



community at work.

goodwill

# REAL ESTATE SITE CRITERIA

3245 Wonderland Road South  
London, Ontario



# Goodwill Industries International



## REVENUE

\$8.5+ BILLION



## LOCATIONS

4,245+



## EMPLOYEES

139,000+

The global secondhand market is expected to nearly double by 2027, reaching \$350 billion.

-ThredUp 2023 Resale Report



## BRAND RATING

RANKED #1 IN THE BRAND WORLD VALUE INDEX (ENSO - 2015 and 2016)



## EMPLOYMENT TRAINING

1.7 MILLION+ PEOPLE ACCESSED GOODWILL FOR TRAINING AND SERVICES



## LANDFILL DIVERSION

4.3 BILLION LBS DIVERTED IN 2024

# Goodwill Industries, Ontario Great Lakes

Positioned for accelerated growth, Goodwill is seeking real estate opportunities to support significant expansion plans.

Goodwill Industries International is one of the most recognized nonprofit brands in the world, but each Goodwill operates as an independent, locally governed organization with full control over its finances and exclusive rights to its territory. Goodwill Industries, Ontario Great Lakes directs all retail stores, donation centres, and community programs within its region.

For landlords and developers, this means working with a financially stable, community-focused tenant that makes its own real estate and investment decisions, with the credibility and recognition of the global Goodwill brand. As a self-sustaining organization, Ontario Great Lakes reinvests all revenues locally and is committed to long-term occupancy—making it a reliable anchor tenant that drives steady traffic and delivers social value.



## REVENUE

\$78+ MILLION



## TOTAL ASSETS

\$68+ MILLION



## LOCATIONS

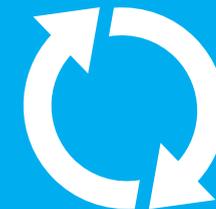
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## REAL ESTATE

**OWNED**  
540,000+ sq.ft

**LEASED**  
275,000+ sq.ft



**31 million pounds** of goods repurposed last year



## EMPLOYEES

1,450+

# Site preferences

## General site requirements:

- Standalone building or end-cap units
- Donation drop-off area in the front or visible side
- Mid-to-high traffic with strong visibility
- Mid-to-high income demographics
- Adjacent to high-density residential communities
- Convenient and multiple ingress / egress points

## Community Stores

- 20,000 - 30,000 SF (primary markets, 50K+ population)
- 15,000 - 20,000 SF (secondary markets, 20K-50K population)
- 10,000 - 15,000 SF (dense, urban markets)
- Parking ratio of 4.5 vehicles per 1K SF retail
- 2x truck level loading docks

## Donation Centres

- 2,000 - 5,000 SF (all markets)
- Situated in prime retail or community shopping hubs
- 1x truck level dock or drive-in door
- Standalone, end-cap or pad development

### NOTE

We will also explore build-to-suit opportunities and purchase properties on a case-by-case basis



# Building design criteria

- Complete building shell and exterior/interior finish to Goodwill standard
- Standard exterior corrugated steel siding
- Stucco exterior walls
- Vanilla box interior or turn-key with 15'+ clear ceiling height
- Open grid ceiling, painted white
- Standard interior drywall, finish painted
- Smooth finish, polished concrete floors
- HVAC - heat & cooling for entire space
- Complete sprinkler system
- LED interior and exterior lighting
- Access to highly visible pylon and signage opportunities
- Exclusive loading docks
- Donation drop-off, automatic sliding doors

# Targeted areas of growth

## Greater Toronto Area

Toronto, Etobicoke, Mississauga, Oakville, Burlington, Brampton, Vaughan, Richmond Hill, Newmarket, and Bradford

## Southcentral Ontario

Orillia, Barrie, Collingwood, Orangeville, Hanover, Listowel, and Owen Sound

## Southwestern Ontario

London, Waterloo, Kitchener, Cambridge, Guelph, Hamilton, Brantford, Fergus, Simcoe, St. Thomas, Sarnia, Windsor, and Leamington



902 Dundas Street  
Woodstock, Ontario

# Retail Stores



1165 Oxford Street East  
London, Ontario



351 Carodoc Street South  
Strathroy, Ontario



428 King Street North  
Waterloo, Ontario



1224 Dundas Street East  
Mississauga, Ontario

## Store Spotlight

# South London



3245 Wonderland Road South  
London, Ontario

view  
aerial tour



## Store Spotlight

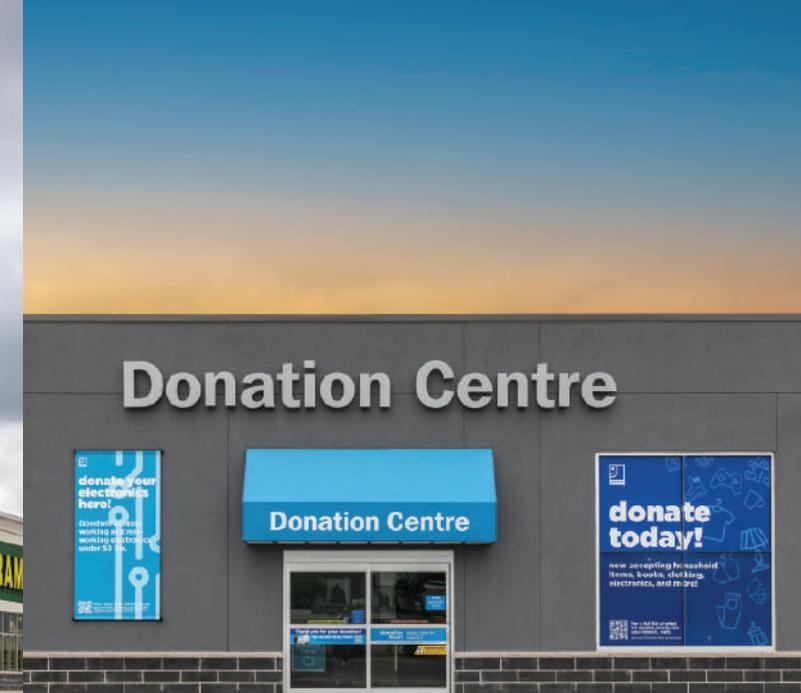
# Port Elgin



view  
aerial tour



1110 Goderich Street  
Port Elgin, Ontario



# Donation Centres



Build-to-suit  
Concept



680 St David Street North  
Fergus, Ontario



1795 St Clair Avenue West  
Toronto, Ontario



2837 Dufferin Street  
Toronto, Ontario

# Contact us

We look forward to discussing your real estate portfolio and potential site opportunities.

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View our website for the most up-to-date real estate acquisition information:  
[goodwillindustries.ca/real-estate](http://goodwillindustries.ca/real-estate)