



**Tanger**  
COOKSTOWN

LOYAL GUESTS. UNBEATABLE VALUE.



TANGER COOKSTOWN



# Leading outlet shopping destination outside of Toronto

Cookstown, Ontario is a northern bedroom community of Toronto and known as the gateway to “cottage country,” a destination of lakeside summer homes and recreational activities.

## ADDRESS

A23-3311 County Rd 89,  
Cookstown, ON L0L 1L0

## 308K SF

Outlet shopping destination

## 65+ BRANDS

Top fashion and lifestyle retailers

## MAJOR CITIES

Toronto, ON (45 mi / 72 km)

## MSA POPULATION

6,986,413 – Toronto, ON

## TOURIST HUB

9 Million to Toronto, ON

POLO  RALPH LAUREN

COACH  
OUTLET

  
UNDER ARMOUR

TOMMY  HILFIGER

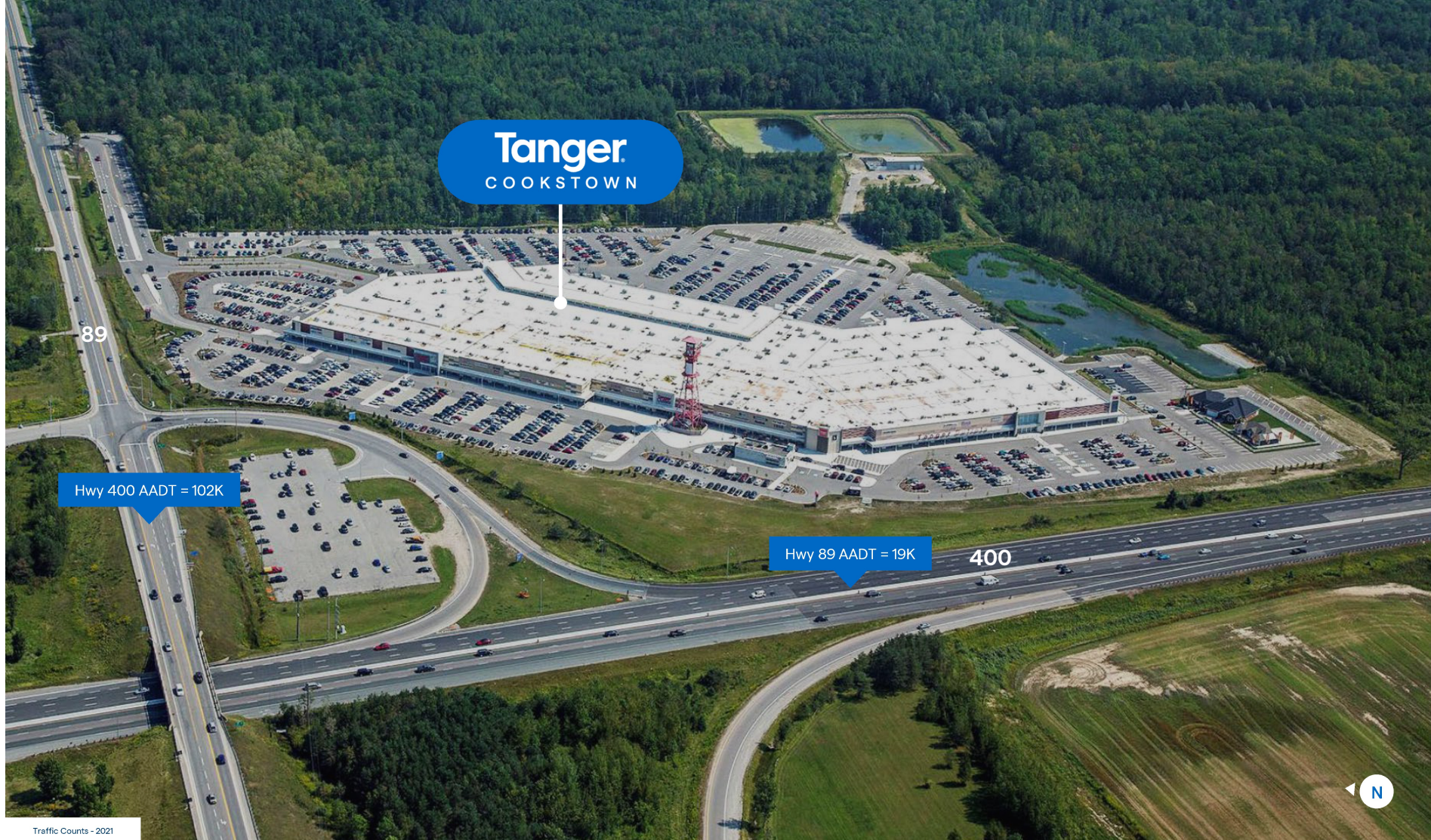
GAP  
FACTORY

URBAN  
PLANET



# Prime location

The center is located near Highway 400/89, enabling the center to draw visitors from greater Toronto.



**121,000+ cars**  
pass by per day on  
surrounding roadways<sup>1</sup>



**Nearest Major Airport**  
Toronto Pearson International Airport  
35 miles (56 km) south of the center

<sup>1</sup> Includes surrounding roadways that may not be visible on aerial; Source: Inrix 2023 AADT





### PROXIMITY TO TORONTO

Located in **Southern Ontario just an hour north of Toronto**

Many residents of Cookstown commute to Toronto for work, taking advantage of the **access to the larger city while enjoying a quieter lifestyle**

Toronto is Canada's leading destination and top city for lodging with **45K hotel rooms and 9 million annual visitors**



### TOURIST MAGNET

**Access to 40%** of the U.S. population within a day's drive

**More than 3K restaurants** in the greater Barrie area

**50 events and festivals** held annually in the greater Barrie area



### PROXIMITY TO MARKET DESTINATIONS

**13 miles (21 km)** from Barrie, a nearby city known for its waterfront area along Kempenfelt Bay

Barrie features parks, marinas, restaurants, and cultural attractions like the **MacLaren Art Centre** and **Heritage Park**



Demographics

TRADE AREA

1.8M

2024 Population

38.1

Median Age  
CAN 40.6

11.3%

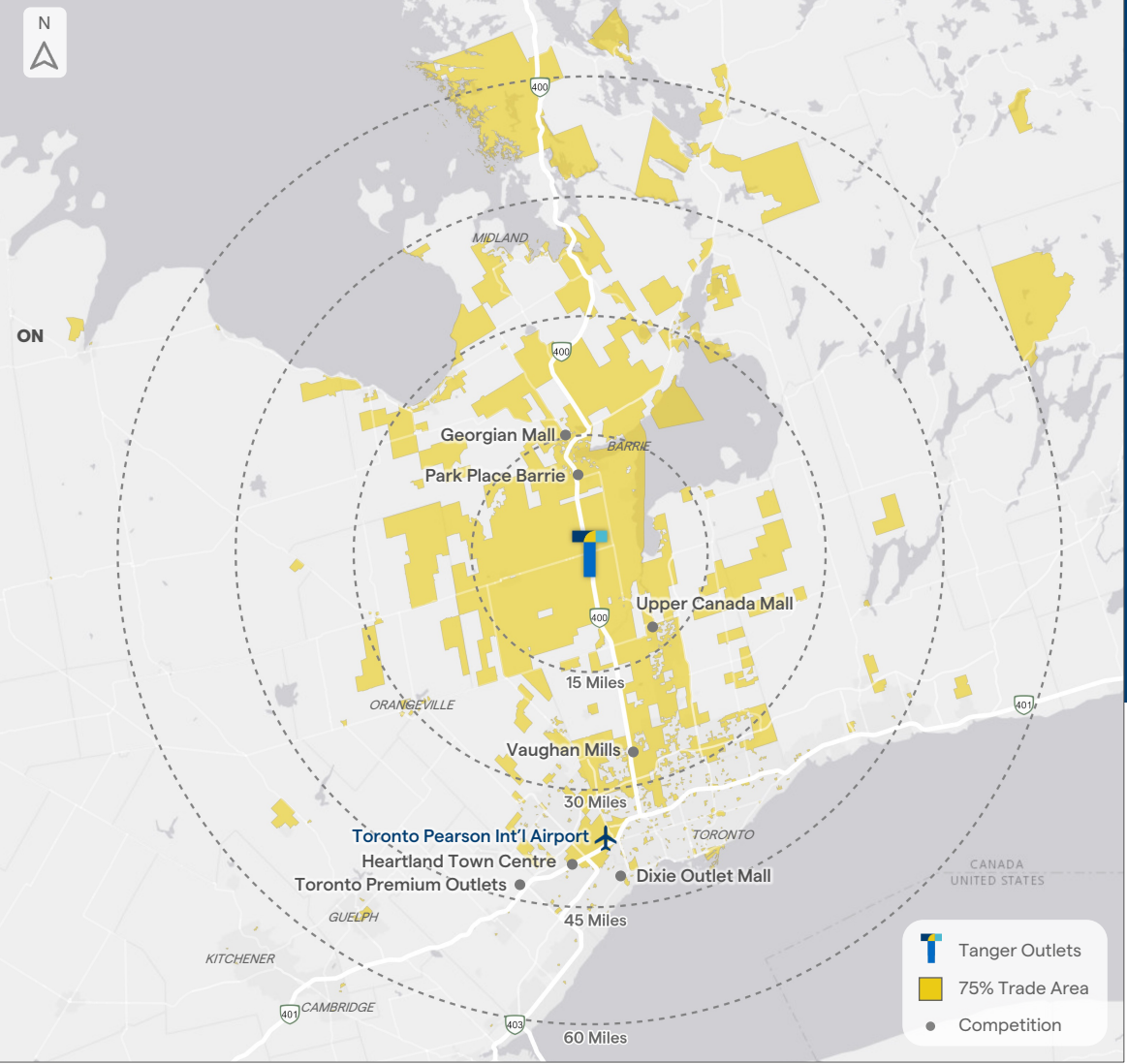
2024-2029 Population Growth Rate  
CAN 7.0%

CA\$ 141K

Average Household Income  
CAN CA \$122

	Trade Area	24 km 15 Miles	48 km 30 Miles	72 km 45 Miles	Toronto, ON CMA
2024 Population	1,754,518	497,650	1,879,598	7,376,414	6,986,413
2024-2029 Pop. Growth Rate	11.3%	10.6%	9.4%	9.4%	9.4%
Households	596,414	170,374	618,475	2,638,942	2,474,640
Avg. HH Income	CA\$ 141,023	CA\$ 136,583	CA\$ 155,162	CA\$ 142,376	CA\$ 147,360
Median Age	38.1	39.4	41.1	38.6	38.2

Sources: 2024 Alexander Babbage Trade Areas, 2024 ESRI Demographics

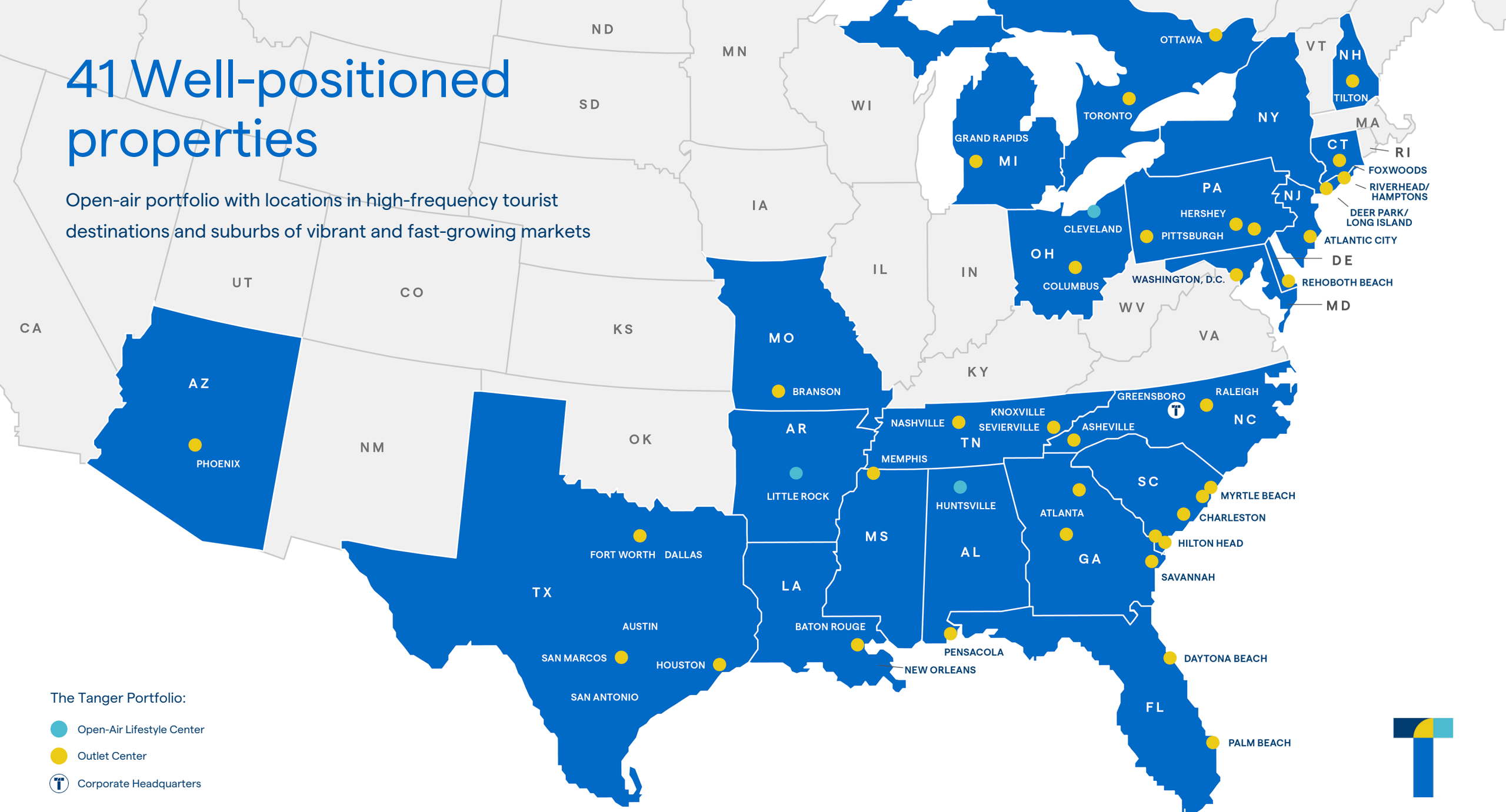


Market Retail	DISTANCE (Miles)	DISTANCE (Kilometers)	DRIVE TIME (Minutes)
Upper Canada Mall	13	21	24
Park Place Barrie	10	16	20
Georgian Mall	15	24	22
Vaughan Mills	27	43	33
Heartland Town Centre	41	66	53
Dixie Outlet Mall	42	68	49
Toronto Premium Outlets	44	71	48



# 41 Well-positioned properties

Open-air portfolio with locations in high-frequency tourist destinations and suburbs of vibrant and fast-growing markets





CONTACT US



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**Tanger**<sup>®</sup>