

REDEVELOPMENT LAND

2039 Ste-Sophie Blvd, Ste-Sophie (QC)



SIZE:

233,000 sq. ft.

ASKING SALES PRICE:

\$1,200,000

AVAILABLE:

30 days

HIGHLIGHTS:

- The municipality has seen a population growth of 29.2% since 2006 for a total of 13,375 inhabitants in 2011

ADDITIONAL INFORMATION:

- Commercial CC2 zoning
- Possibility of residential Plex Zoning *

NEIGHBORING RETAILERS (1 km):

Metro, Jean Coutu, Ultramar, Tim Horton's, Benny & Co.

* *subject to approval from local government authorities*

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Oberfeld Snowcap Realty Inc.
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AERIAL SITE MAP



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DEMOGRAPHIC REPORT

2039 Ste-Sophie Blvd., Ste-Sophie (QC)

1 KM RADIUS

3 KM RADIUS

5 KM RADIUS

POPULATION & PROJECTIONS

2016 Daytime Population	926	2,855	4,855
2016 Total Population	1,283	4,026	7,052
2019 Total Population	1,364	4,267	7,476
2021 Total Population	1,413	4,410	7,728
2026 Total Population	1,510	4,697	8,239
% Pop Change 2016-2019	6.3%	6.0%	6.0%
% Pop Change 2016-2021	10.1%	9.5%	9.6%
% Pop Change 2016-2026	17.7%	16.7%	16.8%
2016 Private Households	525	1,558	2,701
% HH Change 2016-2021	10.1%	9.5%	9.6%
% HH Change 2016-2026	17.7%	16.8%	17.0%

2016 HOUSEHOLD INCOME & EXPENDITURE

Average Household Income	\$76,556	\$74,607	\$73,750
Total Expenditure	\$50,798,149	\$136,082,163	\$222,687,276
Average Household Expenditure	\$96,758	\$87,344	\$82,446
Food (Tot)	\$4,994,785	\$14,460,579	\$24,879,685
Food (Avg)	\$9,514	\$9,282	\$9,211
Food purchased from stores (Tot)	\$3,615,463	\$10,564,436	\$18,240,448
Food purchased from stores (Avg)	\$6,887	\$6,781	\$6,753
Food purchased from restaurants (Tot)	\$1,379,323	\$3,896,143	\$6,639,238
Food purchased from restaurants (Avg)	\$2,627	\$2,501	\$2,458
Household furnishings (Tot)	\$580,406	\$1,599,239	\$2,757,619
Household furnishings (Avg)	\$1,106	\$1,026	\$1,021
Clothing (Tot)	\$1,626,454	\$4,711,533	\$8,134,403
Clothing (Avg)	\$3,098	\$3,024	\$3,012
Personal care (Tot)	\$1,097,579	\$3,317,057	\$5,762,348
Personal care (Avg)	\$2,091	\$2,129	\$2,133
Recreation (Tot)	\$2,237,083	\$6,809,536	\$11,839,324
Recreation (Avg)	\$4,261	\$4,371	\$4,383