

COMMERCIAL

INTELLIGENCE

DOSSIER

13025 YONGE ST

Remedy'sRx - Yonge Medical pharmacy

SCORE: 66 | PREDICTED: 73 | TOP 42%

4,833 Ontario pharmacy locations analyzed

STRICTLY CONFIDENTIAL

LOCATION SCORE

66

TOP 42.3% OF 4,833 ONTARIO LOCATIONS

R2 = 0.685 | +/-9 pt margin | Location-observable features only. Lease economics, parking, visibility, and operator quality are not fully modeled.

Structural baseline for this address. The model compares this site against the observed Ontario pharmacy market and estimates how strong the surrounding geography looks before deeper diligence.

C

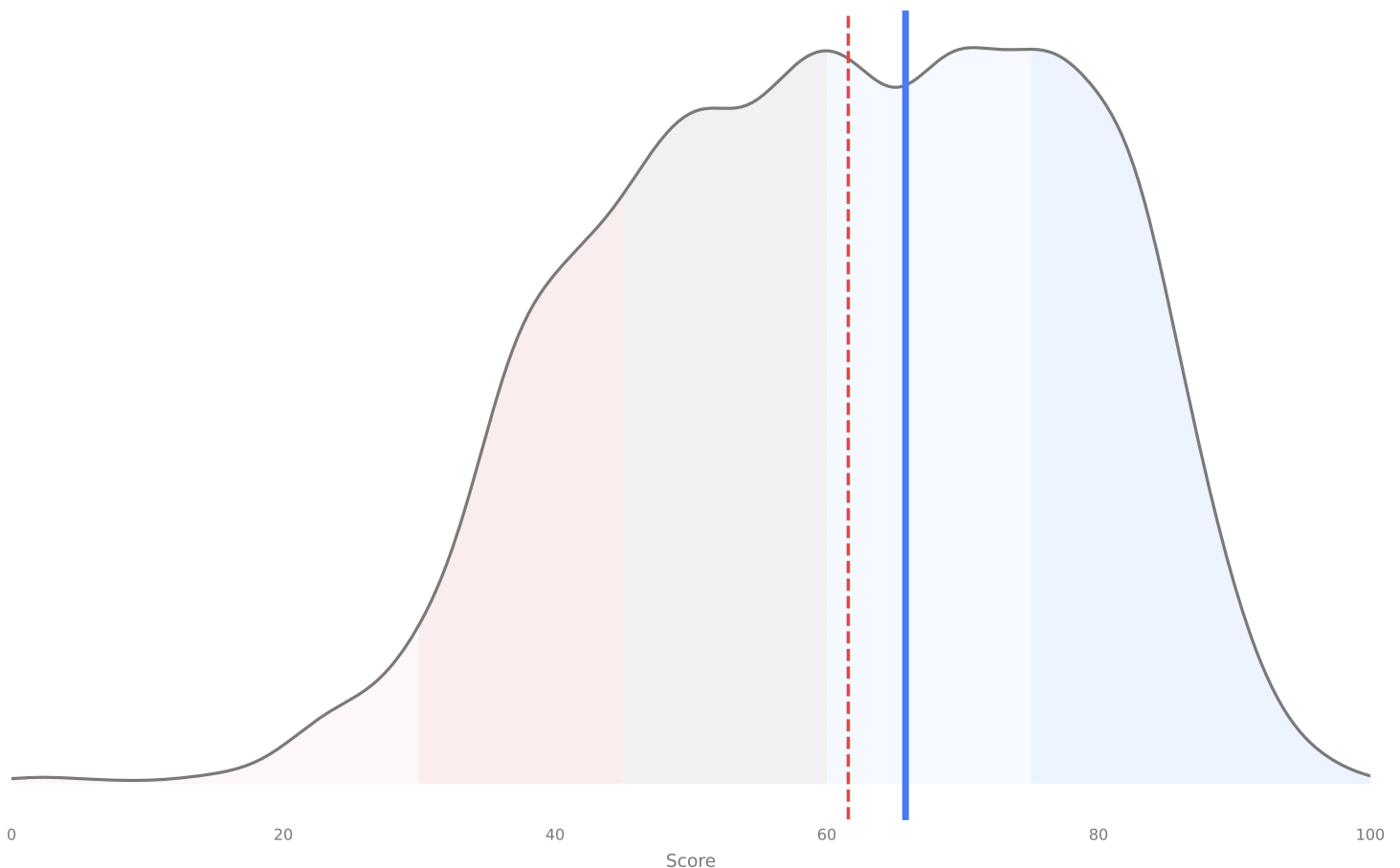
Tier
model class

73

Predicted
+/-9 margin

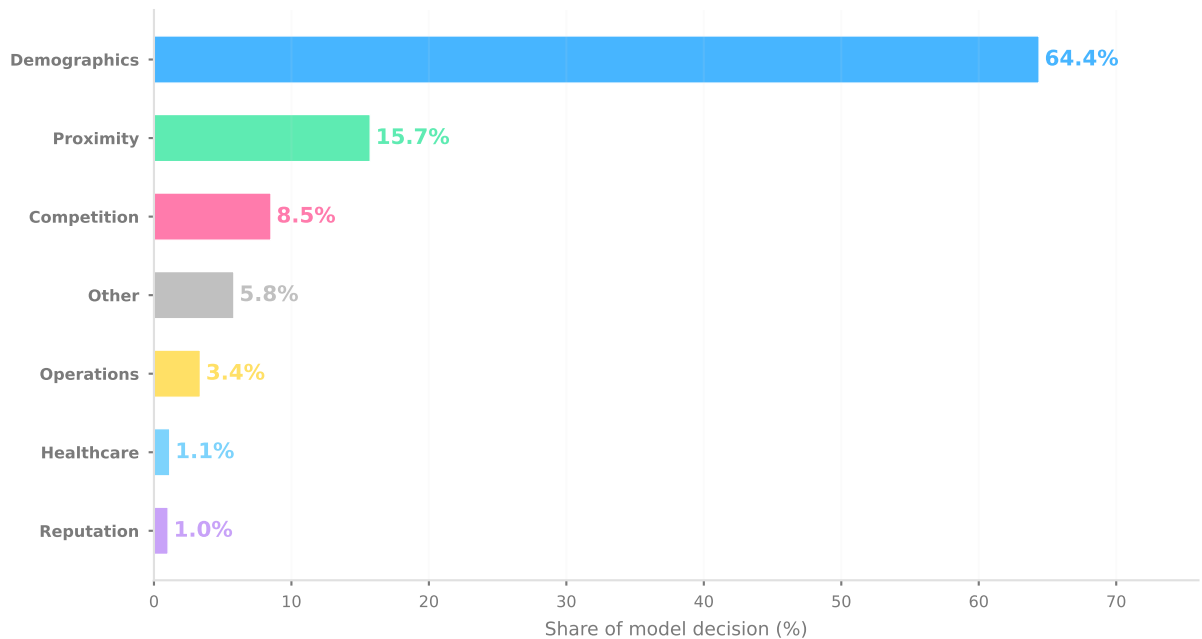
68%

Explained
of variance captured



WHAT DRIVES THE SCORE

Global model importances across all 4,833 Ontario pharmacies. These weights show which families of variables carry the most decision weight.



Demographics (64.4%)

Who lives nearby: population, income, age, families, and spending power.

Proximity (15.7%)

What brings people past the door: clinics, schools, retail anchors, roads, and local access.

Competition (8.5%)

Who else is competing: density, rival proximity, chain presence, and underserved pressure.

Other (5.8%)

Additional interactions and lower-weight model inputs.

Operations (3.4%)

Hours and operating pattern signals in the observed market.

Healthcare (1.1%)

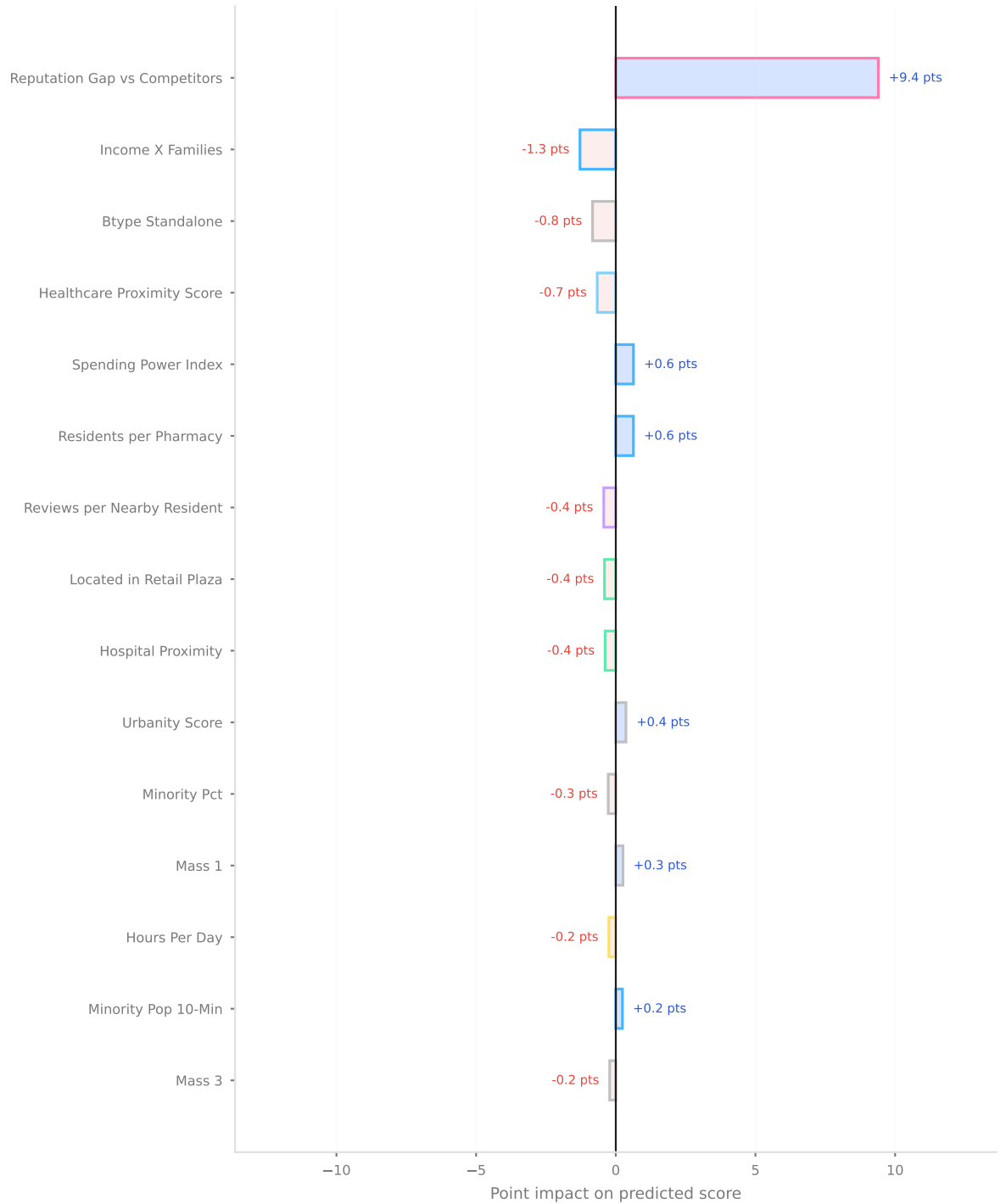
How close the site is to prescribers and healthcare destinations.

Reputation (1.0%)

Market reputation signals and historical customer movement in the observed data.

SCORE DRIVERS

How each feature shifts this location's predicted score versus replacing that feature with the Ontario median. Directional, not additive.



Top driver net: +6.8 pts | Positive: +11.5 | Negative: -4.7. Nonlinear model interactions mean the bars should be read as directional explanations.

KEY FACTORS

The highest-weight model features, with this location's percentile position.

Pop 15-Min Adj

Demographics | 16.0% of model

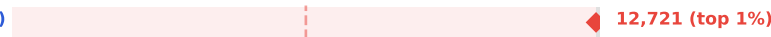


This site is above the provincial median for this factor. Local value: 38,164; median: 3,502.

+0.0 pts at this location

Pop Gradient 5 To 10

Demographics | 15.7% of model



This site is above the provincial median for this factor. Local value: 12,721; median: 1,167.

-0.0 pts at this location

Wealth X Pop

Demographics | 14.1% of model



This site is above the provincial median for this factor. Local value: 880; median: 63.

+0.1 pts at this location

School Proximity

Proximity | 12.5% of model

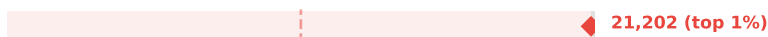


This site is above the provincial median for this factor. Local value: 33; median: 26.

-0.0 pts at this location

Pop Gradient 10 To 15

Demographics | 10.9% of model

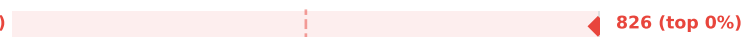


This site is above the provincial median for this factor. Local value: 21,202; median: 1,946.

-0.2 pts at this location

Income X Families

Demographics | 3.2% of model

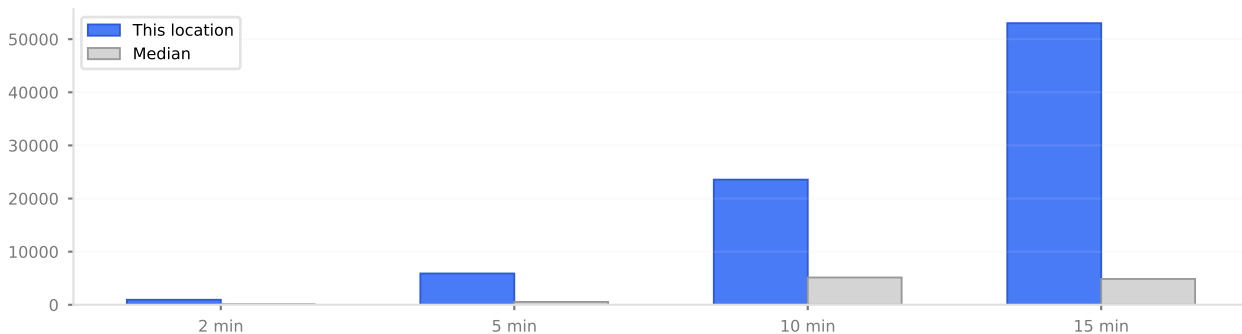
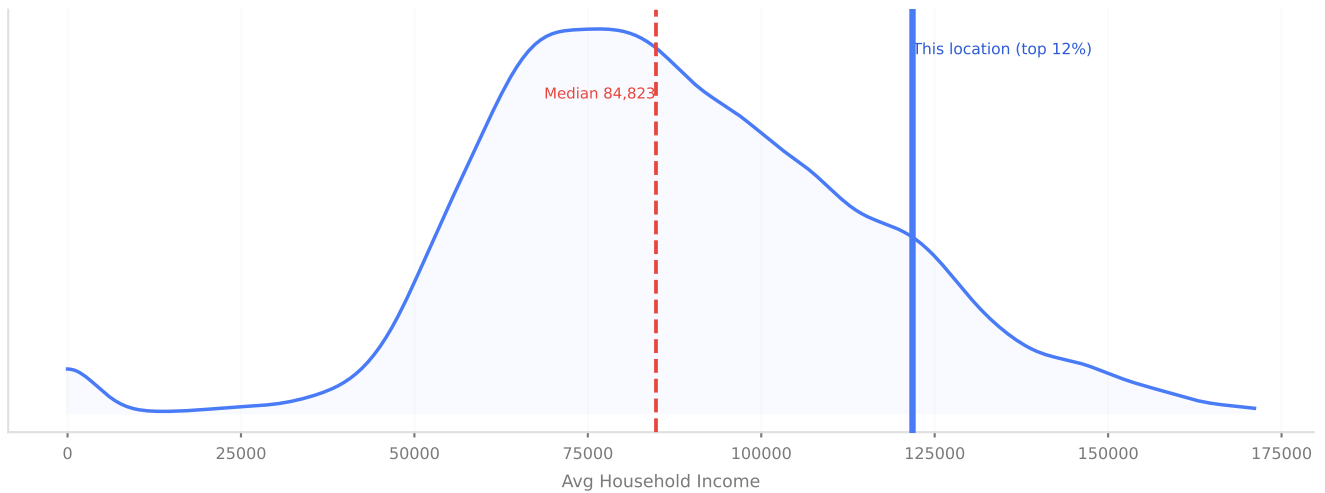
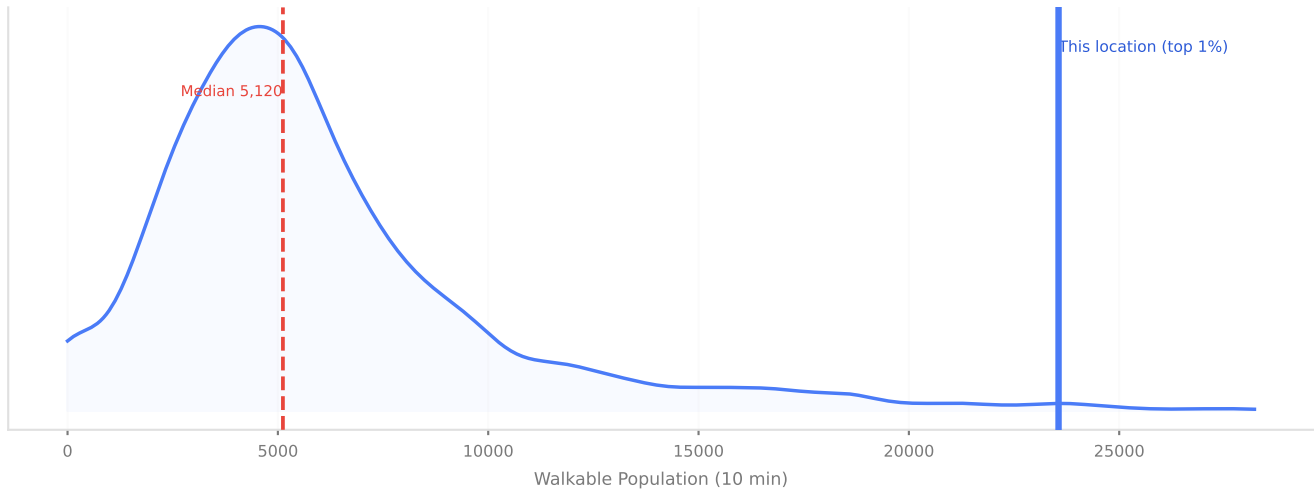


This site is above the provincial median for this factor. Local value: 826; median: 44.

-1.3 pts at this location

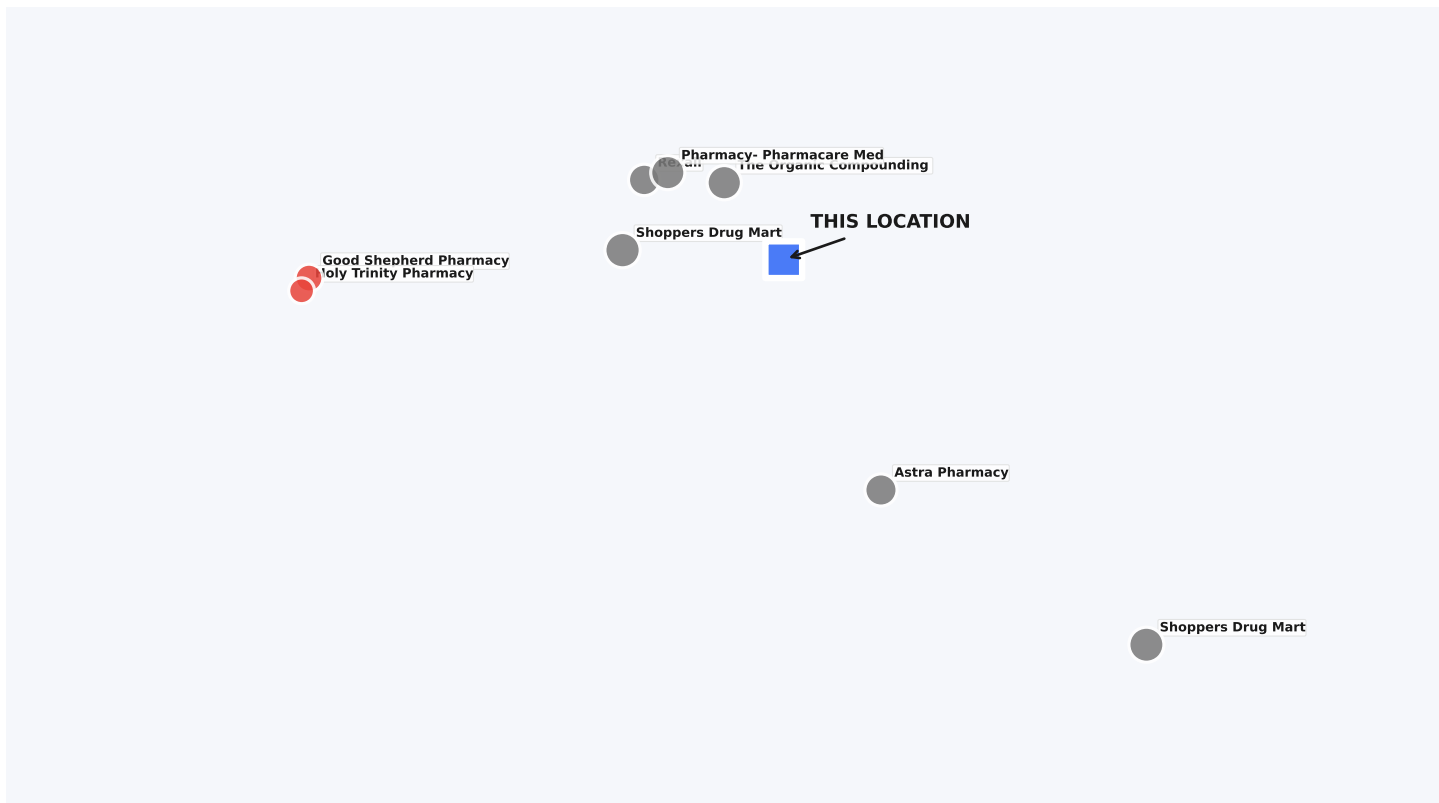
CATCHMENT DEMOGRAPHICS

Population: 23,558 | Income: 121,800 | Spending power: 519 | Avg age: 39



COMPETITIVE LANDSCAPE

Nearest observed competitors in the model bundle. Distance is straight-line, not driving or walking distance.

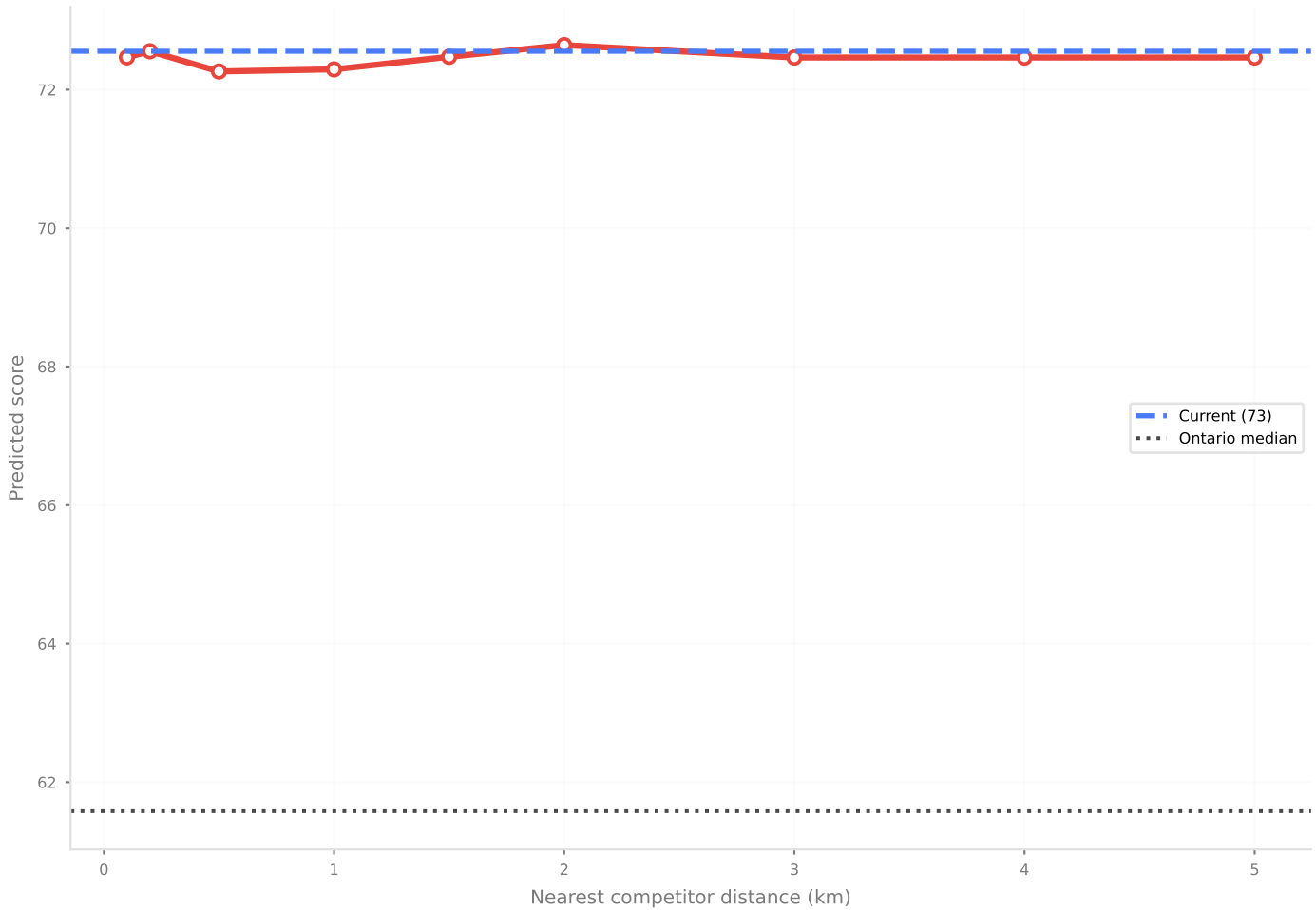


Name	Dist.	Score	Stars	Reviews
Shoppers Drug Mart	0.2 km	80	2.9	332
Good Shepherd Pharmacy	0.5 km	50	5.0	14
Holy Trinity Pharmacy	0.5 km	43	4.3	14
The Organic Compounding Pharmacy	0.7 km	75	4.9	38
Rexall	0.7 km	63	4.0	35
Pharmacy- Pharmcare Medical Group	0.8 km	75	4.7	56
Astra Pharmacy	2.1 km	66	5.0	5

Nearest competitor: 0.18 km. Local density: 1.6. These are screening signals; exact competitive pressure depends on route, parking, visibility, banner, physician relationships, and lease economics.

COMPETITION SENSITIVITY

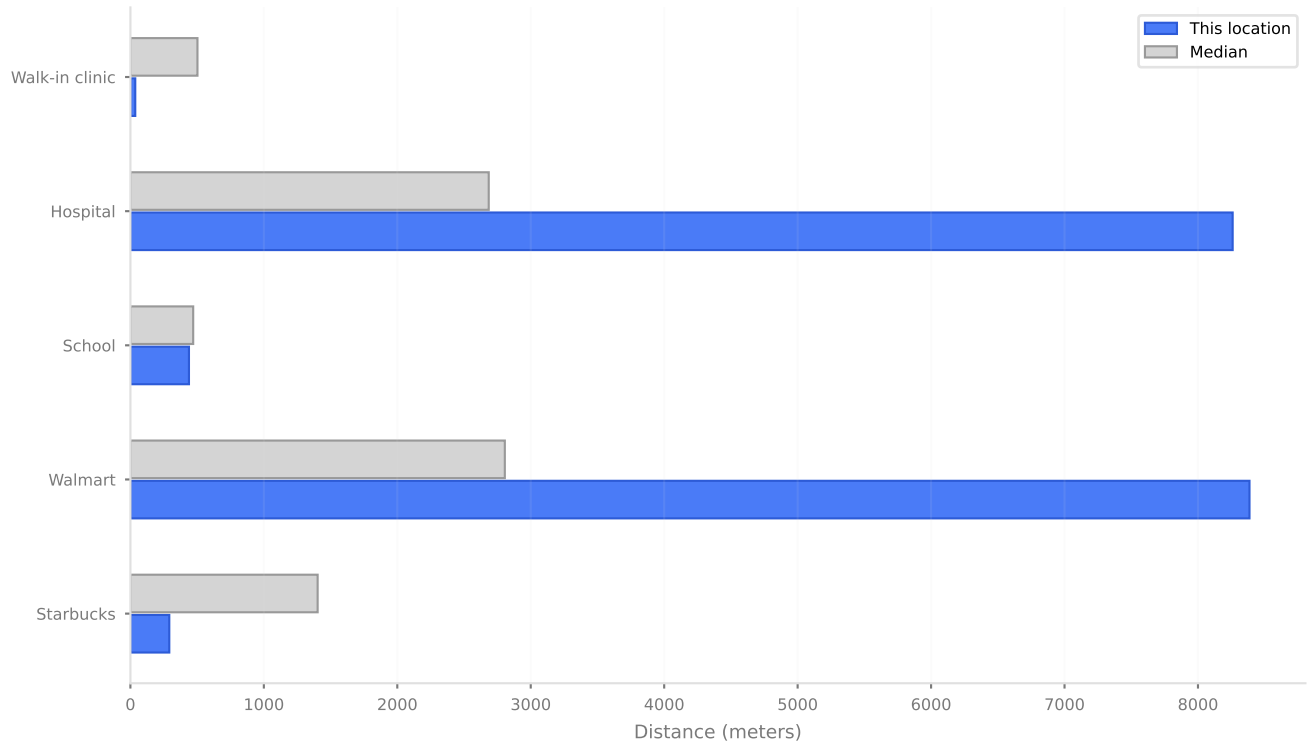
Directional model check: replace nearest competitor distance while holding other features steady.



Model swing across this distance range: 0.4 points. If the curve stays flat, competitor distance is not a major differentiator for this site relative to stronger signals.

HEALTHCARE PROXIMITY

Distances are straight-line. Real access depends on street network, building entrances, parking, transit, and referral relationships.



Walk-in clinic: 36m (closer than median 502m) | impact +0.0 pts

Hospital: 8,260m (farther than median 2,685m) | impact +0.0 pts

School: 439m (closer than median 471m) | impact +0.0 pts

Walmart: 8,386m (farther than median 2,806m) | impact +0.0 pts

Starbucks: 291m (closer than median 1,403m) | impact +0.0 pts

Composite healthcare score: 34.3 (top 25%).

REPUTATION AND OPERATING SIGNALS

Public market signals for this row and the nearest observed competitors. New lease targets should be interpreted with care if there is no operating history.

Google rating

4.7

stars

Review count

31

reviews

Weekly hours

57.5

hrs/wk

Hours advantage

-5.6

hrs/wk

Declining rivals

1

nearby

Improving rivals

2

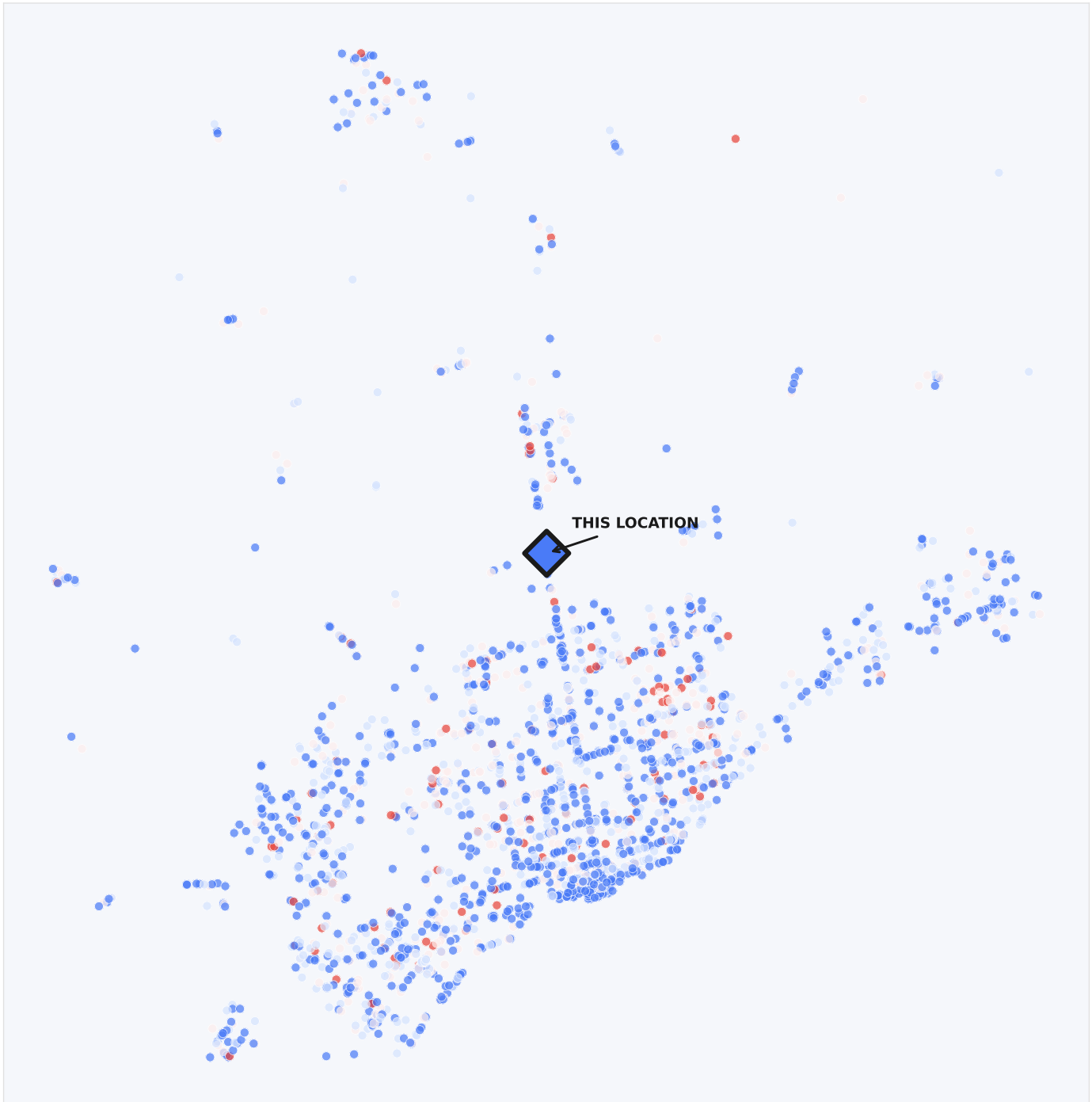
nearby

NEAREST COMPETITOR SNAPSHOT

Competitor	Dist.	Rating	Reviews	Score
Shoppers Drug Mart	0.2 km	2.9	332	80
Good Shepherd Pharmacy	0.5 km	5.0	14	50
Holy Trinity Pharmacy	0.5 km	4.3	14	43
The Organic Compounding Pharmacy	0.7 km	4.9	38	75
Rexall	0.7 km	4.0	35	63
Pharmacy- Pharmacare Medical Group	0.8 km	4.7	56	75
Astra Pharmacy	2.1 km	5.0	5	66
Shoppers Drug Mart	3.5 km	3.4	197	79

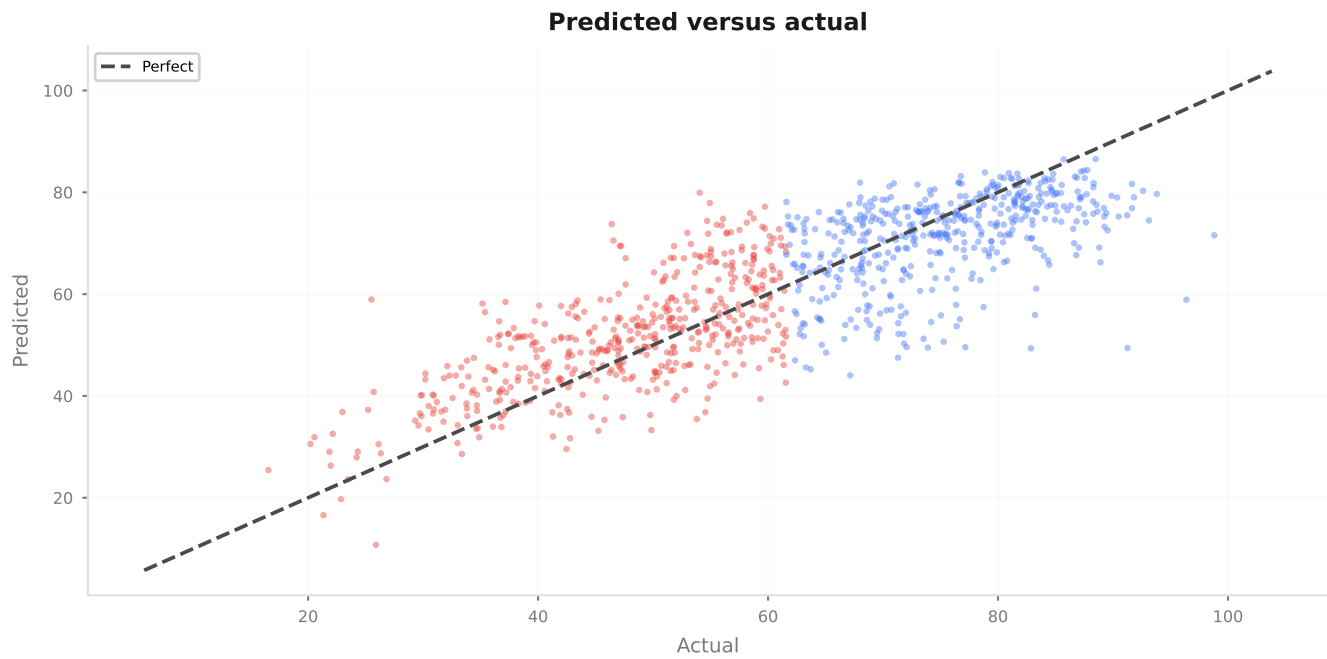
REGIONAL MAP

Observed pharmacy locations near the target address. Color indicates relative success score.

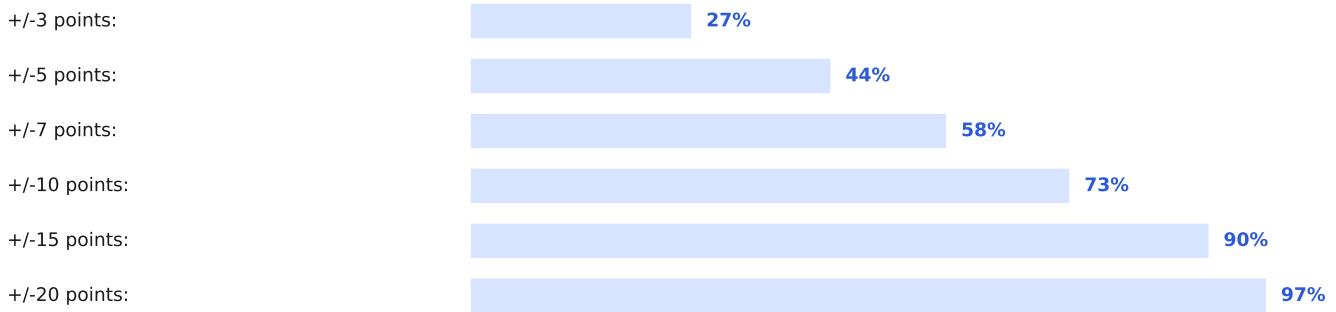


Pharmacy density: 1.6. Local score: 66. This view is a geographic screening map, not a site-visit replacement.

MODEL ACCURACY



ACCURACY BY TOLERANCE



R2 = 0.685 | RMSE = +/-9.3 | Test rows: 967

Predictions compress toward the middle on very high or very low observed scores. Treat the output as a relative screening tool, then verify with lease, traffic, operations, and financial diligence.

METHODOLOGY AND LIMITATIONS

MODEL

XGBRegressor, 99 features. Bundle: pharmacy_model_bundle_v5_2.pkl. Report generated 2026-05-24 22:38.

SCORING

Target variable is a modeled public-market proxy, not direct pharmacy sales or prescription volume. Use for relative screening only.

DATA

Model bundle contains 4,833 Ontario pharmacy rows. Current row was selected from the existing bundle by address/name search.

KNOWN LIMITS

The model cannot fully account for lease terms, parking, clinic agreements, building visibility, local relationships, banner operations, or future regulatory changes.

BETA

PharmacyAtlas.ca is in validation beta. Uploaded operator reports are needed to calibrate the model against real store-level performance.

Bundle metadata: {"version": "5.2", "target_leakage_excluded": ["totalScore", "pct_4star", "reviewsCount", "count_reviews_scraped", "rating_score", "volume_score", "Recent_Reviews_6mo", "local_guide_pct", "review_count", "star_4", "imagesCount", "avg_review_stars", "total_bulk_score", "has_text_pct", "recent_vs_old_stars", "review_trend_slope", "std_review_stars", "acceleration", "renewal_score", "owner_response_rate", "pct_negative", "velocity_score", "pct_1star", "recency_norm", "pct_3star", "months_since_last_review", "Simple_Review_Velocity", "Final_Review_Velocity", "pct_positive", "Review_Velocity", "Recency_Score", "pct_2star", "pct_5star", "sentiment_score", "star_trend"], "competitor_features_kept": ["competitor_avg_rating", "competitor_min_rating", "competitor_max_rating", "weak_competitors_nearby", "strong_competitors_nearby", "competitor_rating_gap", "Mass_1", "Mass_2", "Mass_3", "Mass_4", "M