

**Orillia, Ontario's Premier Retail Opportunity!**

Shadow-Anchored by a brand new **COSTCO** Now Open

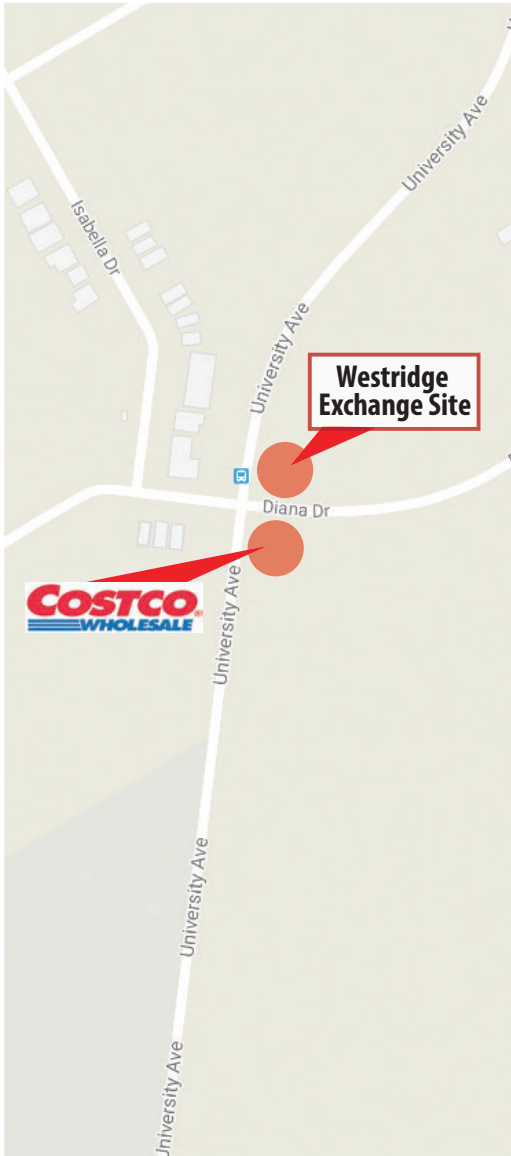


**Intrepid Commercial Realty Limited** | Brokerage

# Westridge Exchange

**New Development of up to 64,000 sq. ft. Now Leasing**

**University Avenue & Diana Drive, Orillia, ON (West of Highway 11 between Highway 12 and Old Barrie Road)**



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**Jeremy H. Shimkofsky, B.A., LL.B.**  
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- Strategically located within Orillia's major residential growth area (several builders active with more phases planned)
- Regional Retail already in place to north (Home Depot, Galaxy Cinema, Walmart, Food Basics, etc.)
- Lakehead University Campus and Student Residence within view of site
- Hydro One Advanced Technology Hub (UNDER CONSTRUCTION) Hydro One has purchased approx. 37 acres in the Horne Business Park next to Costco in order to construct an Ontario Grid Control Centre as well as a new Hydro One Regional Operations Centre and Provincial Warehouse in Orillia.
- Orillia West Sports complex with 2 ice hockey rinks
- **Starbucks, St. Louis, Osmow's, Wimpy's, Easy Financial, Pizza Hut, Twisted Indian Modern Wraps, Taco Bell, Dentist, Nail Salon, Boss Supplements, fitness centre all open; men's haircutting opening soon**
- **NOW PRE-LEASING: Building 11 (next to Taco Bell) Various unit sizes available. Contact us for asking rents and other details**

#### DEMOGRAPHICS 2017:

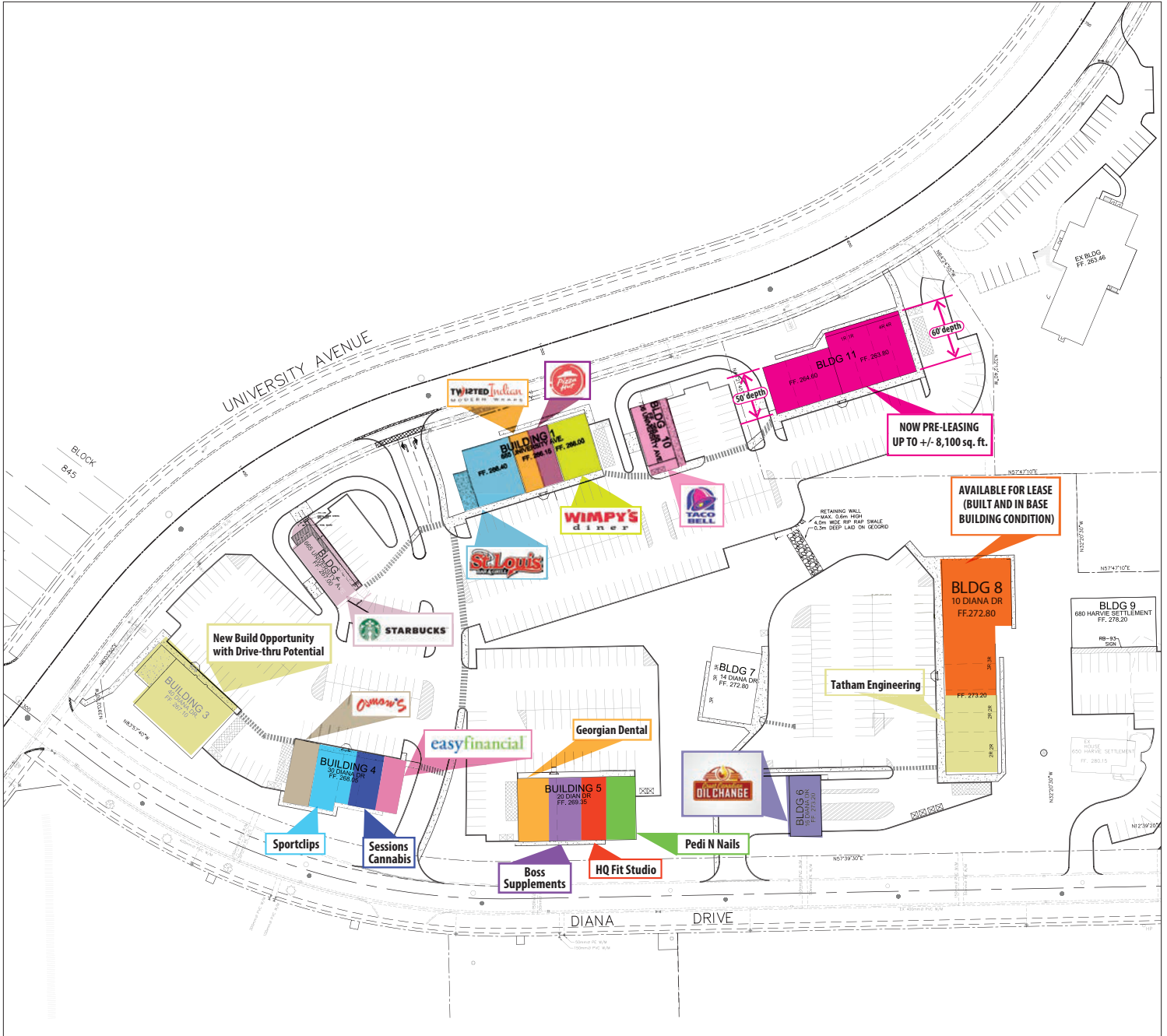
	0-10 Kilometers	0-20 Kilometers
Total Population	47,066	70,754
Total Households	19,557	28,593
Household Average Income	83,657	87,834



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