Welcome to Brightwater

AN EXPANSION OF THE EXISTING URBAN FABRIC

Nestled along Mississauga’s enticing shores, Port Credit is one of the finest waterfront villages in the Greater Toronto Area. With strong demographics including a healthy household income, the residents of Port Credit offer a dynamic mix of young and old, making this one of Ontario’s most notable communities.

Brightwater is a unique mixed-use development spanning 72 acres from Lakeshore Rd. to the edge of Lake Ontario, an area that was once a blemish on the shoreline of Port Credit. Brightwater will bring life back into the land through a mix of highly designed parks, retail, residential, and office offerings.

Phase one of the retail program at Brightwater offers the chance to join a premium 105,000 SF grocery anchored development. Retail spaces of various sizes will front Lakeshore Rd. and the Brightwater Village Square providing a mix of best-in-class uses serving not only the 7,000 residents that will call Brightwater home, but the larger Port Credit & Mississauga community. Flagship restaurants, bustling cafés, specialty retailers, boutique fitness, wine & spirits, personal services, and medical services will come together to make Brightwater an exceptional retail destination.

SITE SPECIFICS

RETAIL/COMMERCIAL: 340,000 SF
PHASE ONE: 105,000 SF
SIZE: 72 acres
RES UNITS: ~3,000
PARKING: +/- 3.5 stalls per 1000 SF of commercial/retail
PEOPLE: ~7,000
JOBS: 1,000
Retail Opportunities

**OVERVIEW**

- 105,000 SF of grocery anchored retail
- Prime opportunity for restaurants, cafes, boutique fitness, medical/dental and specialty retail
- Opportunity for frontage on Lakeshore Rd. and/or Brightwater Village Square
- Units configured to suit
- Ample patio opportunity
- Over 100 surface parking stalls and more than 250 below grade parking stalls

First tenant possessions Q3/Q4 2023

**AVAILABLE RETAIL AREA**

Units can be demised
- C1A: 5,470 SF
- C1B: 12,647 SF
- C3A: 9,585 SF
- C3C: 939 SF
- C3D: 1,173 SF
- C4: 8,456 SF
- H1: 11,000 SF

**OFFICE AREA**

- C200: 21,635 SF

**PHASE 2**

- B1: 80,000 SF (20,000 x4 floors)

**AVAILABLE CONDITIONAL**

- Loading dock to U/G parking
- Patio
- Port Street
- Street “A”
- Brightwater Village Square
- 5 story residential above
- 14 story residential above
- 7 story residential
- Future
- Future
- Future
FUTURE PHASE
WATERFRONT DEVELOPMENT WITH RETAIL AND COMMERCIAL
rendering is artist's concept E.O.E.
**Area Demographics**

**PRIMARY MARKET AREA**

<table>
<thead>
<tr>
<th></th>
<th>3 KM</th>
<th>5 KM</th>
<th>10 KM</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>TOTAL POPULATION</strong></td>
<td>52,930</td>
<td>36,666</td>
<td>132,407</td>
</tr>
<tr>
<td><strong>AVERAGE AGE</strong></td>
<td>42.9</td>
<td>42.9</td>
<td>41.8</td>
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<tr>
<td><strong>TOTAL NUMBER OF HOUSEHOLDS</strong></td>
<td>20,800</td>
<td>14,558</td>
<td>50,113</td>
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<tr>
<td><strong>AVERAGE HOUSEHOLD SIZE</strong></td>
<td>2.5</td>
<td>2.5</td>
<td>2.6</td>
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<tr>
<td><strong>AVERAGE NUMBER OF CHILDREN AT HOME</strong></td>
<td>1.14</td>
<td>1.14</td>
<td>1.18</td>
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<tr>
<td><strong>AVERAGE HOUSEHOLD INCOME</strong></td>
<td>$166,708</td>
<td>$174,862</td>
<td>$124,422</td>
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</table>
**Existing Retail Environment**

960,000 SF OF BUILT RETAIL SPACE IN PRIMARY MARKET AREA

<table>
<thead>
<tr>
<th>Category</th>
<th>TOTAL SF</th>
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<tbody>
<tr>
<td>AUTOMOTIVE</td>
<td>3,704 SF</td>
</tr>
<tr>
<td>BEER, WINE &amp; LIQUOR</td>
<td>10,633 SF</td>
</tr>
<tr>
<td>BUILDING, OUTDOOR &amp; HOME</td>
<td>13,650 SF</td>
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<tr>
<td>CLOTHING &amp; ACCESSORIES</td>
<td>20,275 SF</td>
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<tr>
<td>GENERAL MERCHANDISE</td>
<td>31,580 SF</td>
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<tr>
<td>MISCELLANEOUS</td>
<td>45,562 SF</td>
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<tr>
<td>FOOD &amp; BEVERAGE</td>
<td>49,019 SF</td>
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<tr>
<td>FURNITURE &amp; ELECTRONICS</td>
<td>60,448 SF</td>
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<tr>
<td>PHARMACY &amp; PERSONAL CARE</td>
<td>74,281 SF</td>
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<tr>
<td>SUPERMARKETS</td>
<td>92,020 SF</td>
</tr>
<tr>
<td>SERVICES: FINANCE &amp; REAL ESTATE</td>
<td>63,205 SF</td>
</tr>
<tr>
<td>SERVICES: MEDICAL &amp; DENTAL</td>
<td>67,341 SF</td>
</tr>
<tr>
<td>SERVICES: OTHER</td>
<td>100,568 SF</td>
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<tr>
<td>SERVICES: PERSONAL</td>
<td>113,715 SF</td>
</tr>
<tr>
<td>SERVICES: EATING &amp; DRINKING</td>
<td>140,968 SF</td>
</tr>
</tbody>
</table>
**Transit**

**BY THE NUMBERS**

- **61%**
  Daily trips from the primary market area that are within the city of Mississauga
  Mississauga 38%, Primary Market Area 23%, Oakville 7%, Toronto 20%, Rest of GTA 12%

- **150,000**
  Daily trips from the primary market area that are made within a typical day
  Public Transit 10%, Walking or Bicycling 5%, Own vehicle 85%

- **17.7 MILLION**
  Riders on Lakeshore West Line per year

- **2,700**
  Daily Go Train riders at Port Credit Station

- **15 MIN**
  Time between buses on weekdays during peak periods

- **Future bus stop to be built at Brightwater**
Notes