

# Why choose Tillsonburg for business?



## Location

Prime location in the heart of Southwestern Ontario on the 401/403 corridor

Centrally located within a 2.5 hour drive of **SIX** border crossings



Direct access to Highway 3, Highway 19 and Highway 59



**FIVE** international airports in close proximity, including Toronto Pearson and Detroit Metro.

Tillsonburg Regional Airport has a **5,502** foot runway.

Serviced by GIO Rail and Ontario Southland Railway, offering connections to both CN and CP.



## Lower Costs

No industrial development charges  
Low property tax, capital and operating costs



New Innovation Park priced competitively

Taxes on industrial properties are more than **30%** lower than the provincial average<sup>1</sup>



**ONE** locally-owned electric utility offers significant savings

**EIGHT** grant and incentive programs available through the Community Improvement Plan



## Loads of Opportunity

Large market area, regional population and educated workforce

**15** million person market in Ontario.  
The regional population (30 min.) is **254,554**



Canada's **3<sup>rd</sup>** fastest growing community with a **17.3%** population increase from 2016 to 2021<sup>2</sup>

**GIGABIT** fibre optic internet throughout the community



## PROXIMITY TO MAJOR CENTRES

**Woodstock** - 37 km (30 min)  
**London** - 60 km (45 min)  
**Waterloo** - 90 km (55 min)

**Toronto** - 174 km (2 hours)  
**Detroit** - 240 km (2.5 hours)  
**Chicago** - 700 km (7 hours)



<sup>1</sup>BMA 2018 Municipal Study

<sup>2</sup>Statistics Canada Census 2021, for small urban centres

# Why make Tillsonburg your home?

Tillsonburg



## Affordable

Safe, family-friendly living at a price you can afford

The ten-year average price of a detached home in Tillsonburg is **TWENTY** percent less than London and **THIRTY-THREE** percent less than in the Kitchener-Waterloo area

The average price of a detached home in Tillsonburg in 2021 was **\$611,894**



Tillsonburg has the **SECOND** lowest residential property taxes along the 401 corridor from London to Toronto<sup>1</sup>

The severity of crime in Tillsonburg is **TWENTY-SIX** points lower than London<sup>2</sup>



## Amenities

Easy access to shopping, health care and education

Local hospital with a **TWENTY-FOUR HOUR** emergency department plus **NINE** other care areas including a dialysis unit and intensive coronary care unit



Vibrant business district has nearly **SEVENTY** national retailers including Walmart and Canadian Tire

Cultural facilities include a local arts centre, playhouse, national historic site and **THREE** screen movie theatre



**TWENTY-TWO** colleges and universities are located within a two-hour drive



## Active Living

Quality recreation facilities and an easy drive to Lake Erie

Tillsonburg receives **THIRTY-EIGHT** percent less snow than London



**THREE** ice pads, gym, indoor pool, splash pad, waterpark and a large soccer centre



**FIFTEEN** km of walking trails in Tillsonburg including a portion of the Trans-Canada Trail

**ELEVEN** of the Top 100 golf courses in Canada are located within an hour's drive of Tillsonburg<sup>3</sup>



**THIRTY** minute drive to Lake Erie shoreline



<sup>1</sup>BMA 2018 Municipal Study <sup>2</sup>Maclean's "Canada's Best Communities 2021" <sup>3</sup>Top100GolfCourses.com