

Property: Commercial retail unit, approx. 2,400 sq ft, street-facing plaza — Thunder Bay, ON (details anonymized)
Assessment date: September 2026 (sample) Assessor: Current law enforcement professional, The ARX Group

ARX SECURITY SCORE

58 / 100

MODERATE RISK

Typical for its class — three targeted fixes would lift it above 75.



SCORE BREAKDOWN

Perimeter Security		64
Access Control		52
Lighting & Visibility		71
Surveillance		45
Operational Security		60
Life Safety & Emergency Readiness		55

PRIORITIZED FINDINGS

HIGH	Rear service door is hollow-core with no deadbolt — and gets propped open during deliveries. Fit a commercial-grade deadbolt plus door alarm; enforce a closed-door policy. (~\$300-\$600)
HIGH	No camera coverage on the rear laneway; the existing DVR overwrites footage after 72 hours. Add two exterior cameras and move to 30-day retention. (~\$1,200-\$2,000)
MEDIUM	Rear parking lot falls below 5 lux at the corners after dark. Upgrade to LED wall packs on dusk-to-dawn sensors. (~\$800-\$1,500)
MEDIUM	One alarm code shared by nine staff, unchanged in two years. Issue individual codes and rotate quarterly. (Minimal cost)
LOW	Front glazing has no security film. Apply 8-mil film at the next refit. (~\$400-\$700)

BOTTOM LINE

Three fixes under ~\$3,500 would lift this property above 75/100 — and materially cut its break-in risk.