

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



Innovation Park priced competitively

Taxes on industrial properties are more than **30%** lower than the provincial average¹



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 **3rd** fastest growing community with a **17.3%** population increase from 2016 to 2021²

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)



¹BMA 2018 Municipal Study

²StatCan 2021 Census Agglomeration Areas

Why make Tillsonburg your home?



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 2023 was **\$623,751**



Tillsonburg has the **SECOND** lowest residential property taxes along the 401 corridor from London to Toronto¹

The severity of crime in Tillsonburg is **TWENTY-SIX** points lower than London²



Amenities

Easy access to shopping, health care and education

Local hospital with a **TWENTY-FOUR HOUR** emergency department plus **FIFTEEN** other care areas including dialysis, pain management, surgical and internal medicine.



Vibrant economy with 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 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

EIGHT of the Top 100 golf courses in Canada are located within an hour's drive of Tillsonburg³



THIRTY minute drive to Lake Erie shoreline



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