

Port Hawkesbury Retail Market Analysis

Cape Breton Regional Enterprise Network

April 2022



Land Acknowledgment

FBM would like to respectfully acknowledge that Nova Scotia is the ancestral and traditional territory of the Mi'kmaq People. We honour the Mi'kmaq as the traditional inhabitants and our community partners.



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1.0 Introduction

1.1 Scope of Study

Fowler Bauld & Mitchell Ltd. (“FBM”) was commissioned by the Cape Breton Partnership to conduct a Retail Market Analysis for the community of Port Hawkesbury as part of a larger study of including St. Peter’s, Inverness, Baddeck and Ingonish.

The study was carried out over the period of November 2021 through April 2022. On-the-ground fieldwork in the study communities was carried out in January 2022.

The objective of this study was to thoroughly document current retail inventories and define the realistic Retail Trade Areas for which they serve. The purpose of this research was to establish a solid foundation and baseline for determining the depth of retail opportunity, associated gaps in the market provision of shops and services, and to determine what type of retail could fill these gaps. The end result is to bolster the retail market in retail areas by retaining or attracting greater market share of resident, visitor and passing motorists’ spending in the community.

FBM does not warrant that any estimates contained within the study will be achieved over the identified time horizons, but that they have been prepared conscientiously and objectively on the basis of information obtained during the course of this study.

Also, any tenant references made in the report are for illustrative purposes only and should not be taken as guarantees that they will locate in the study communities but rather that they could represent compatible “target” category types to pursue either for local businesses or external regional businesses over the next decade.

This analysis was conducted by FBM as an objective and independent party. As is customary in an assignment of this type, neither our name nor the material submitted may be included in a prospectus, or part of any printed material, or used in offerings or representations in connection with the sale of securities or participation interest to the public, without the expressed permission of the Cape Breton Partnership or FBM.

2.0 Retail Market Assessment

2.1 Introduction

The Town of Port Hawkesbury lies approximately 5km southeast of the Canso Causeway, and is the first major urban center for those arriving to Cape Breton Island by land. Well known for its deep ice free port and strong industrial sectors, the Town also has a concentration of large to medium size retail users along Reeves Street.

In 2019, 10% of visitors to Port Hawkesbury stopped for at least 30 minutes or stayed overnight. The Port Hawkesbury Civic Centre is a major focal point for the community with a 500-seat theater, flexible meeting and conference facilities, 1,000 fixed seat arena, and the J. Franklin Wright Gallery. During the summer months, the Centre also hosts weekly ceilidh’s which are staggered with weekly outdoor concerts on the Granville Green. Additional local attractions include Customs House artisan incubator, Port Hawkesbury Community Park, and Strait Area Trails. The Town is also preparing a Waterfront Development Plan and a Marine Innovation Centre along the waterfront with the support of Destination Cape Breton, Develop Nova Scotia, Atlantic Opportunities Agency, and NSCC.

2.2 Trade Area

Port Hawkesbury is the primary service area for the southern communities of Cape Breton Island. In order to create a framework for evaluating retail demand and subsequent gaps in the provision of shops and services, it is necessary to define and identify the Trade Areas from which Port Hawkesbury’s retail sales are most frequently and likely to be sourced. The delineated Trade Area recognize drive times, demographics, spending attributes and competition, which collectively portray the market to prospective tenants, developers and investors.

Identifying the Trade Area is important for understanding the total market potential available to current and future retailers. The local and regional residential base has particular demographic and spending habits that provide insight as to the type of compatible retail tenants, the amount of retail floorspace supportable in the market, and the current inflow or outflow of retail sales, and for which categories such inflow or outflow exists.

Major considerations in defining the Retail Trade Area also help sensitize potential market share inputs of corresponding Trade Area retail spending.

Retail Trade Area determinants include:

1. Transportation networks, including streets and highways, which affect access, drive times, commuting and employment distribution patterns;
2. Major infrastructure projects both planned or under development which could affect future travel patterns;
3. Overall community development vision, including an understanding of key nodes' characteristics;
4. Local and regional competitive environment, present and future;
5. Proposed generative uses (retail, cultural, civic, etc.) and their relationship within the wider market;
6. Significant natural and man-made barriers (e.g. water features, highways, industrial areas);
7. De facto barriers resulting from notable socioeconomic differentiation; and
8. Patterns of existing and future residential and commercial development.

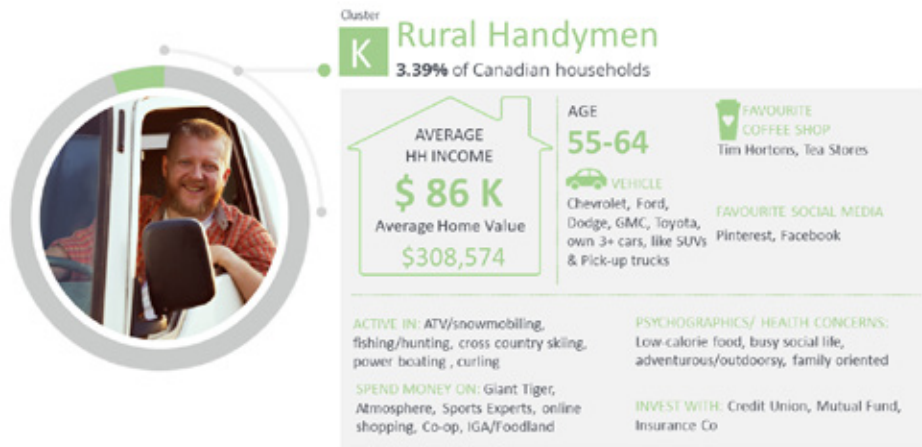
For this particular study, the Retail Trade Area is delineated utilizing a combination of drive times and competitive forces including the Town of Antigonish, and the outlying communities of St. Peter's, Inverness, Baddeck and Ingonish. The Trade Area extends southwest within a ~40 minute drive time to encompass smaller communities on the mainland of Nova Scotia who are more likely to visit Port Hawkesbury than Antigonish. Similarly, this Trade Area also includes communities within a ~60 minute drive time north and east of Port Hawkesbury.

The Trade Area for Port Hawkesbury is detailed in **Appendix A** and illustrated in **Figure 2-1**. Estimated for the end of year 2021, Port Hawkesbury's Trade Area population is 24,150 with 58% considered as a Rural Handyman lifestyle cluster (**Figure 2-2**). Using the province as a benchmark, the population in this Trade Areas also tends to be older with a lower household income.

Figure 2-1. Port Hawkesbury Trade Area



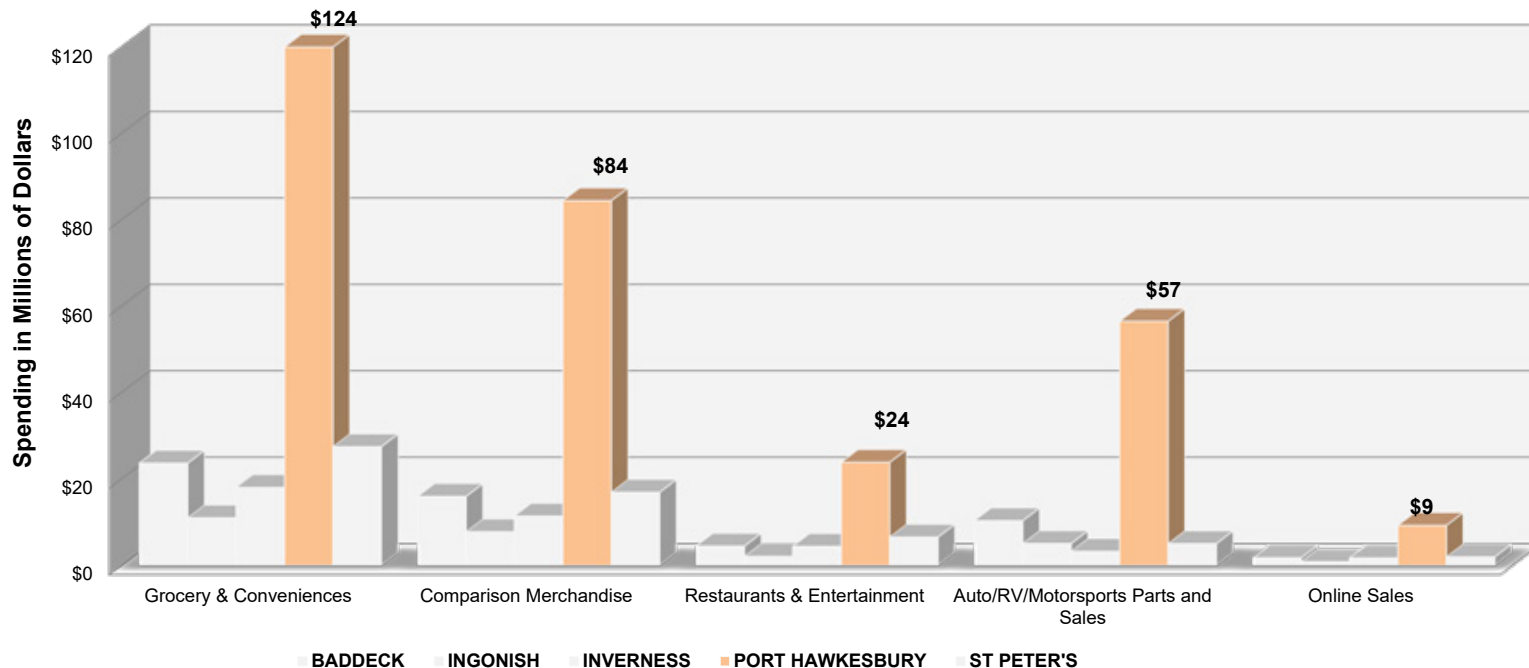
Figure 2-2. Dominant Lifestyle Cluster in Port Hawkesbury Trade Area



However, this forecast represents a snapshot based on demographic models, and does not account for future planning realities that seek to turn around population decline, nor does it reflect the most recent Statistics Canada Federal Census release which has begun to show a much slower rate of decline and in fact is heading towards positive population growth over the next decade. Forecast estimates for the Trade Area suggest that the population could grow from 24,150 to 25,400 at conservative estimates, which bucks the trend of the past 20 years and is indicative of a new future for Cape Breton Island.

Figure 2-3. Port Hawkesbury Trade Area Resident ONLY Retail Spending Summary 2021 Y/E estimate

(Source: Manifold Data Mining Inc. and FBM)



2.3 Spending

Detailed information of retail spending within each Trade Area was collected from Manifold Data Mining Inc., a leading supplier of demographic and consumer expenditure information, using 2021 year end data.

Trade Area Resident Household Spending

Each of the major five categories of spending (Convenience, Comparison, Leisure, Auto and Online Sales) was assessed at a detailed category-by-category level then aggregated into major categories as shown in **Figure 2-3** for the Port Hawkesbury Trade Area.

The Port Hawkesbury Trade Area spending, as illustrated in **Table 2-1** is estimated at \$289 million in 2021 and is forecast to grow to \$315 million by 2026 and \$342 million by 2031. This demand is premised on Port Hawkesbury growing from its current Trade Area population base of 24,150 to approximately 25,400 by 2031.

Visitor Spending

Because Port Hawkesbury is a service centre for a wider ranging number of communities, it is less driven by Tourism as its Cape Breton Island counterpart communities.

It is however, a primary point of divergence or pit-stop for the “rubber-tire” trade area or passing motorists whose destinations may be the Cabot Trail or Sydney. As noted previously, only 10% of visitors to or through Port Hawkesbury stay for 30 minutes or less.

Regardless, of this duration, there is an opportunity for Port Hawkesbury to capture more visitors than they currently do, whether this is through enhanced marketing, streetscape improvements to Reeves St or simply as a benefactor of regional transportation improvements to the highway network leading to Port Hawkesbury.

Estimates of visitor spending in Port Hawkesbury assume that approximately 50,000 annual visitors stop in Port Hawkesbury generating approximately \$1 million dollars annually, wherein the largest spending categories are likely to be food & beverage and auto fuel purchases, as summarized in **Table 2**.

Table 2-1. Port Hawkesbury Trade Area Resident AND Visitor Retail Spending Summary 2021 Y/E estimate

(Source: Manifold Data Mining Inc. and FBM)

Retail Spending by Merchandise Category		PORT HAWKESBURY PRIMARY TRADE AREA + VISITOR SPENDING									% Change 2021 to 2031
		2021			2026			2031			
		PORT HAWKESBURY	PORT HAWKESBURY	PORT HAWKESBURY	PORT HAWKESBURY	PORT HAWKESBURY	PORT HAWKESBURY	PORT HAWKESBURY	PORT HAWKESBURY	PORT HAWKESBURY	
		Y VISITOR	Y TRADE AREA	Y TOTAL	Y VISITOR	Y TRADE AREA	Y TOTAL	Y VISITOR	Y TRADE AREA	Y TOTAL	
		Aggregate Retail Spending	Aggregate Retail Spending	Visitor + Resident Spending	Aggregate Retail Spending	Aggregate Retail Spending	Visitor + Resident Spending	Aggregate Retail Spending	Aggregate Retail Spending	Visitor + Resident Spending	
Conveniences	Grocery & Convenience	\$50,000	\$79,169,528	\$79,219,528	\$60,095	\$86,274,352	\$86,334,447	\$68,041	\$93,955,707	\$94,023,748	18.7%
	Pharmacy	\$10,000	\$9,076,591	\$9,086,591	\$12,019	\$9,891,141	\$9,903,160	\$13,608	\$10,771,790	\$10,785,398	18.7%
	Alcohol & Tobacco (Incl Cannabis)	\$30,000	\$14,410,428	\$14,440,428	\$36,057	\$15,703,647	\$15,739,704	\$40,825	\$17,101,806	\$17,142,631	18.7%
	Personal Services	\$0	\$20,950,756	\$20,950,756	\$0	\$22,830,917	\$22,830,917	\$0	\$24,863,646	\$24,863,646	18.7%
	Fashion & Accessories	\$60,000	\$14,559,344	\$14,619,344	\$72,113	\$15,865,927	\$15,938,041	\$81,650	\$17,278,535	\$17,360,185	18.7%
	Jewelry	\$10,000	\$1,031,256	\$1,041,256	\$12,019	\$1,123,803	\$1,135,822	\$13,608	\$1,223,860	\$1,237,468	18.8%
Comparison	Health & Beauty	\$0	\$5,408,745	\$5,408,745	\$0	\$5,894,136	\$5,894,136	\$0	\$6,418,914	\$6,418,914	18.7%
	Home Furniture & Décor	\$10,000	\$6,992,769	\$7,002,769	\$12,019	\$7,620,313	\$7,632,332	\$13,608	\$8,298,781	\$8,312,389	18.7%
	Appliances & Electronics	\$0	\$11,679,681	\$11,679,681	\$0	\$12,727,838	\$12,727,838	\$0	\$13,861,049	\$13,861,049	18.7%
	Home Improvement & Gardening	\$0	\$27,150,837	\$27,150,837	\$0	\$29,587,405	\$29,587,405	\$0	\$32,221,691	\$32,221,691	18.7%
	Books & Media	\$10,000	\$3,535,067	\$3,545,067	\$12,019	\$3,852,310	\$3,864,329	\$13,608	\$4,195,297	\$4,208,905	18.7%
	Sporting Goods	\$0	\$2,010,268	\$2,010,268	\$0	\$2,190,674	\$2,190,674	\$0	\$2,385,718	\$2,385,718	18.7%
	Toys & Hobbies	\$20,000	\$2,587,031	\$2,607,031	\$24,038	\$2,819,196	\$2,843,234	\$27,217	\$3,070,201	\$3,097,417	18.8%
	Specialty Retail	\$50,000	\$9,465,987	\$9,515,987	\$60,095	\$10,315,483	\$10,375,578	\$68,041	\$11,233,912	\$11,301,954	18.8%
	Quick Service F&B	\$140,000	\$6,658,072	\$6,798,072	\$168,265	\$7,255,580	\$7,423,845	\$190,516	\$7,901,574	\$8,092,089	19.0%
	Restaurants & Pubs	\$300,000	\$13,824,395	\$14,124,395	\$360,567	\$15,065,022	\$15,425,590	\$408,248	\$16,406,322	\$16,814,570	19.0%
Leisure	Arts & Entertainment	\$90,000	\$796,721	\$886,721	\$108,170	\$868,220	\$976,390	\$122,474	\$945,521	\$1,067,995	20.4%
	Fitness & Leisure	\$10,000	\$2,574,453	\$2,584,453	\$12,019	\$2,805,489	\$2,817,508	\$13,608	\$3,055,273	\$3,068,881	18.7%
	Auto Parts & Accessories and Fuel	\$210,000	\$20,641,958	\$20,851,958	\$252,397	\$22,494,406	\$22,746,803	\$285,773	\$24,497,174	\$24,782,948	18.9%
Auto	Auto/RV/Motorsports Dealership	\$0	\$35,877,991	\$35,877,991	\$0	\$39,097,750	\$39,097,750	\$0	\$42,578,781	\$42,578,781	18.7%
	TOTAL CATEGORIES	\$1,000,000.0	\$288,401,878	\$289,401,878	\$1,201,891.7	\$314,283,610	\$315,485,502	\$1,360,825.4	\$342,265,553	\$343,626,378	18.7%
TOTAL (excluding Auto Parts & Accessories & Auto/RV/Motorsports Dealerships)		\$790,000.0	\$231,881,929	\$232,671,929	\$949,494.4	\$252,691,454	\$253,640,949	\$1,075,052.1	\$275,189,597	\$276,264,649	18.7%
TOTAL Online Sales			\$9,272,970								

Figure 2-4. Port Hawkesbury Business Inventory Map for Reeves Street and Neighbourhood Areas (February 2022)

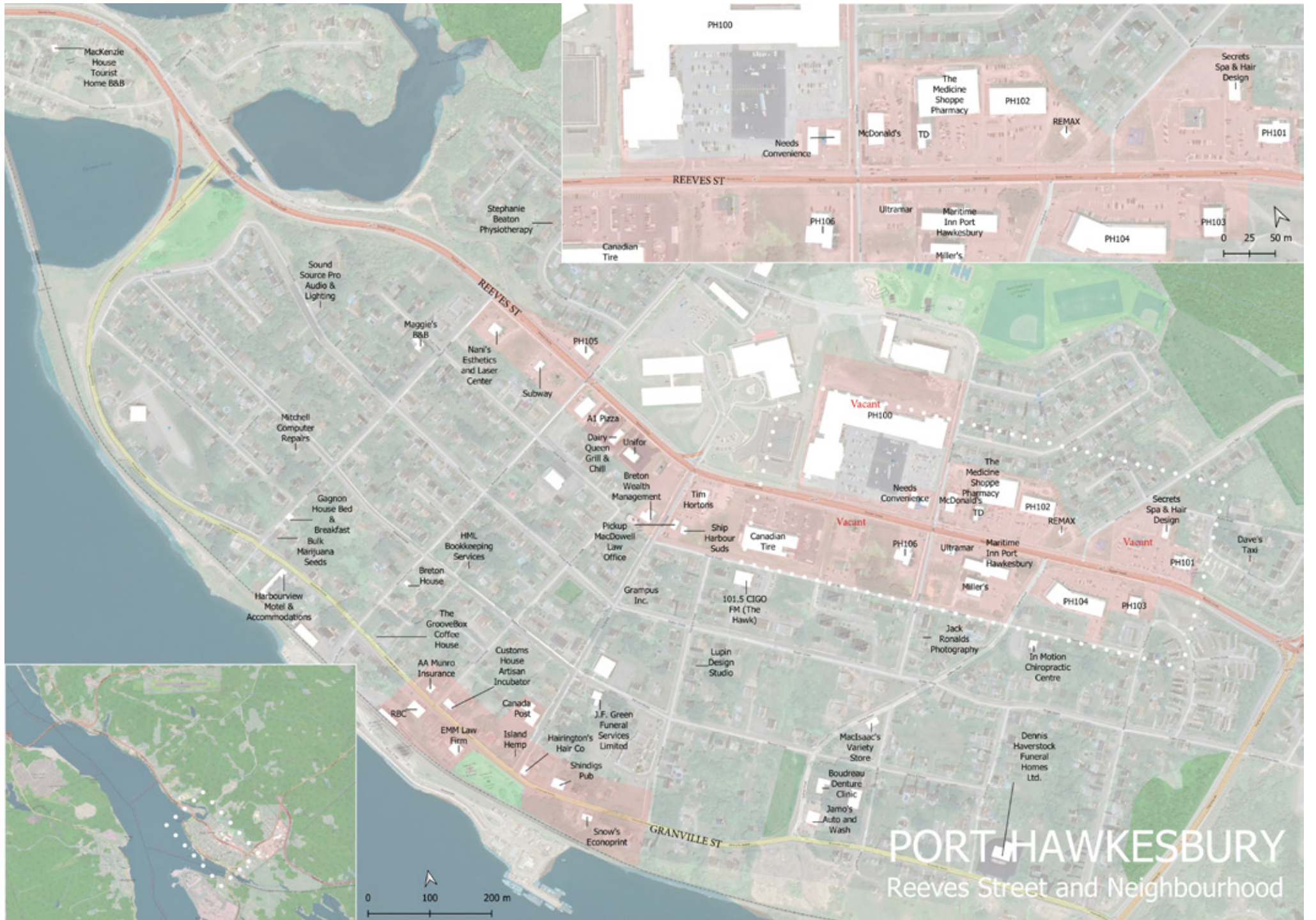
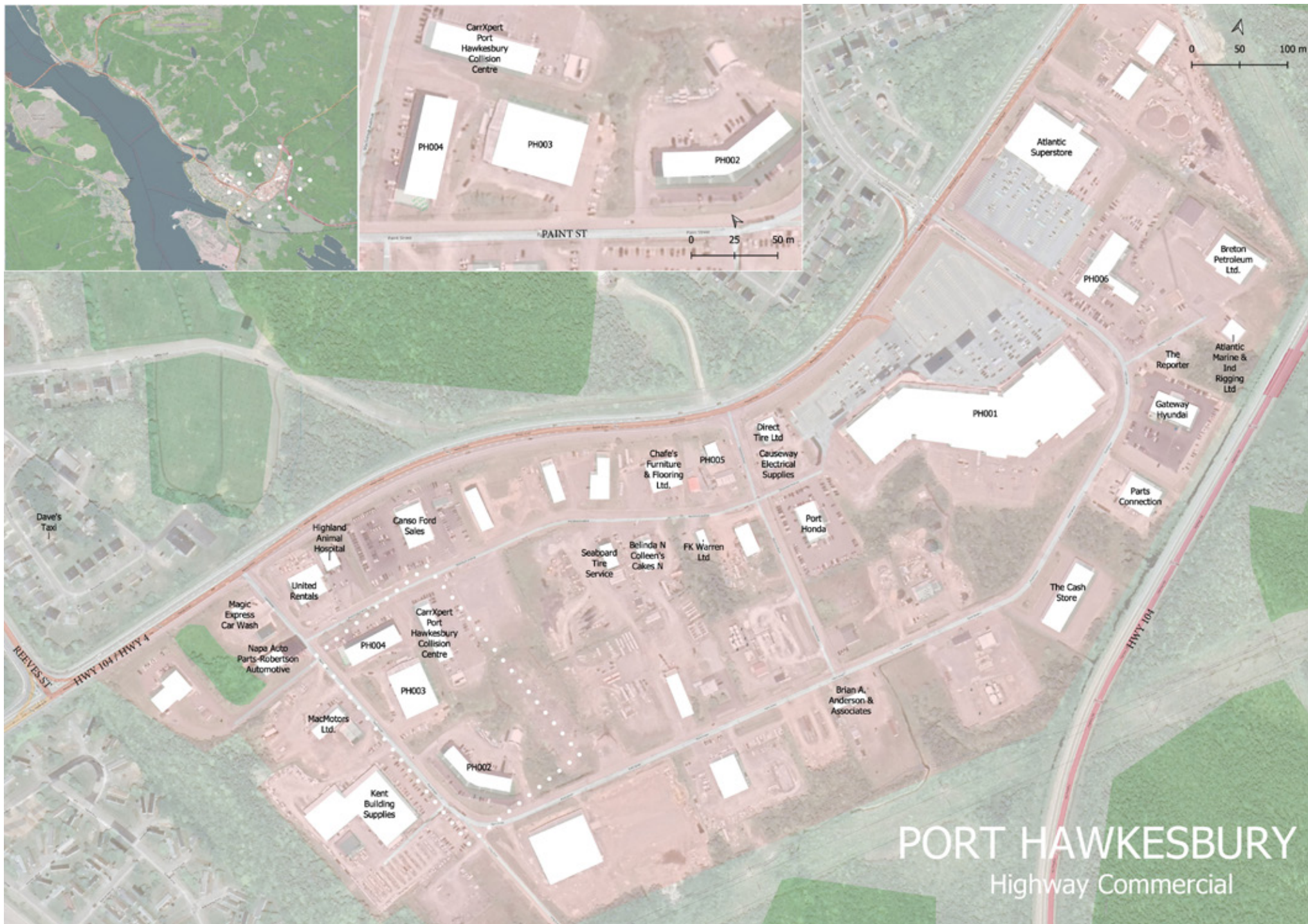


Figure 2-5. Port Hawkesbury Business Inventory Map for Highway Commercial Area (February 2022)



PORT HAWKESBURY
Highway Commercial

2.4 Retail Inventory

Retail in Port Hawkesbury is primarily located along Reeves Street with anchor tenants like Canadian Tire, Sobeys, Shoppers Drug Mart and TD Bank, as well as major recreation facilities namely the Port Hawkesbury Civic Centre. Similarly, along Trunk Route 4, the Port Hawkesbury Shopping Centre is home to Walmart, Giant Tiger and Pet Value, while the immediate adjacencies include Atlantic Superstore, Toyota and Hyundai dealerships. In the light industrial park surrounding the latter there are other ancillary automotive and construction oriented business, and as well as miscellaneous commercial businesses interspersed therein. A complete business inventory of Reeves Street and the Highway 4 Commercial area are provided in **Figure 2-4** & **Figure 2-5** respectively. **Figure 2-4** also includes neighbourhood commercial uses primarily located along Granville Street, which include most notably a RBC, along with a small contingent of local businesses.

Port Hawkesbury has a total ground level retail inventory (**Figure 2-6**) of approximately 772,712 sf with the Shopping Centre accounting for approximately 30% of the total (**Table 2-2**). The inventory measured against the local trade area it serves equates to a per capita ratio of 32 sf/capita, which is supportive and indicative of the urban-serving “hub” nature of the retail and commercial offering.

In terms of retail health, Port Hawkesbury, while having an older stock of retail buildings, has a very low vacancy at 1.5%. It should be noted that the exact vacancies in the enclosed shopping centre are excluded from this estimate and therefore, and based on anecdotal feedback, vacancy in the shopping centre’s inside component is evident. However, even if there were another 20,000 sf of vacant space in the shopping centre, the impact is not significant enough to bolster the overall vacancy rate beyond 4%, which is an industry benchmark for a healthy retail environment.

Along Reeves Street there are opportunities for some strategic infill development, particularly in the former KFC building and adjacent property facing the Causeway Shopping Centre as well as other smaller lots. Consideration may also be given for the possibility of RBC to relocate near to the recent new TD Bank along Reeves St.

Table 2-2. Port Hawkesbury Retail Inventory Summary

(Source: FBM)

STREETFRONT RETAIL & SERVICES BUSINESS MIX	GROUND LEVEL STREETFRONT INVENTORY SQ. FT.
ALCOHOL & TOBACCO	9,338
ARTS & ENTERTAINMENT	17,463
AUTO PARTS & ACCESSORIES	19,618
AUTO/RV/MOTORSPORTS DEALERSHIP	53,922
BOOKS & MULTI-MEDIA	750
FASHION & FOOTWEAR	1,000
FITNESS & LEISURE	0
FULL SERVICE F&B	36,867
GROCERY, CONVENIENCE & SPECIALTY FOODS	90,857
HEALTH & BEAUTY	0
HOME ELECTRONICS & APPLIANCES	0
HOME FURNISHINGS & DÉCOR	23,419
HOME IMPROVEMENT & GARDENING	50,671
JEWELRY	0
LIMITED SERVICE F&B	27,964
PERSONAL SERVICE	31,190
PHARMACY	17,466
PROFESSIONAL & FINANCIAL SERVICE	98,432
SPECIALTY RETAIL	32,356
SPORTING GOODS & OUTDOOR RECREATION	0
TOYS & HOBBIES	0
VACANT	11,400
PORT HAWKESBURY SHOPPING CENTRE	250,000
TOTAL	772,712

Figure 2-6. Port Hawkesbury Retail Inventory Images (February 2022)



2.5 Retail Demand

Quantifying the future potential retail demand for Port Hawkesbury utilized a more general methodology. Rather than examining the market capture by retail spending, the methodology took 3 approaches and then created an average of the two to determine the approximate demand. Additionally, the demand for this community looks toward a 10-year horizon to the year 2031. **Appendix B & C** provides documentation of detailed category spending for the Port Hawkesbury Trade Area.

Inventory Market Share Methodology

The first methodology, as shown in **Table 2-3** takes the current inventory estimates and divides this into the demand based on a 100% market share capture to determine the current market share of inventory. In the case of Port Hawkesbury, if 100% of the trade area spending were captured, approximately 1.3 million sf of space would be supported. This is not realistic, but from this figure we can calculate that the current Port Hawkesbury (including nearby Port Hastings) inventory of 772,712 sf accounts for a market share of inventory of 60%. Based on this calculated “current market by inventory” estimate a “target potential market share” is applied. The resulting difference between the “target” and the “current” inventory equates to an “unmet potential” figure, which may also be referred to as “residual demand”. This high level methodology suggests an unmet potential of just under 65,000 sf, which given the vacancy levels in the community and the regional draw with current anchor tenants, is more than reasonable.

Per Capita Floorspace Methodology

The second methodology, as shown in **Table 2-3** recognizes the “current calculated per capita floorspace” of 32.0 and applies a “target per capita” floorspace of 35.0 against the population by 2031, which is reasonable given the regional-serving context of Port Hawkesbury.

Visitor-Driven Demand Floorspace Methodology

The third input or consideration is the nature of tourism. As such, and based on the fact that Port Hawkesbury is less dependent on visitors as it is full time trade area residents, the demand for visitors is limited to just over 6,000 sf

Each of these approaches is then averaged to determine the total floorspace demand. In the case of Port Hawkesbury, the inventory market share methodology yields a demand estimate of 64,158 sf, while the per capita floorspace methodology yields a floorspace demand of 116,223 sf and visitor-driven demand at 6,006 sf. As a result, the combined average new floorspace demand in Port Hawkesbury by 2031 is estimated at 62,131 sf.

Table 2-3. Port Hawkesbury Retail Demand Summary (Source: FBM)

		PORT HAWKESBURY DEMAND ESTIMATE (10-year target to 2031)	
Inventory Market Share Methodology	Current inventory (sf)		772,712
	Current market share by inventory	60.0%	
	Target potential fair market share	65.0%	836,870
	Unmet Potential of fair market share(sf)		64,158
			<hr/>
Per Capita Floorspace Methodology	Current per capita floorspace est (sf/capita)	32.0	
	Target per capita (sf/capita)	35.0	
	Target retail based on per capita (sf)		889,000
	Unmet potential of per capita (sf)		116,288
		<hr/>	
Visitor-Supported Floorspace Demand Forecast (sf)			5,946
TOTAL Resident + Visitor Floorspace Demand (sf)			62,131

3.0 Summary

3.1 Business Market Opportunities

From a marketing attraction perspective, the demand forecasts for Port Hawkesbury provide insights into the target types, formats and merchandise or brand categories that could or should be pursued to further solidify its place in the market as a regional destination for core goods and services.

The amount of future demand forecast in Port Hawkesbury presents immediate opportunities for action as well as planning for future infill and redevelopment.

Near term considerations should be engaging in discussions with RBC to find out their plans for possible relocation in the community along Reeves Street. With the recent completion of a new TD Bank and realizing that there are vacant lots across from the Causeway Shopping Centre, it would be in RBC's best interest to pursue relocating where they can cluster around like businesses and benefit from high visibility and access to the regional segment.

Unlike other smaller markets in Cape Breton Island, Port Hawkesbury has the opportunity to attract more branded or franchise model retailers in the community, either along Reeves Street or within available vacant spaces in the Port Hawkesbury Shopping Centre.

It is also worth observing that since enclosed mall shopping patterns have declined, the requisite amount of surface parking is no longer needed and therefore, the Port Hawkesbury Shopping Centre could benefit from creating pad site drive through or a smaller multi-tenant building with exposure to the highway. This could be a development in the range of 10,000 to 20,000 sf.

In examining the current business mix and spending patterns, as well as the forecasted demand estimates at over 60,000 sf, the following branded or franchise chains could be pursued for Port Hawkesbury as they are deemed compatible with the demographic composition, spending patterns and would be able to be competitive in the identified trade area:

Limited/Quick Service Food & Beverage:

Burger King (3,000 to 4,000 sf) with drive thru
Mary Brown's (1,500 to 2,000 sf) with drive thru
Popeye's Louisiana Chicken (2,500 - 3,000 sf) with drive thru
Chopped Leaf (1,000 to 1,250 sf)

Full Service Restaurants:

Cora's (1,500 to 2,500 sf)
Montana's Bar & Grill (5,000 to 7,000 sf)
Boston Pizza (5,000 to 7,000 sf)

Grocery & Convenience:

Bulk Barn (5,000 sf)
Supplement King (1,000 sf)
Cobs Bread (800 - 1,200 sf)

General Merchandise

Value Village (25,000 to 35,000 sf)
Dollar Tree (8,000 to 15,000 sf)
Great Canadian Dollar Store (5,000 sf)

Clothing & Fashion

Warehouse One (2,000 to 3,000 sf)

Sporting Goods & Leisure

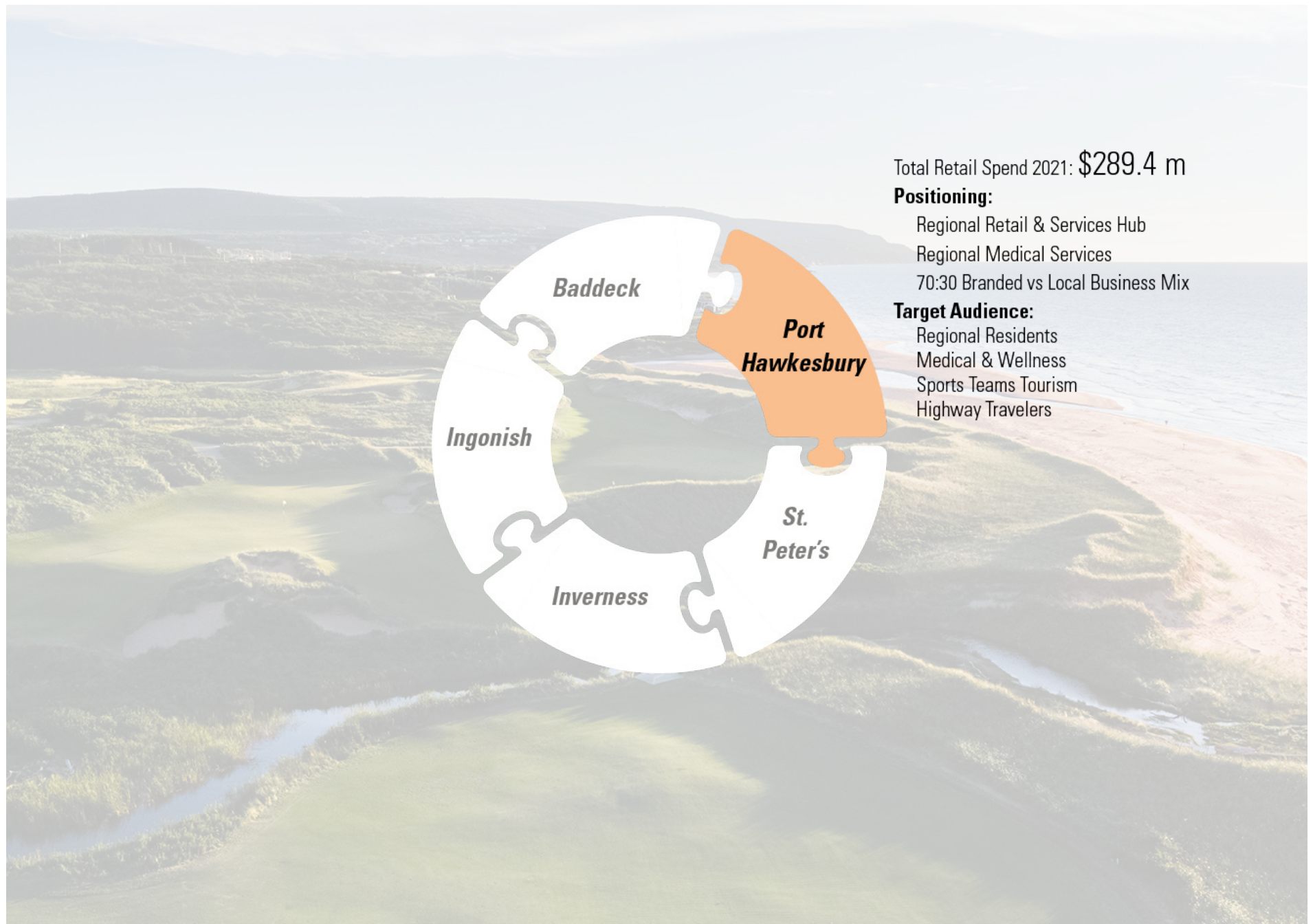
Cleve's Source For Sports (4,000 to 7,000 sf)
Sport Chek (10,000 to 15,000 sf)
Fit 4 Less (5,000 sf)
Goodlife Fitness (10,000 sf)

Pharmacy & Personal Services

Great Clips (800 to 1,000 sf)
Sport Clips (800 to 1,200 sf)
Lawton's (7,500 to 12,000 sf)

Figure 3-1. Retail Positioning Strategy & Target Markets Summary

(See CB REN Retail Market Analysis for information on the other communities in the study)



Appendix A: Detailed Trade Area Demographics

(Source: Manifold Data Mining Inc. and FBM, 2021/2022)

Attribute	Port Hawkesbury Trade Area		
	value	percent	index
SUMMARY			
Total population	24,150		
Total population age 15 and over	20,977		
Total number of private households	10,610		
Average number of persons in private households	2.23		103
Total population in private households	23,703		
Total number of census families in private households	7,377		
Average number of persons per census family	2.68		100
Total population in families	19,752		
Total number of labour force age 15 and over	11,256		
Land area (square km)	4,457.86		
Inhabited area (square km)	3,131.58		
POPULATION AGE			
Population age 0-14	3,173	13.1%	94
Population age 15-24	3,141	13.0%	116
Population age 25-34	2,243	9.3%	74
Population age 35-44	2,253	9.3%	79
Population age 45-54	2,969	12.3%	98
Population age 55-64	3,804	15.8%	101
Population age 65+	6,567	27.2%	123
DWELLING			
Total number of occupied private dwellings	10,610		
Average dwelling value \$	\$224,316		74
Home owners	8,579	80.9%	118
Home tenants	1,674	15.8%	51
Band housing	358	3.4%	581
HOUSEHOLDS			
One-family households	6,882	64.9%	100
Multiple-family households	207	2.0%	149
Non-family households	3,133	29.5%	87
EDUCATION			
Total population aged 15 years and over by highest certificate, diploma, or degree	20,977		
No certificate, diploma, or degree	4,679	22.3%	114
High school diploma or equivalent	4,554	21.7%	85
Post-secondary certificate, diploma, or degree	11,745	56.0%	102
Apprenticeship or trades certificate or diploma	3,280	15.6%	161
College, CEGEP or other non-university certificate or diploma	5,126	24.4%	114
University certificate or diploma below bachelor level	611	2.9%	118
University certificate, diploma, or degree at bachelor level or above	2,728	13.0%	61
Bachelor's degree	1,761	8.4%	59

Attribute	Port Hawkesbury Trade Area		
	value	percent	index
INCOME			
Average family income \$	\$100,987		92
Average household income \$	\$83,370		94
Average income population age 15 and over (\$)	\$44,695		93
Population with income Under \$10,000 (including loss)	2,531	12.1%	110
Population with income \$10,000 to \$19,999	3,842	18.3%	113
Population with income \$20,000 to \$29,999	3,399	16.2%	107
Population with income \$30,000 to \$39,999	2,851	13.6%	105
Population with income \$40,000 to \$49,999	2,171	10.4%	98
Population with income \$50,000 to \$59,999	1,534	7.3%	93
Population with income \$60,000 to \$69,999	1,016	4.8%	83
Population with income \$70,000 to \$79,999	820	3.9%	86
Population with income \$80,000 to \$89,999	615	2.9%	81
Population with income \$90,000 to \$99,999	397	1.9%	75
Population with income \$100,000 and over	963	4.6%	79
Population with income \$100,000 to \$149,999	606	2.9%	89
Population with income \$150,000 and over	358	1.7%	66
PROJECTIONS			
Annual population growth in the period: Next 3 years		-0.1%	
Annual household growth in the period: Next 3 years		0.4%	40
Annual family growth in the period: Next 3 years		0.2%	
Annual population growth in the period: Next 5 years		-0.1%	-33
Annual household growth in the period: Next 5 years		0.7%	79
Annual family growth in the period: Next 5 years		0.3%	89
Annual population growth in the period: 5 to 10 years from current year		-0.1%	-39
Annual household growth in the period: 5 to 10 years from current year		0.7%	80
Annual family growth in the period: 5 to 10 years from current year		0.4%	112
POPULATION GROWTH			
Current year total population	24,150		
3-Year Projections - Total population	24,051		-0.14%
5-Year Projections - Total population	24,065		-0.07%
10-Year Projections - Total population	23,988		-0.06%
HOUSEHOLD GROWTH			
Current year total number of households	10,610		
3-Year Projections - Total number of households	10,835		
5-Year Projections - Total number of households	11,001		
10-Year Projections - Total number of households	11,399		
FAMILY GROWTH			
Current year total number of census families	7,377		
3-Year Projections - Total number of census families	7,456		
5-Year Projections - Total number of census families	7,516		
10-Year Projections - Total number of census families	7,684		
HOUSEHOLD INCOME GROWTH			
Current year average household income	\$83,370		94
3-Year Projections - Average household income	\$89,592		95
5-Year Projections - Average household income	\$98,698		96
10-Year Projections - Average household income	\$119,623		97
POPULATION GROWTH ALTERNATE FORECASTS			
Current year total population	24,150		
3-Year Projections - Total population (modified projection estimates)	24,332		0.25%
5-Year Projections - Total population (modified projection estimates)	24,760		0.50%
10-Year Projections - Total population (modified projection estimates)	25,385		0.50%

Appendix B: Detailed Resident Trade Area Spending

Port Hawkesbury 2021, 2026 & 2031

(Source: Manifold Data Mining Inc. and FBM)

Retail Spending by Merchandise Category	2021		2026		2031	
	PORT HAWKESBURY TRADE AREA	PORT HAWKESBURY TRADE AREA	PORT HAWKESBURY TRADE AREA	PORT HAWKESBURY TRADE AREA	PORT HAWKESBURY TRADE AREA	PORT HAWKESBURY TRADE AREA
	ANNUAL Household Retail Spending	ANNUAL Aggregate Retail Spending	ANNUAL Household Retail Spending	ANNUAL Aggregate Retail Spending	ANNUAL Household Retail Spending	ANNUAL Aggregate Retail Spending
Grocery & Convenience	\$7,462	\$79,169,528	\$7,842.4	\$86,274,352	\$8,242.5	\$93,955,707
Pharmacy	\$855	\$9,076,591	\$899.1	\$9,891,141	\$945.0	\$10,771,790
Alcohol & Tobacco	\$1,358	\$14,410,428	\$1,427.5	\$15,703,647	\$1,500.3	\$17,101,806
Personal Services	\$1,975	\$20,950,756	\$2,075.3	\$22,830,917	\$2,181.2	\$24,863,646
Fashion & Accessories	\$1,372	\$14,559,344	\$1,442.2	\$15,865,927	\$1,515.8	\$17,278,535
Jewelry	\$97	\$1,031,256	\$102.2	\$1,123,803	\$107.4	\$1,223,860
Health & Beauty	\$510	\$5,408,745	\$535.8	\$5,894,136	\$563.1	\$6,418,914
Home Furniture & Décor	\$659	\$6,992,769	\$692.7	\$7,620,313	\$728.0	\$8,298,781
Appliances & Electronics	\$1,101	\$11,679,681	\$1,157.0	\$12,727,838	\$1,216.0	\$13,861,049
Home Improvement & Gardening	\$2,559	\$27,150,837	\$2,689.5	\$29,587,405	\$2,826.7	\$32,221,691
Books & Media	\$333	\$3,535,067	\$350.2	\$3,852,310	\$368.0	\$4,195,297
Sporting Goods	\$189	\$2,010,268	\$199.1	\$2,190,674	\$209.3	\$2,385,718
Toys & Hobbies	\$244	\$2,587,031	\$256.3	\$2,819,196	\$269.3	\$3,070,201
Specialty Retail	\$892	\$9,465,987	\$937.7	\$10,315,483	\$985.5	\$11,233,912
Quick Service F&B	\$628	\$6,658,072	\$659.5	\$7,255,580	\$693.2	\$7,901,574
Restaurants & Pubs	\$1,303	\$13,824,395	\$1,369.4	\$15,065,022	\$1,439.3	\$16,406,322
Arts & Entertainment	\$75	\$796,721	\$78.9	\$868,220	\$82.9	\$945,521
Fitness & Leisure	\$243	\$2,574,453	\$255.0	\$2,805,489	\$268.0	\$3,055,273
Auto Parts & Accessories	\$1,946	\$20,641,958	\$2,044.8	\$22,494,406	\$2,149.1	\$24,497,174
Auto/RV/Motorsports Dealership	\$3,382	\$35,877,991	\$3,554.0	\$39,097,750	\$3,735.3	\$42,578,781
TOTAL CATEGORIES	\$27,182.1	\$288,401,878	\$28,568.6	\$314,283,610	\$30,025.9	\$342,265,553
TOTAL (excluding Auto Parts & Accessories & Auto/RV/Motorsports Dealerships)	\$21,855.0	\$231,881,929	\$22,969.9	\$252,691,454	\$24,141.6	\$275,189,597
TOTAL Online Sales	\$874	\$9,272,970	\$918.6	\$10,105,144	\$965.4	\$11,004,846

Appendix C: Detailed Visitor Spending

Port Hawkesbury, 2021, 2026 & 2031

(Source: Province of Nova Scotia, Cabot Cliffs and FBM)

Retail Spending by Merchandise Category	2021		2026		2031	
	PORT HAWKESBURY Visitor Spending	PORT HAWKESBURY Aggregate Visitor Retail Spending	PORT HAWKESBURY Visitor Spending	PORT HAWKESBURY Aggregate Visitor Retail Spending	PORT HAWKESBURY Visitor Spending	PORT HAWKESBURY Aggregate Visitor Retail Spending
Grocery & Convenience	\$1.0	\$50,000	\$1.1	\$59,500	\$1.1	\$67,368
Pharmacy	\$0.2	\$10,000	\$0.2	\$11,900	\$0.2	\$13,474
Alcohol & Tobacco	\$0.6	\$30,000	\$0.6	\$35,700	\$0.7	\$40,421
Personal Services	\$0.0	\$0	\$0.0	\$0	\$0.0	\$0
Fashion & Accessories	\$1.2	\$60,000	\$1.3	\$71,400	\$1.3	\$80,841
Jewelry	\$0.2	\$10,000	\$0.2	\$11,900	\$0.2	\$13,474
Health & Beauty	\$0.0	\$0	\$0.0	\$0	\$0.0	\$0
Home Furniture & Décor	\$0.2	\$10,000	\$0.2	\$11,900	\$0.2	\$13,474
Appliances & Electronics	\$0.0	\$0	\$0.0	\$0	\$0.0	\$0
Home Improvement & Gardening	\$0.0	\$0	\$0.0	\$0	\$0.0	\$0
Books & Media	\$0.2	\$10,000	\$0.2	\$11,900	\$0.2	\$13,474
Sporting Goods	\$0.0	\$0	\$0.0	\$0	\$0.0	\$0
Toys & Hobbies	\$0.4	\$20,000	\$0.4	\$23,800	\$0.4	\$26,947
Specialty Retail	\$1.0	\$50,000	\$1.1	\$59,500	\$1.1	\$67,368
Quick Service F&B	\$2.8	\$140,000	\$2.9	\$166,599	\$3.1	\$188,629
Restaurants & Pubs	\$6.0	\$300,000	\$6.3	\$356,998	\$6.6	\$404,206
Arts & Entertainment	\$1.8	\$90,000	\$1.9	\$107,099	\$2.0	\$121,262
Fitness & Leisure	\$0.2	\$10,000	\$0.2	\$11,900	\$0.2	\$13,474
Auto Parts & Accessories & Fuel	\$4.2	\$210,000	\$4.4	\$249,898	\$4.6	\$282,944
Auto/RV/Motorsports Dealership	\$0.0	\$0	\$0.0	\$0	\$0.0	\$0
TOTAL CATEGORIES	\$20	\$1,000,000	\$21.0	\$1,189,992	\$22.1	\$1,347,352

Appendix D: Port Hawkesbury Retail Inventory

NAICS 6-DIGIT	NAICS DETAILED CODE	RETAIL MERCHANDISE CATEGORY	TENANT NAME	BUSINESS ADDRESS	STREET NAME	SIZE (SF)	COMMUNITY
515110	Radio broadcasting	INSTITUTIONAL / PUBLIC SERVICE	101.5 CIGO FM (The Hawk)			6,665	Port Hawkesbury
524210	Insurance agencies and brokerages	PROFESSIONAL & FINANCIAL SERVICE	3C Wealth Partners		811 Reeves St	1,737	Port Hawkesbury
722512	Limited-service eating places	LIMITED SERVICE F&B	A & W			2,833	Port Hawkesbury
722512	Limited-service eating places	LIMITED SERVICE F&B	A1 Pizza			3,251	Port Hawkesbury
524210	Insurance agencies and brokerages	PROFESSIONAL & FINANCIAL SERVICE	AA Munro Insurance		326 Granville St	1,430	Port Hawkesbury
488331	Marine salvage services	NON-COMMERCIAL	Atlantic Marine & Ind Rigging Ltd			3,426	Port Hawkesbury
445110	Supermarkets and other grocery (except convenience) stores	GROCERY, CONVENIENCE & SPECIALTY FOODS	Atlantic Superstore			50,062	Port Hawkesbury
442110	Furniture stores	HOME FURNISHINGS & DÉCOR	B&B Furniture Warehouse		649 Reeves St	2,000	Port Hawkesbury
332910	Metal valve manufacturing	NON-COMMERCIAL	B&N Distributors		15 Paint St	0	Port Hawkesbury
445291	Baked goods stores	LIMITED SERVICE F&B	Belinda N Colleen's Cakes N			5,705	Port Hawkesbury
517310	Wired and wireless telecommunications carriers (except satellite)	SPECIALTY RETAIL	Bell Aliant		811 Reeves St	1,000	Port Hawkesbury
621340	Offices of physical, occupational, and speech therapists and audiologists	PROFESSIONAL & FINANCIAL SERVICE	Beltone Hearing Aid Clinic		622 Reeves St	0	Port Hawkesbury
522111	Personal and commercial banking industry	PROFESSIONAL & FINANCIAL SERVICE	BMO		622 Reeves St	3,888	Port Hawkesbury
621390	Offices of all other health practitioners	PROFESSIONAL & FINANCIAL SERVICE	Boudreau Denture Clinic			3,625	Port Hawkesbury
721192	Housekeeping cottages and cabins	ACCOMMODATIONS	Breton House			698	Port Hawkesbury
454311	Heating oil dealers	NON-COMMERCIAL	Breton Petroleum Ltd.			18,094	Port Hawkesbury
524111	Direct individual life, health and medical insurance carriers	PROFESSIONAL & FINANCIAL SERVICE	Breton Wealth Management		301 Pitt St	3,497	Port Hawkesbury
541370	Surveying and mapping (except geophysical) services	NON-COMMERCIAL	Brian A. Anderson & Associates			3,342	Port Hawkesbury
541330	Engineering services	NON-COMMERCIAL	Bruce Chisholm Logging & Logistics			0	Port Hawkesbury
413410	Cannabis merchant wholesalers	ALCOHOL & TOBACCO	Bulk Marijuana Seeds			500	Port Hawkesbury
452991	Home and auto supplies stores	AUTO PARTS & ACCESSORIES	Bumper to Bumper		622 Reeves St	3,360	Port Hawkesbury
621320	Offices of optometrists	PROFESSIONAL & FINANCIAL SERVICE	Burns Vision Centre		714 Reeves St	1,500	Port Hawkesbury
811121	Automotive body, paint and interior repair and maintenance	AUTO SERVICE	C&C Automotive Repair		11 Paint St	0	Port Hawkesbury
911390	Other Federal labour, employment and immigration services	INSTITUTIONAL / PUBLIC SERVICE	Canada Food Inspection		811 Reeves St	4,000	Port Hawkesbury
911390	Other Federal labour, employment and immigration services	INSTITUTIONAL / PUBLIC SERVICE	Canada Marine Safety		811 Reeves St	4,000	Port Hawkesbury
491110	Postal service	INSTITUTIONAL / PUBLIC SERVICE	Canada Post			6,414	Port Hawkesbury
452110	Department stores	GENERAL MERCHANDISE	Canadian Tire			29,653	Port Hawkesbury
447110	Gasoline stations with convenience stores	AUTO FUEL WITH CONVENIENCE	Canadian Tire Gas+			7,995	Port Hawkesbury
441110	New car dealers	AUTO/RV/MOTORSPORTS DEALERSHIP	Canso Ford Sales			12,544	Port Hawkesbury
722511	Full-service restaurants	FULL SERVICE F&B	Captain Paulie's Sports Bar & Grill		622 Reeves St	3,149	Port Hawkesbury
811121	Automotive body, paint and interior repair and maintenance	AUTO SERVICE	CarrXpert Port Hawkesbury Collision Centre			10,287	Port Hawkesbury
453310	Used merchandise stores	SPECIALTY RETAIL	Cathy's Consignment Boutique		15 Paint St	1,000	Port Hawkesbury
444190	Other building material dealers	HOME IMPROVEMENT & GARDENING	Causeway Electrical Supplies			3,277	Port Hawkesbury
621320	Offices of optometrists	PROFESSIONAL & FINANCIAL SERVICE	Causeway Optical		811 Reeves St	3,000	Port Hawkesbury
812114	Barber shops	PERSONAL SERVICE	Celtic Clipper Barber Shop			750	Port Hawkesbury
442210	Floor covering stores	HOME FURNISHINGS & DÉCOR	Chafe's Furniture & Flooring Ltd.			10,812	Port Hawkesbury
722511	Full-service restaurants	FULL SERVICE F&B	China King Buffet Restaurant		825 Reeves St	2,594	Port Hawkesbury
722511	Full-service restaurants	FULL SERVICE F&B	Country Kitchen Restaurant			12,346	Port Hawkesbury
811121	Automotive body, paint and interior repair and maintenance	AUTO SERVICE	CSN Hughie's			10,116	Port Hawkesbury
711511	Independent visual artists and artisans	SPECIALTY RETAIL	Customs House Artisan Incubator			2,062	Port Hawkesbury
812116	Unisex hair salons	PERSONAL SERVICE	Cutting Edge Studio		47 Paint St	0	Port Hawkesbury
722512	Limited-service eating places	LIMITED SERVICE F&B	Dairy Queen Grill & Chill			2,996	Port Hawkesbury
485310	Taxi service	NON-COMMERCIAL	Dave's Taxi			0	Port Hawkesbury
812210	Funeral homes	INSTITUTIONAL / PUBLIC SERVICE	Dennis Haverstock Funeral Homes Ltd.			7,725	Port Hawkesbury
811199	All other automotive repair and maintenance	AUTO PARTS & ACCESSORIES	Direct Tire Ltd			4,464	Port Hawkesbury
452999	All other miscellaneous general merchandise stores	SPECIALTY RETAIL	Dollarama		47 Paint St	0	Port Hawkesbury
722511	Full-service restaurants	ARTS & ENTERTAINMENT	Dooly's Billiard Room		622 Reeves St	6,790	Port Hawkesbury
522130	Local credit unions	PROFESSIONAL & FINANCIAL SERVICE	East Coast Credit Union		714 Reeves St	8,000	Port Hawkesbury

NAICS 6-DIGIT	NAICS DETAILED CODE	RETAIL MERCHANDISE CATEGORY	TENANT NAME	BUSINESS ADDRESS	STREET NAME	SIZE (SF)	COMMUNITY
52291	Consumer lending	PROFESSIONAL & FINANCIAL SERVICE	easyfinancial Services		47 Paint St	0	Port Hawkesbury
541514	Computer systems design and related services (except video game design and development)	PROFESSIONAL & FINANCIAL SERVICE	eLantec IT Consulting			0	Port Hawkesbury
541110	Offices of lawyers	PROFESSIONAL & FINANCIAL SERVICE	EMM Law Firm			3,333	Port Hawkesbury
532111	Passenger car rental	NON-COMMERCIAL	Enterprise Rent-A-Car		46 Paint St	0	Port Hawkesbury
444210	Outdoor power equipment stores	NON-COMMERCIAL	Evanston Contracting and Repair		11 Paint St	0	Port Hawkesbury
488511	Marine shipping agencies	NON-COMMERCIAL	FK Warren Ltd			1,982	Port Hawkesbury
722511	Full-service restaurants	FULL SERVICE F&B	Fleur de-Lis Tea Room and Dining Room		622 Reeves St	2,335	Port Hawkesbury
721191	Bed and breakfast	ACCOMMODATIONS	Gagnon House Bed & Breakfast			1,077	Port Hawkesbury
441110	New car dealers	AUTO/RV/MOTORSPORTS DEALERSHIP	Gateway Hyundai			11,260	Port Hawkesbury
452110	Department stores	GENERAL MERCHANDISE	Giant Tiger		47 Paint St	0	Port Hawkesbury
453110	Florists	SPECIALTY RETAIL	Glorious Floral Designs		47 Paint St	0	Port Hawkesbury
611510	Technical and trade schools	INSTITUTIONAL / PUBLIC SERVICE	Grampus Inc.		206 Pitt St	0	Port Hawkesbury
541213	Tax preparation services	PROFESSIONAL & FINANCIAL SERVICE	H&R Block		47 Paint St	0	Port Hawkesbury
812115	Beauty salons	PERSONAL SERVICE	Hairington's Hair Co			1,649	Port Hawkesbury
453910	Pet and pet supplies stores	SPECIALTY RETAIL	Harbellas Pet Supplies and Spaw		622 Reeves St	2,335	Port Hawkesbury
721114	Motels	ACCOMMODATIONS	Harbourview Motel & Accommodations			4,576	Port Hawkesbury
721111	Hotels	ACCOMMODATIONS	Hearthstone Inn			0	Port Hawkesbury
541940	Veterinary services	PROFESSIONAL & FINANCIAL SERVICE	Highland Animal Hospital			3,255	Port Hawkesbury
443143	Appliance, television and other electronics stores	SPECIALTY RETAIL	Highland Cellular		47 Paint St	0	Port Hawkesbury
621340	Offices of physical, occupational, and speech therapists and audiologists	PROFESSIONAL & FINANCIAL SERVICE	Highland Hearing Clinic Ltd		920 Reeves St	1,000	Port Hawkesbury
541215	Bookkeeping, payroll and related services	PROFESSIONAL & FINANCIAL SERVICE	HML Bookkeeping Services		208 Napean St	0	Port Hawkesbury
524210	Insurance agencies and brokerages	PROFESSIONAL & FINANCIAL SERVICE	IG Wealth Management		811 Reeves St	1,500	Port Hawkesbury
621310	Offices of chiropractors	PROFESSIONAL & FINANCIAL SERVICE	In Motion Chiropractic Centre			1,562	Port Hawkesbury
453999	All other miscellaneous store retailers (except beer and wine-making supplies stores)	SPECIALTY RETAIL	Island Hemp			500	Port Hawkesbury
812210	Funeral homes	INSTITUTIONAL / PUBLIC SERVICE	J.F. Green Funeral Services Limited			2,797	Port Hawkesbury
541920	Photographic services	BOOKS & MULTI-MEDIA	Jack Ronalds Photography		208 Reynolds St	750	Port Hawkesbury
445110	Supermarkets and other grocery (except convenience) stores	GROCERY, CONVENIENCE & SPECIALTY FOODS	Jacky's Asian Store		622 Reeves St	2,335	Port Hawkesbury
811199	All other automotive repair and maintenance	AUTO SERVICE	Jamo's Auto and Wash			4,341	Port Hawkesbury
444110	Home centres	HOME IMPROVEMENT & GARDENING	Kent Building Supplies			47,394	Port Hawkesbury
812190	Other personal care services	PERSONAL SERVICE	Kosmetikos Salon & Spa			17,824	Port Hawkesbury
541430	Graphic design services	PROFESSIONAL & FINANCIAL SERVICE	Lupin Design Studio		114 Kennedy St	0	Port Hawkesbury
445120	Convenience stores	GROCERY, CONVENIENCE & SPECIALTY FOODS	MacIsaac's Variety Store			2,363	Port Hawkesbury
721191	Bed and breakfast	ACCOMMODATIONS	MacKenzie House Tourist Home B&B			1,184	Port Hawkesbury
524129	Other direct insurance (except life, health and medical) carriers	PROFESSIONAL & FINANCIAL SERVICE	MacLeod Lorway Insurance		920 Reeves St	3,000	Port Hawkesbury
811111	General automotive repair	AUTO SERVICE	MacMotors Ltd.			5,127	Port Hawkesbury
721191	Bed and breakfast	ACCOMMODATIONS	Maggie's B&B			2,493	Port Hawkesbury
811192	Car washes	AUTO SERVICE	Magic Express Car Wash			1,940	Port Hawkesbury
339950	Sign manufacturing	NON-COMMERCIAL	Maple Signs & Engraving		2 Macintosh Ave	0	Port Hawkesbury
721111	Hotels	ACCOMMODATIONS	Maritime Inn Port Hawkesbury			14,637	Port Hawkesbury
561510	Travel agencies	TOURISM SERVICE	Maritime Travel		47 Paint St	0	Port Hawkesbury
448140	Family clothing stores	FASHION & FOOTWEAR	Marks		47 Paint St	0	Port Hawkesbury
722512	Limited-service eating places	LIMITED SERVICE F&B	McDonald's			5,096	Port Hawkesbury
561722	Janitorial services (except window cleaning)	PERSONAL SERVICE	Megan Boudreau - The Cleaning Lady			500	Port Hawkesbury
441110	New car dealers	AUTO/RV/MOTORSPORTS DEALERSHIP	Midway Motors			2,542	Port Hawkesbury
722511	Full-service restaurants	FULL SERVICE F&B	Miller's			6,971	Port Hawkesbury
811210	Electronic and precision equipment repair and maintenance	PERSONAL SERVICE	Mitchell Computer Repairs		45 Napean St	500	Port Hawkesbury
812115	Beauty salons	PERSONAL SERVICE	Nani's Esthetics and Laser Center			3,098	Port Hawkesbury
441310	Automotive parts and accessories stores	AUTO SERVICE	Napa Auto Parts-Robertson Automotive			5,163	Port Hawkesbury
445120	Convenience stores	GROCERY, CONVENIENCE & SPECIALTY FOODS	Needs Convenience			750	Port Hawkesbury
238910	Site preparation contractors	NON-COMMERCIAL	Norvon Enterprises			3,367	Port Hawkesbury
445310	Beer, wine and liquor stores	PROFESSIONAL & FINANCIAL SERVICE	Nova Scotia Health Authority		708 Reeves St	22,836	Port Hawkesbury
445310	Beer, wine and liquor stores	ALCOHOL & TOBACCO	NSLC		622 Reeves St	8,838	Port Hawkesbury
722511	Full-service restaurants	FULL SERVICE F&B	Papa's Pub & Eatery		714 Reeves St	3,500	Port Hawkesbury
441310	Automotive parts and accessories stores	AUTO PARTS & ACCESSORIES	Parts Connection			11,794	Port Hawkesbury
453910	Pet and pet supplies stores	SPECIALTY RETAIL	Pet Valu		47 Paint St	0	Port Hawkesbury
541110	Offices of lawyers	PROFESSIONAL & FINANCIAL SERVICE	Pickup MacDowell Law Office			1,579	Port Hawkesbury
441110	New car dealers	AUTO/RV/MOTORSPORTS DEALERSHIP	Port Honda			8,259	Port Hawkesbury
713990	Other amusement and recreation industries	ARTS & ENTERTAINMENT	Power Play Entertainment Centre		622 Reeves St	10,673	Port Hawkesbury
541110	Offices of lawyers	PROFESSIONAL & FINANCIAL SERVICE	R. Fourgere Law Inc		298 Reeves St	0	Port Hawkesbury
522111	Personal and commercial banking industry	PROFESSIONAL & FINANCIAL SERVICE	RBC			4,808	Port Hawkesbury
531212	Offices of real estate brokers	PROFESSIONAL & FINANCIAL SERVICE	REMAX			700	Port Hawkesbury
812114	Barber shops	PERSONAL SERVICE	Sandi's Barber Shop		811 Reeves St	1,000	Port Hawkesbury
442110	Furniture stores	HOME FURNISHINGS & DÉCOR	Schwartz Furniture			10,607	Port Hawkesbury
522111	Personal and commercial banking industry	PROFESSIONAL & FINANCIAL SERVICE	Scotiabank		622 Reeves St	4,485	Port Hawkesbury
811199	All other automotive repair and maintenance	AUTO SERVICE	Seaboard Tire Service			3,416	Port Hawkesbury

NAICS 6-DIGIT	NAICS DETAILED CODE	RETAIL MERCHANDISE CATEGORY	TENANT NAME	BUSINESS ADDRESS	STREET NAME	SIZE (SF)	COMMUNITY
812190	Other personal care services	PERSONAL SERVICE	Secrets Spa & Hair Design			2,552	Port Hawkesbury
911390	Other Federal labour, employment and immigration services	INSTITUTIONAL / PUBLIC SERVICE	Service Canada		811 Reeves St	5,000	Port Hawkesbury
722511	Full-service restaurants	FULL SERVICE F&B	Shindigs Pub'			3,471	Port Hawkesbury
812310	Coin-operated laundries and dry cleaners	PERSONAL SERVICE	Ship Harbour Suds		506 Church St	1,261	Port Hawkesbury
446110	Pharmacies and drug stores	PHARMACY	Shoppers Drug Mart		622 Reeves St	15,466	Port Hawkesbury
323119	Other printing	SPECIALTY RETAIL	Snow's Econoprint			1,635	Port Hawkesbury
445110	Supermarkets and other grocery (except convenience) stores	GROCERY, CONVENIENCE & SPECIALTY FOODS	Sobeys		622 Reeves St	35,347	Port Hawkesbury
561799	All other services to buildings and dwellings	NON-COMMERCIAL	Sound Source Pro Audio & Lighting			0	Port Hawkesbury
811122	Automotive glass replacement shops	AUTO SERVICE	Speedy Glass Signs and Accessories			0	Port Hawkesbury
621340	Offices of physical, occupational, and speech therapists and audiologists	PROFESSIONAL & FINANCIAL SERVICE	Stephanie Beaton Physiotherapy			0	Port Hawkesbury
811121	Automotive body, paint and interior repair and maintenance	AUTO SERVICE	Strait Car Care		649 Reeves St	5,234	Port Hawkesbury
541940	Veterinary services	PROFESSIONAL & FINANCIAL SERVICE	Strait Veterinary Hospital		714 Reeves St	2,000	Port Hawkesbury
812114	Barber shops	PERSONAL SERVICE	Styles & Staches Salon Services		622 Reeves St	1,057	Port Hawkesbury
722512	Limited-service eating places	LIMITED SERVICE F&B	Subway			1,828	Port Hawkesbury
522111	Personal and commercial banking industry	PROFESSIONAL & FINANCIAL SERVICE	TD Canada Trust			2,801	Port Hawkesbury
522111	Personal and commercial banking industry	PROFESSIONAL & FINANCIAL SERVICE	TD Canada Trust Branch and ATM		298 Reeves St	0	Port Hawkesbury
812910	Pet care (except veterinary) services	PERSONAL SERVICE	That Dog Place Inc.		98 Reeves St	1,000	Port Hawkesbury
453310	Used merchandise stores	SPECIALTY RETAIL	The Bargain Shop (tbls)		622 Reeves St	21,299	Port Hawkesbury
722511	Full-service restaurants	FULL SERVICE F&B	The Carriage House		825 Reeves St	2,500	Port Hawkesbury
522390	Other activities related to credit intermediation	PROFESSIONAL & FINANCIAL SERVICE	The Cash Store			16,896	Port Hawkesbury
524210	Insurance agencies and brokerages	PROFESSIONAL & FINANCIAL SERVICE	The Co-operators		811 Reeves St	2,000	Port Hawkesbury
722512	Limited-service eating places	LIMITED SERVICE F&B	The GrooveBox			750	Port Hawkesbury
446110	Pharmacies and drug stores	PHARMACY	The Medicine Shoppe Pharmacy		708 Reeves St	2,000	Port Hawkesbury
511110	Newspaper publishers	INSTITUTIONAL / PUBLIC SERVICE	The Reporter (Advocate Media Inc)			1,687	Port Hawkesbury
621499	All other out-patient care centres	PROFESSIONAL & FINANCIAL SERVICE	the Snore Shop		298 Reeves St	0	Port Hawkesbury
722512	Limited-service eating places	LIMITED SERVICE F&B	Tim Hortons			3,326	Port Hawkesbury
722512	Limited-service eating places	LIMITED SERVICE F&B	Tim Hortons		920 Reeves St	2,178	Port Hawkesbury
441110	New car dealers	AUTO/RV/MOTORSPORTS DEALERSHIP	Tri-Mac Toyota		46 Paint St	19,317	Port Hawkesbury
532120	Truck, utility trailer and recreational vehicle (RV) rental and leasing	NON-COMMERCIAL	U-Haul			0	Port Hawkesbury
447190	Other gasoline stations	AUTO FUEL WITH CONVENIENCE	Ultramar			1,595	Port Hawkesbury
813930	Labour organizations	NON-COMMERCIAL	Unifor			3,658	Port Hawkesbury
532410	Construction, transportation, mining, and forestry machinery and equipment rental and leasing	NON-COMMERCIAL	United Rentals			10,864	Port Hawkesbury
VACANT		VACANT	VACANT (FORMER KFC)		Reeves St	2,800	Port Hawkesbury
VACANT		VACANT	VACANT UNIT 10		811 Reeves St	1,000	Port Hawkesbury
VACANT		VACANT	VACANT UNIT 6		811 Reeves St	2,000	Port Hawkesbury
VACANT		VACANT	VACANT UNIT 80.1		622 Reeves St	5,600	Port Hawkesbury
446130	Optical goods stores	SPECIALTY RETAIL	Vogue Optical		622 Reeves St	1,525	Port Hawkesbury
532410	Construction, transportation, mining, and forestry machinery and equipment rental and leasing	NON-COMMERCIAL	Wajax		15 Paint St	0	Port Hawkesbury
452110	Department stores	GENERAL MERCHANDISE	Walmart Supercentre		47 Paint St	0	Port Hawkesbury
532410	Construction, transportation, mining, and forestry machinery and equipment rental and leasing	NON-COMMERCIAL	Woodys Crane Rentals			2,371	Port Hawkesbury
448199	All other clothing stores	FASHION & FOOTWEAR	Workman's Port Hastings			1,000	Port Hawkesbury
453310	Used merchandise stores	SPECIALTY RETAIL	Worth The Wait Consignments		2 Macintosh Ave	1,000	Port Hawkesbury

