



HARBOUR CROSSING
859 FORT WILLIAM ROAD
THUNDER BAY, ONTARIO



- Thunder Bay is Ontario's 12th largest city boasting a population greater than 109,000 people in 2006.
- Approximately 105,000 people or over 45,000 households are within 10 kilometres of Harbour Crossing.
- Known as the "Gateway to the Great Northwest", Thunder Bay is the largest metropolitan centre serving Ontario's northwest, is strategically located in the geographical centre of Canada, and is on the shore of Lake Superior.
- Thunder Bay hosts an estimated 1.4 million visitors annually who generate over \$350 million for the economy.
- In 2005, Canadian Business Magazine ranked Thunder Bay as one of the best cities in Canada to conduct business.

Property Summary

Available	Fully Leased
Gross Leaseable Area	40,000 SF
Land Area	3.68 Acres
Parking	228 stalls
Zoning	GC2

Features

- Located in front of the largest Power Centre in the region and across from Intercity Shopping Centre, northwestern Ontario's largest shopping centre.
- Neighbouring anchors include Canadian Tire, Home Depot, Sears, & Zellers.
- Excellent site access.
- Situated at signalized intersection of Fort William Road & Harbour Expressway (Main Street).

Demographics

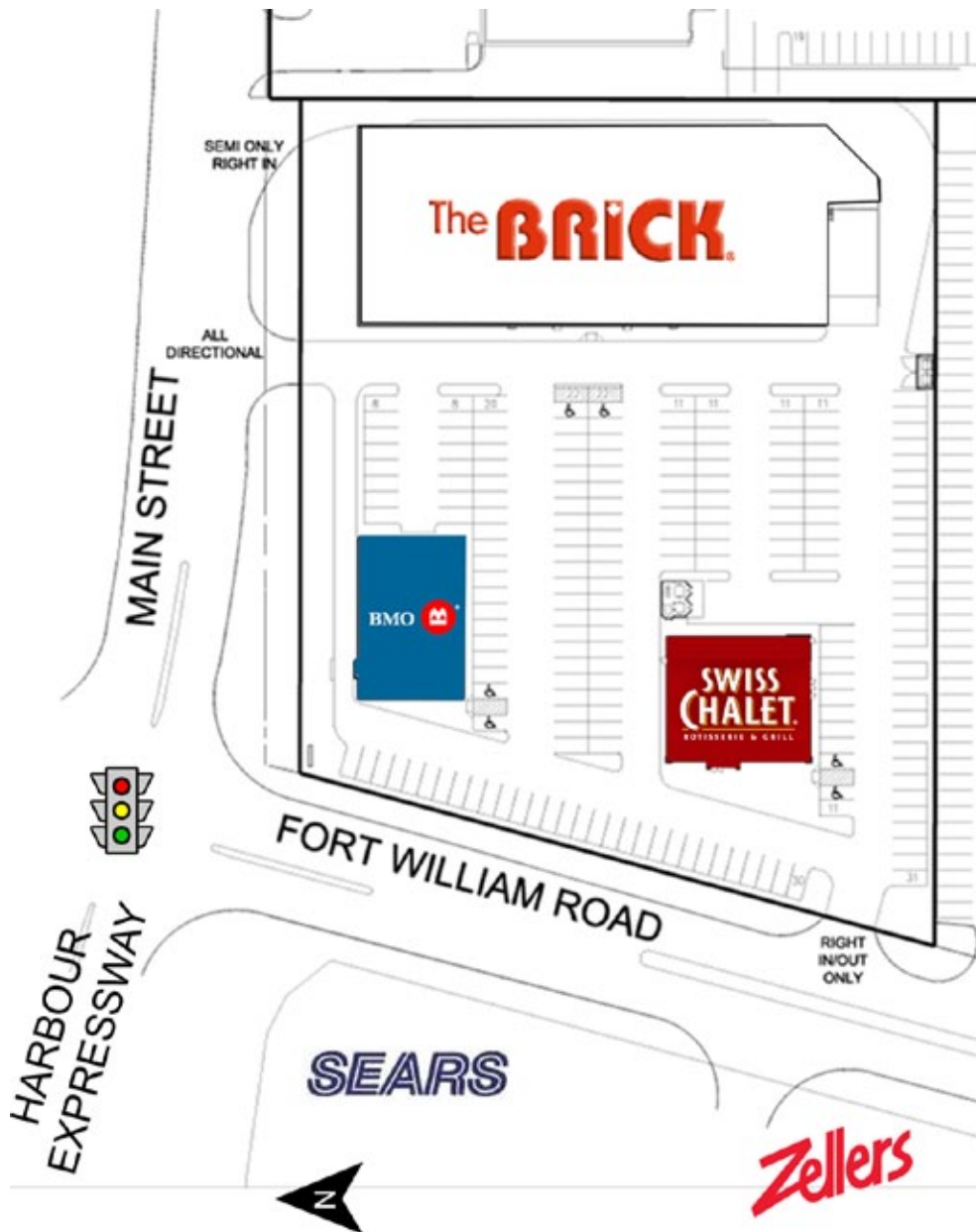
	5 km	10 km
Total Population	65,964	106,846
Private Households	29,098	45,446
Avg Household Income	\$54,256	\$58,735

(Reference: Statistics Canada 2006 Census)

Traffic

- 69,579 vehicles per day at Fort William Road & Harbour Expressway.
(Reference: City of Thunder Bay Transportation Department, 2004)





HARBOUR CROSSING
LEASING INQUIRIES
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