

RETAIL OPPORTUNITY FOR SALE OR LEASE

SUBJECT SITE

Location: Highway 26 & Mosley Street
(Collingwood Airport Road)

Size: +/- 38 acres

Zoning: District Commercial

Permitted Uses

- Retail store, department store, general merchandizer and/or supermarket
- Building supply centre and accessory outside storage
- Business, financial services, professional and/or medical office
- Theatre, recreational entertainment, arcade and games establishment, recreational equipment rental establishment and/or fishing establishment
- Nursery and garden centre
- Tourist establishment & more!

FOR SALE OR LEASE

38 ACRES OF COMMERCIAL LAND

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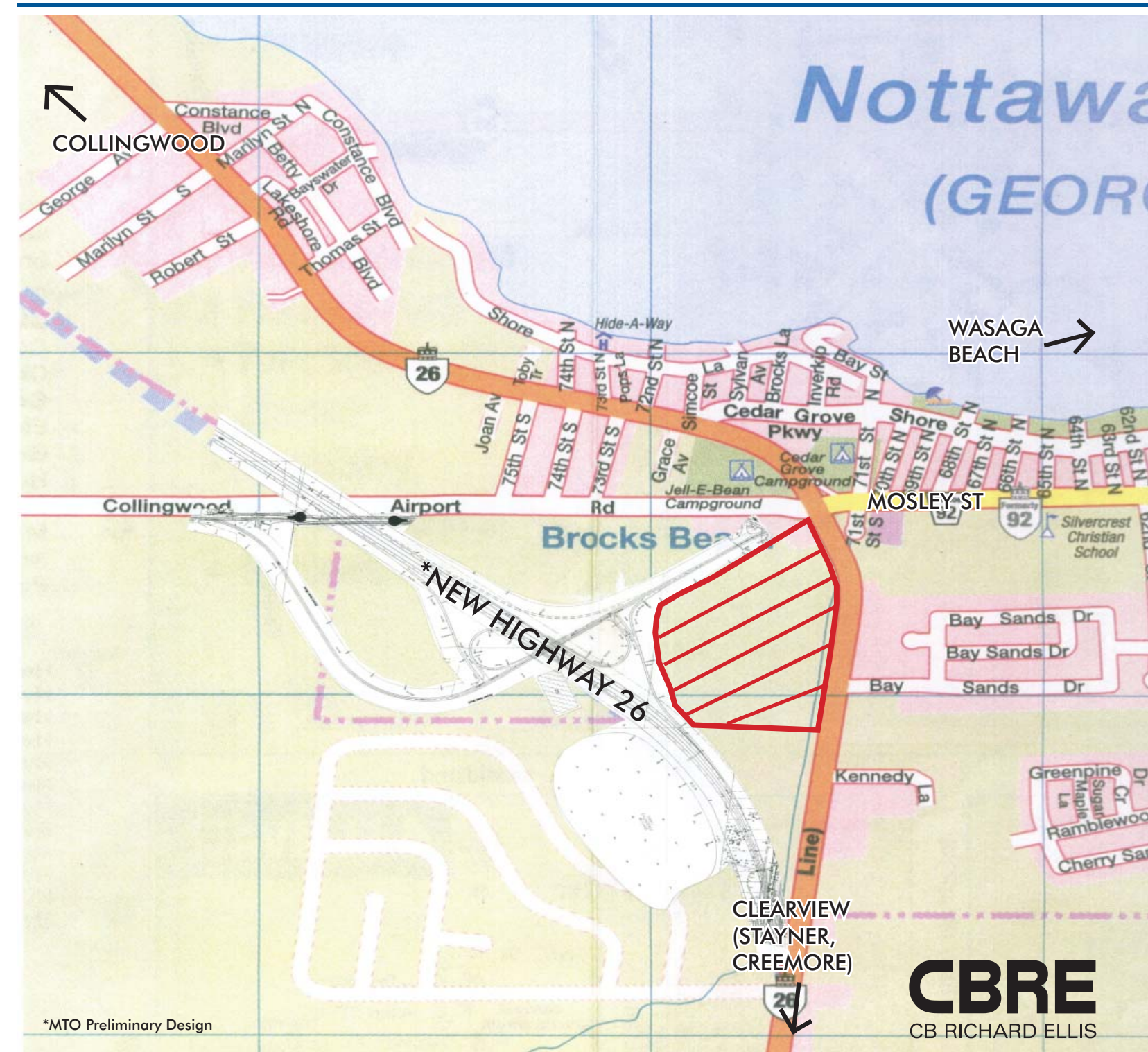
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CBRE
CB RICHARD ELLIS

HIGHWAY 26 & MOSLEY STREET (COLLINGWOOD AIRPORT ROAD)

IN THE *HEART* OF THE GEORGIAN TRIANGLE...

TOWN OF COLLINGWOOD

- New development - 160 acre industrial park

Population

1996	15,596
2006	18,000
2016	20,400

15-MINUTE DRIVE TIME POPULATION

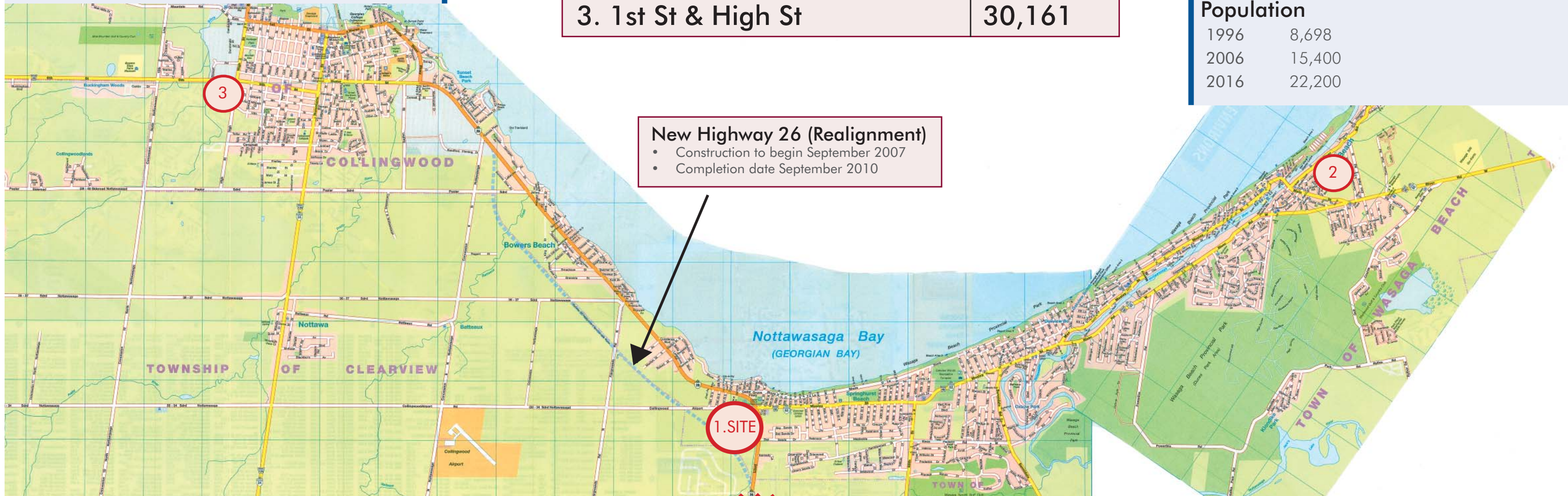
1. Hwy 26 & Mosley St (Site)	41,833
2. Main St & River Rd W	21,443
3. 1st St & High St	30,161

TOWN OF WASAGA BEACH

- World's longest freshwater beach
- Over 2 million visitors per year
- New development (www.bluebeachavenue.com)
 - \$350 Million
 - Seven hotels, condos, retail, restaurants
 - 25 acres

Population

1996	8,698
2006	15,400
2016	22,200



New Highway 26 (Realignment)

- Construction to begin September 2007
- Completion date September 2010

TOWN OF BLUE MOUNTAINS

- Blue Mountain Ski Resort: 50% purchased by Intrawest in 1999
- Ontario's largest conference resort
- Attracts 1.4 million visitors per year

Population

2001	6,115
2006	7,331
2016	11,162

5.5 km - Stayner to Site



CLEARVIEW TOWNSHIP (STAYNER, CREEMORE, OSLER BLUFFS, ETC.)

- 2007: Current housing applications - 8,000 units

Population

1996	12,429
2006	14,400
2016	16,400