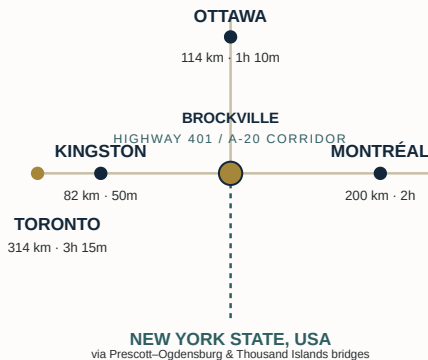


Brockville, Ontario

The City of the 1000 Islands — where the St. Lawrence River meets the Highway 401 corridor

Prepared in connection with the offering of [Property Address], Downtown Brockville, ON — a single-tenant, absolute triple-net retail investment

REGIONAL CONNECTIVITY



Brockville sits directly on **Highway 401**, part of the Windsor–Montréal corridor that carries the highest traffic volumes in Canada, at the midpoint between **Ottawa** and **Montréal** and within a day-trip drive of **Toronto**.

Two international crossings — the **Prescott–Ogdensburg** and **Thousand Islands** bridges — put northern New York State minutes away, drawing a cross-border consumer base from Ontario, Québec, and New York.

VIA Rail's Ottawa–Toronto and Montréal–Toronto lines both stop in Brockville, reinforcing the city's role as a regional hub for the Leeds & Grenville trade area.

TRADE AREA AT A GLANCE

22,116

CITY POPULATION

2021 Census · ~23,900 current est.

104,070

COUNTY TRADE AREA

Leeds & Grenville · +3.5% since 2016

\$63,600

MEDIAN HH INCOME

Statistics Canada, 2021 Census

15%

RETAIL TRADE EMPLOYMENT

2nd-largest sector after health care (18%)

#1

HIGHWAY ACCESS

Direct interchange, Hwy 401 & former Hwy 2

3

MARKETS SERVED

Ontario · Québec · New York State

SEASONAL TOURISM LIFT

Known as the "City of the 1000 Islands," Brockville's downtown and waterfront draw sustained seasonal visitor traffic tied to boating, boat-tour, and Thousand Islands travel.

HISTORIC CORE LOCATION

The subject property sits in Brockville's established downtown core, walkable to the limestone heritage commercial district and municipal anchors.

REGIONAL RETAIL HUB

As the largest municipality in Leeds & Grenville County, Brockville pulls retail spending from surrounding townships beyond its own population base.

MARKET SUMMARY

Brockville is a city of roughly 22,100 residents anchoring Leeds & Grenville County, a trade area of over **104,000 people** along the St. Lawrence River between Ottawa and the U.S. border. Its position directly on Highway 401 — the busiest highway corridor in Canada and a core artery for cross-border trade — gives retailers at the city's core exposure to both local residents and passing regional and international traffic.

The city's economy has diversified well beyond its manufacturing roots: health care and social assistance is now the largest employment sector, followed closely by **retail trade** and manufacturing, supported by a stable base of institutional and municipal employers.

Two international bridge crossings to New York State, combined with year-round VIA Rail service to Ottawa, Toronto, and Montréal, extend Brockville's effective trade area well past its municipal boundary — a key consideration for a net-lease retail asset serving a broad, multi-jurisdictional consumer base.

With household incomes near the provincial average, steady population growth across the county, and a downtown core positioned as the commercial anchor for the surrounding region, Brockville offers a durable demand base for a well-located, single-tenant retail investment.

Sources: Statistics Canada, 2021 Census of Population; City of Brockville Economic Development, 2026 Economic Indicators Report; Ontario Ministry of Transportation. Distances are approximate driving distances. This overview is provided for general information purposes and has not been independently verified.

[Broker Name]

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