

780 KINGSTON ROAD, PICKERING

RETAIL FOR LEASE



REDUCED PRICE!!!

STRONG COMMUNITY PLAZA
EASY ACCESS TO HIGHWAY 401



ASHLAR

FOR MORE INFORMATION PLEASE CONTACT



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GREATER TORONTO'S COMMERCIAL REAL ESTATE EXPERTS

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780 KINGSTON ROAD

PROPERTY SUMMARY

Be part of this strong community-focused plaza at Kingston Road just east of Whites Road. The plaza is easily accessible from Highway 401 with the westbound exit leading right into the plaza. Three (3) retail units are currently in shell condition. One unit is a fully fixtured daycare facility ready for a new operator to take over. Another unit is available for long-term sub-lease. It is a fully fixtured Greek Restaurant that is also available as a sale of business. Join Crabby Joe's, Mary Brown's Chicken, Sunrise Caribbean, Pig Out Barbeque as well as a vet, dry cleaners and pharmacy at this busy Pickering shopping centre.

HIGHLIGHTS

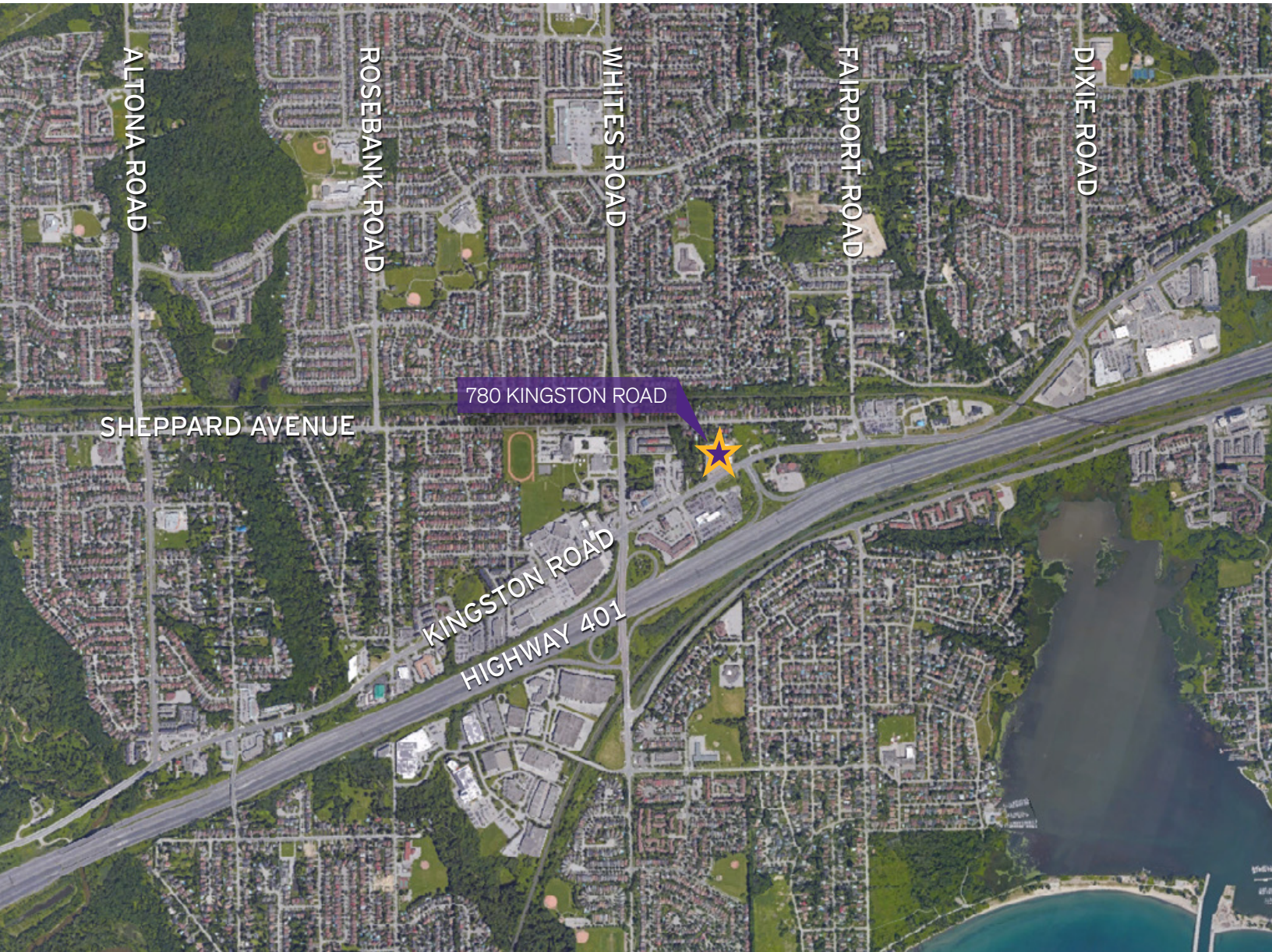
- Great visibility and access from Kingston Road
- 3 shell condition stores ready to receive new tenants' finishes
- 1 fully fixtured restaurant
- Existing co-tenancy
- Daycare already fixtured

DETAILS

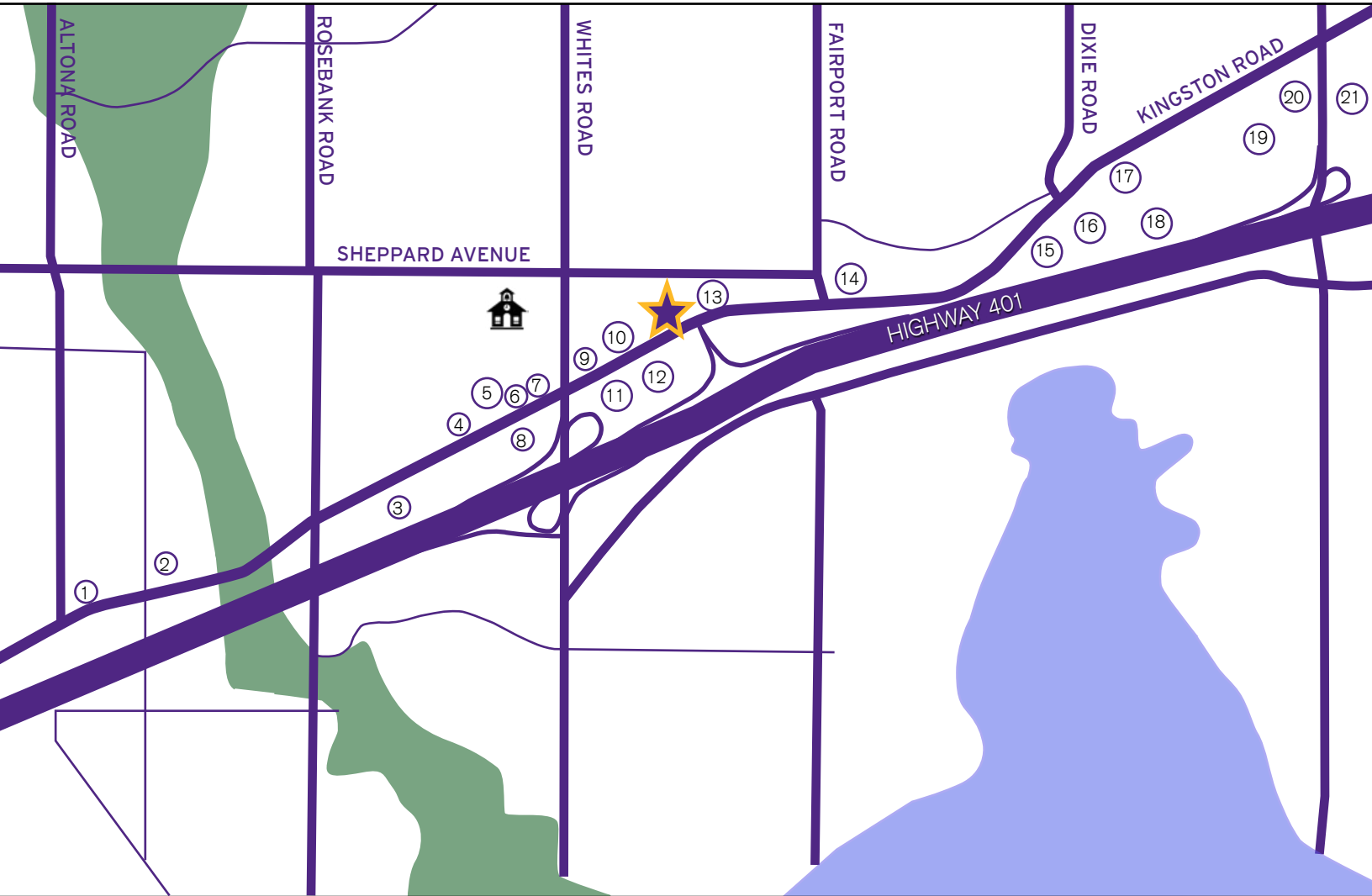
AVAILABLE SPACE	TYPE	SIZE	ASKING PRICE	COMMENTS
Retail Unit A1	Sub-Lease	1,780 SF	\$30.00 PSF	Fully Fixtured Greek Restaurant
Retail Unit A1	Sale of Business	1,780 SF	\$80,000 plus stock	Fully Fixtured Greek Restaurant
Retail Unit B2	Direct	1,537 SF	\$26.00 \$24.00 PSF reduced!	Shell Condition
Retail Unit B8	Direct	2,098 SF	\$25.00 \$23.00 PSF reduced!	Shell Condition
Retail Unit B9	Direct	766 SF	\$27.00 \$25.00 PSF reduced!	Shell Condition
Conditionally Leased Daycare Unit B11	Direct	7,230 SF	\$21.00 PSF	Fully Fixtured for Daycare Facility
ADDITIONAL RENT		\$10.50 PSF		
OCCUPANCY		Immediate		
TERM		5 - 10 years		



LOCATION MAP



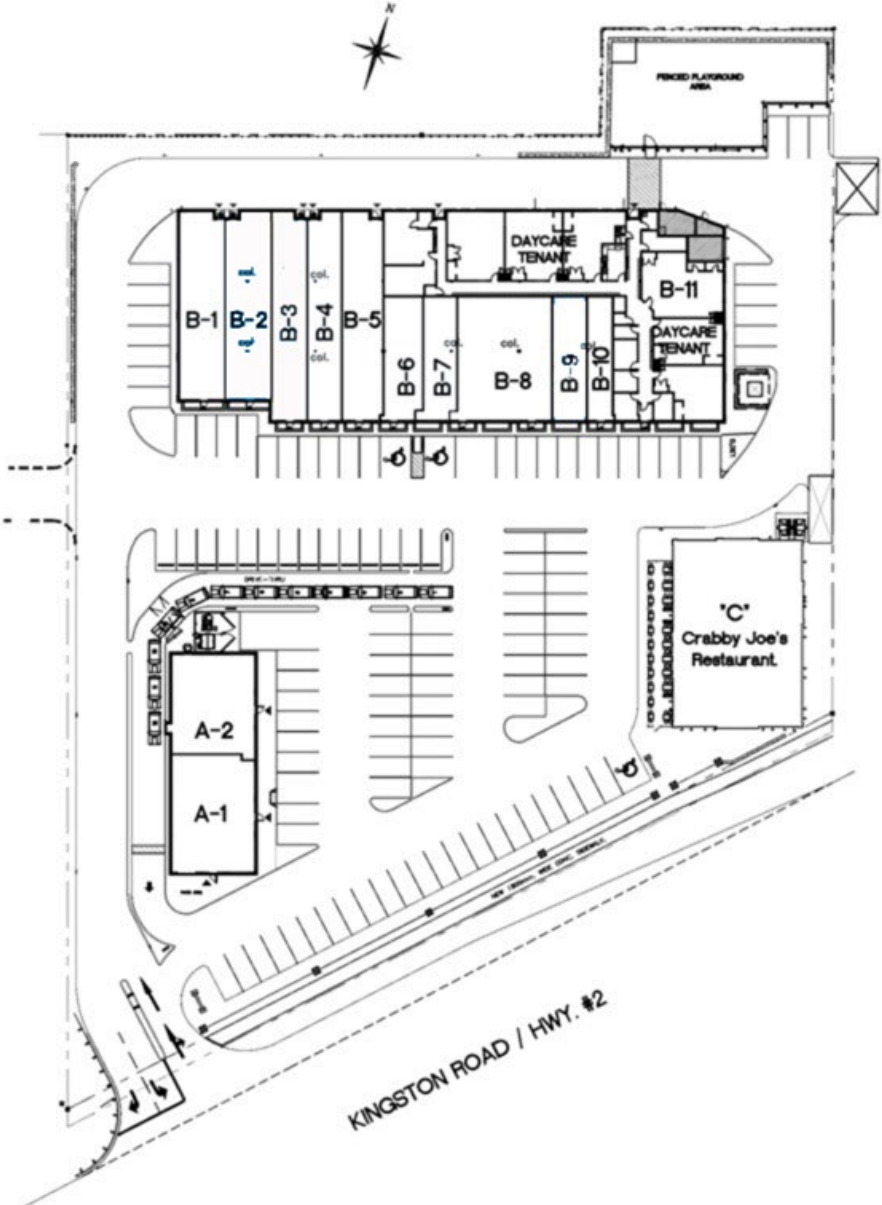
NEIGHBOURING PROPERTIES



- | | |
|---|---|
| 1 PIZZA NOVA | 12 CHEVROLET CADILLAC BUICK GMC |
| 2 CIBC | 13 SHOELESS JOE'S (UNDER CONSTRUCTION) |
| 3 TOYOTA, HONDA | 14 FORMULA FORD LINCOLN, CHRYSLER DODGE JEEP |
| 4 LITTLE CAESARS | 15 ASHLEY FURNITURE HOME STORE |
| 5 SHOPPERS DRUG MART, FRESH CO. | 16 DAIRY QUEEN |
| 6 BURGER KING, RBC | 17 MICHAEL'S, SLEEP COUNTRY CANADA, ANYTIME FITNESS, SHOPPERS DRUG MART |
| 7 TIM HORTONS | 18 THE HOME DEPOT |
| 8 NATIONAL SPORTS | 19 LOBLAWS, GOODLIFE FITNESS |
| 9 7-ELEVEN, SWISS CHALET, BMO | 20 BASKIN ROBBINS, MR. SUB, PET VALU, THE WORKS |
| 10 WENDY'S TIM HORTONS | 21 PICKERING TOWN CENTRE |
| 11 BEER STORE, LCBO, SUBWAY, SCOTIABANK, PIZZA PIZZA, LONE STAR TEXAS GRILL | |

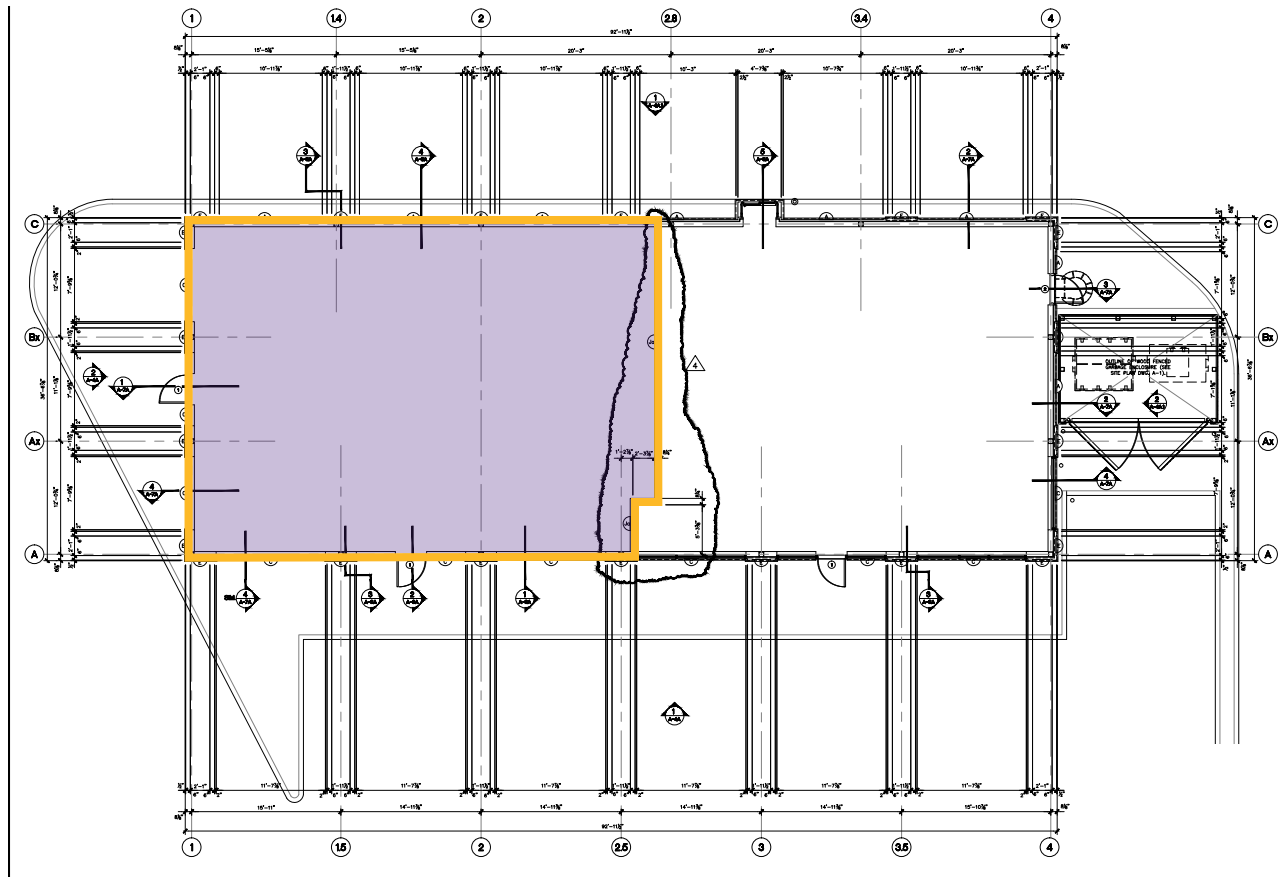


SITE PLAN



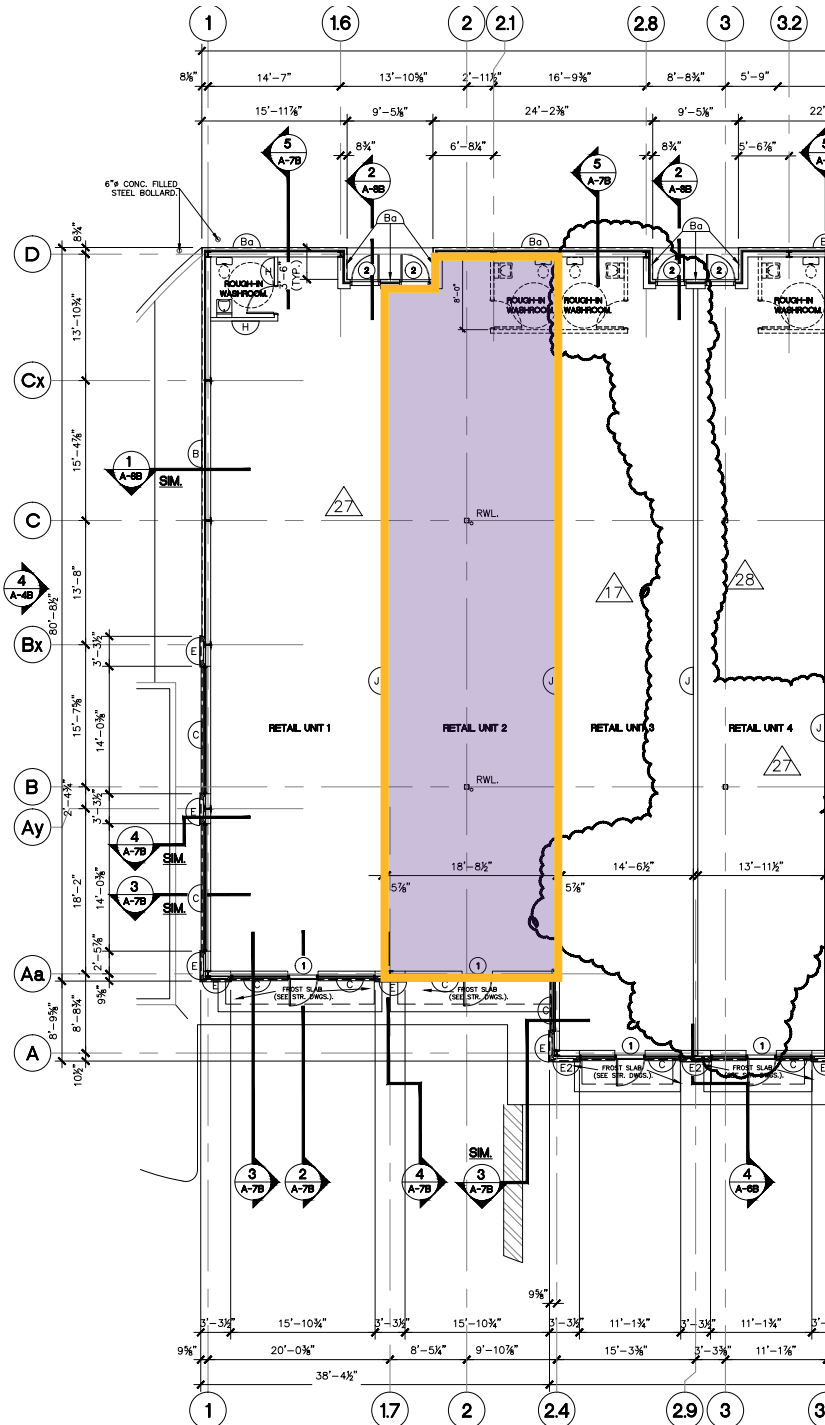
FLOOR PLANS

RETAIL UNIT A1 | 1,780 SF



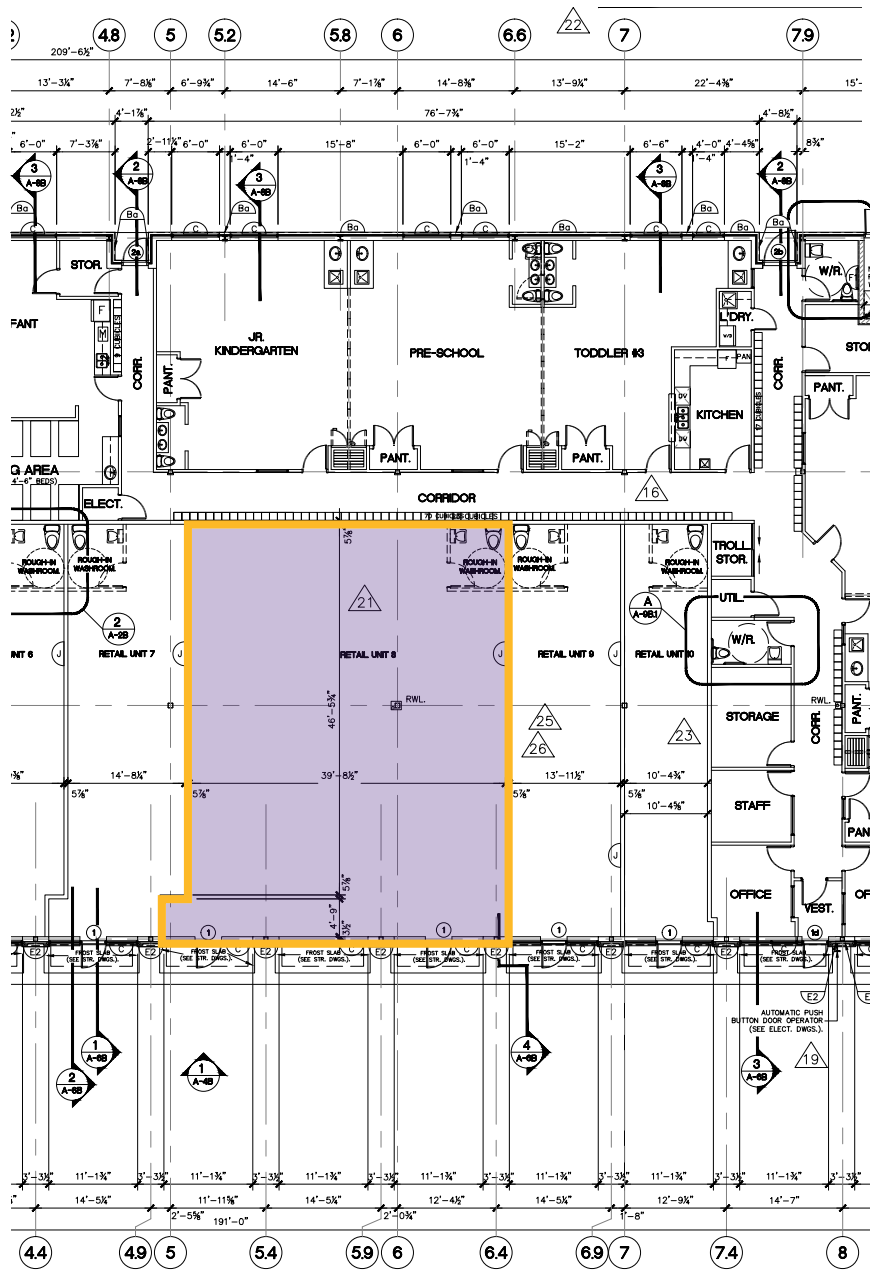
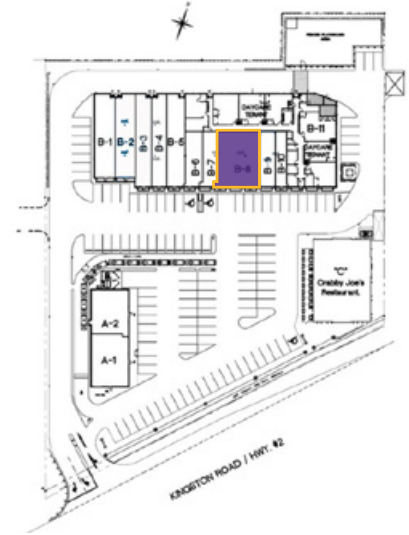
FLOOR PLANS

RETAIL UNIT B2 | 1,537 SF



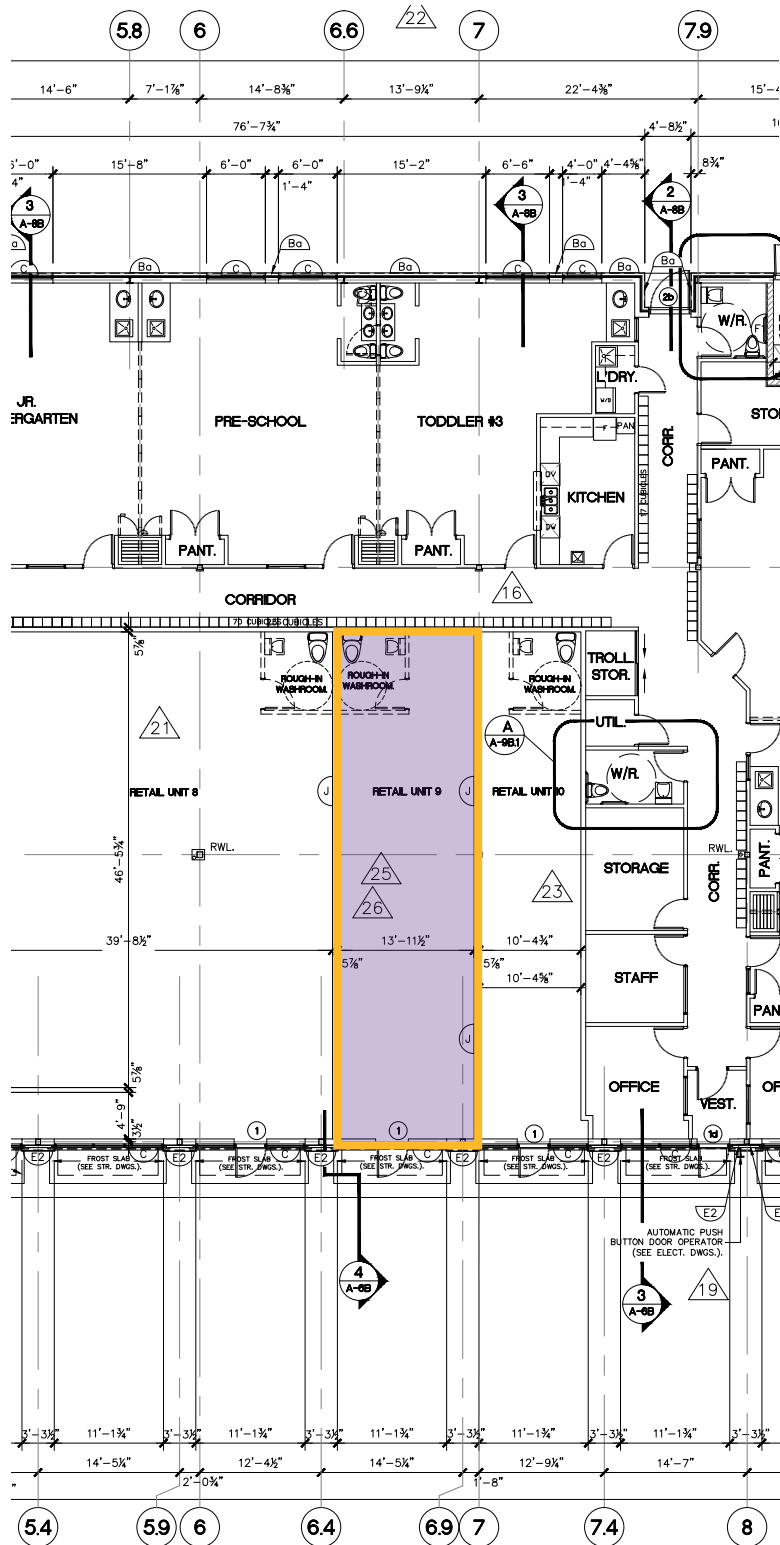
FLOOR PLANS

RETAIL UNIT B8 | 2,098 SF



FLOOR PLANS

RETAIL UNIT B9 | 766 SF



UNIT A1



UNIT A1



UNIT B2



UNIT B2



UNIT B8



UNIT B8



UNIT B9



UNIT B9



PYLON SIGN



LOCATION DEMOGRAPHICS

2013 DEMOGRAPHIC SNAPSHOT TOTAL POPULATION

	1 KILOMETRE RING	3 KILOMETRE RING	5 KILOMETRE RING
2008 estimated	7,730	64,364	106,626
2013 estimated	7,791	65,379	109,405
2018 projected	8,188	77,192	134,218
% Pop. Change (2008-2013)	0.8%	1.6%	2.6%
% Pop. Change (2013-2018)	5.1%	18.1%	22.7%

2013 HOUSEHOLDS

	2,622	21,985	36,453
Persons per household	2.98	2.96	2.97

2013 HOUSEHOLDS BY INCOME (CURRENT YEAR \$)

	2,622	%BASE	21,985	%BASE	36,453	%BASE
Under \$10,000	57	2.2%	435	2.0%	793	2.2%
\$ 10,000 - \$19,999	90	3.4%	743	3.4%	1,382	3.8%
\$ 20,000 - \$29,999	100	3.8%	853	3.9%	1,584	4.3%
\$ 30,000 - \$39,999	133	5.1%	1,051	4.8%	1,900	5.2%
\$ 40,000 - \$49,999	158	6.0%	1,210	5.5%	2,163	5.9%
\$ 50,000 - \$59,999	166	6.3%	1,277	5.8%	2,282	6.3%
\$ 60,000 - \$69,999	157	6.0%	1,307	5.9%	2,327	6.4%
\$ 70,000 - \$79,999	148	5.7%	1,337	6.1%	2,288	6.3%
\$ 80,000 - \$89,999	138	5.3%	1,405	6.4%	2,294	6.3%
\$ 90,000 - \$99,999	144	5.5%	1,459	6.6%	2,327	6.4%
\$ 100,000 - \$ 124,999	368	14.0%	3,177	14.5%	4,982	13.7%
\$ 125,000 - \$ 149,999	316	12.0%	2,465	11.2%	3,869	10.6%
\$ 150,000 - \$ 174,999	237	9.0%	1,803	8.2%	2,925	8.0%
\$ 175,000 - \$ 199,999	182	6.9%	1,255	5.7%	1,890	5.2%
\$ 200,000 - \$ 249,999	76	2.9%	956	4.3%	1,572	4.3%
\$ 250,000 and over	153	5.8%	1,251	5.7%	1,875	5.1%

2013 AVERAGE HOUSEHOLD INCOME

\$117,944

\$117,585

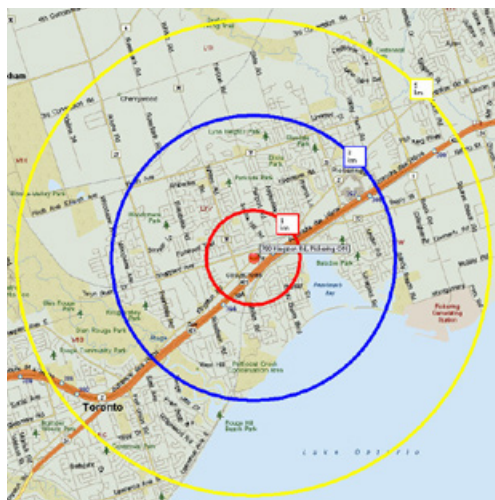
\$114,162

2013 MEDIAN HOUSEHOLD INCOME

\$101,408

\$99,417

\$95,219



Source: Environics 2013: DemoStats CYr/5Yr, 2011 Census [Canada], 780 Kingston Road, Pickering ON





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