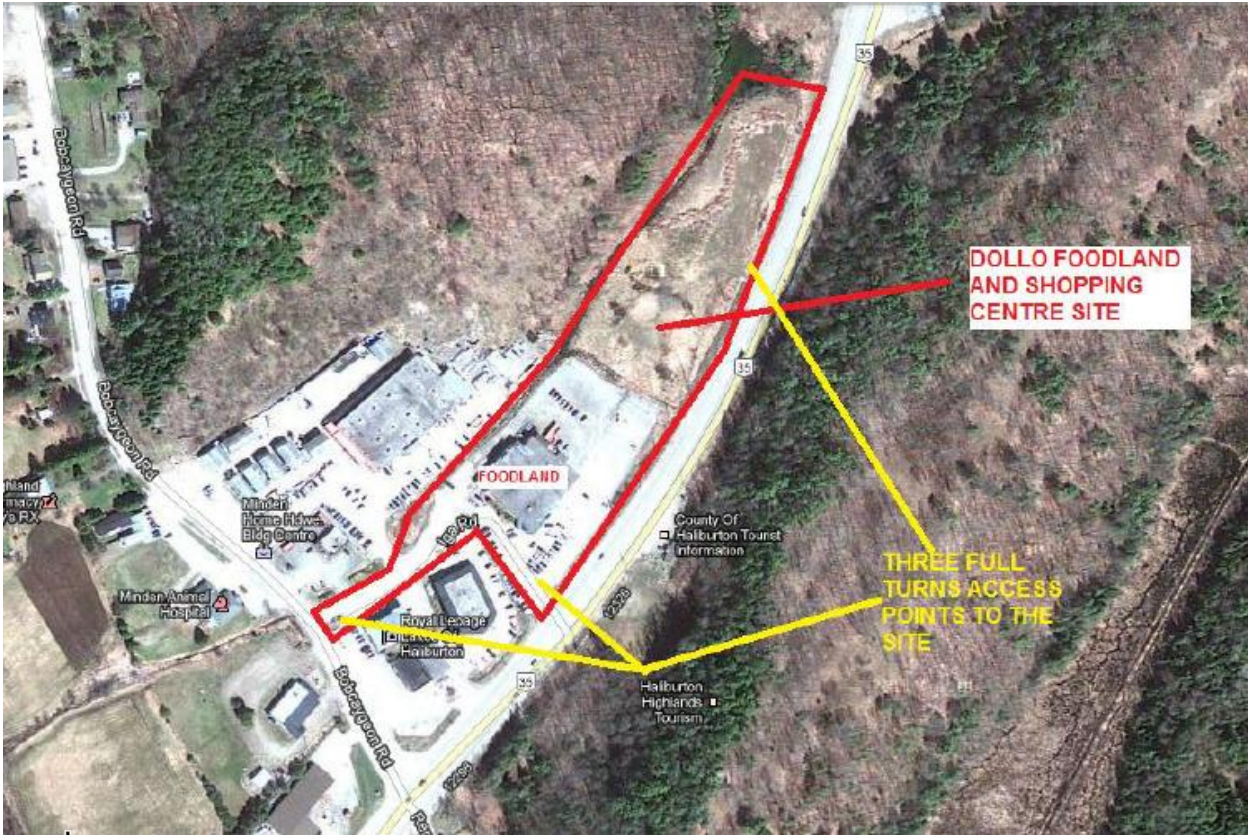
Trade Area Demographics	10 KM Ring	15 KM Ring	0-29 Min Drive
<b>2006 Census</b>			
<b>Total Population</b>	3,335	5,403	9,740
<b>Average Age</b>	51.4	51.8	51.6
<b>Households with Kids</b>	n/a	n/a	n/a
<b>Average Household Income</b>	\$54,683	\$56,682	\$58,145
<b>2011 Census</b>			
<b>Total Population</b>	3,562	5,893	10,279
<b>Average Age</b>	53.5	53.1	53.6
<b>Households with Kids</b>	350	556	998
<b>Average Household Income</b>	\$59,090	\$68,869	\$62,309

**The above numbers DO NOT INCLUDE SEASONAL POPULATION**



Site Plan

Aerial Photo



Site pictures:



Figure 1 East side of Highway 35 facing west to existing plaza. Note Home Hardware in background. Pedestrian links connect the two sites



Figure 2 North-West View of the future plaza



Figure 3 South-West view of the Future shopping centre site