

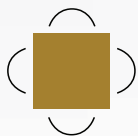
RETAIL SPACE FOR LEASE

125 THE QUEENSWAY, ETOBICOKE ON



Cory Rosen
Vice President
Sales Representative
(416) 523-7749
cr@cr-re.com

Cooper Blume
Sales Representative
(416) 566-8217
cooper@cr-re.com



Goudy Real Estate Corp.
Real Estate Brokerage
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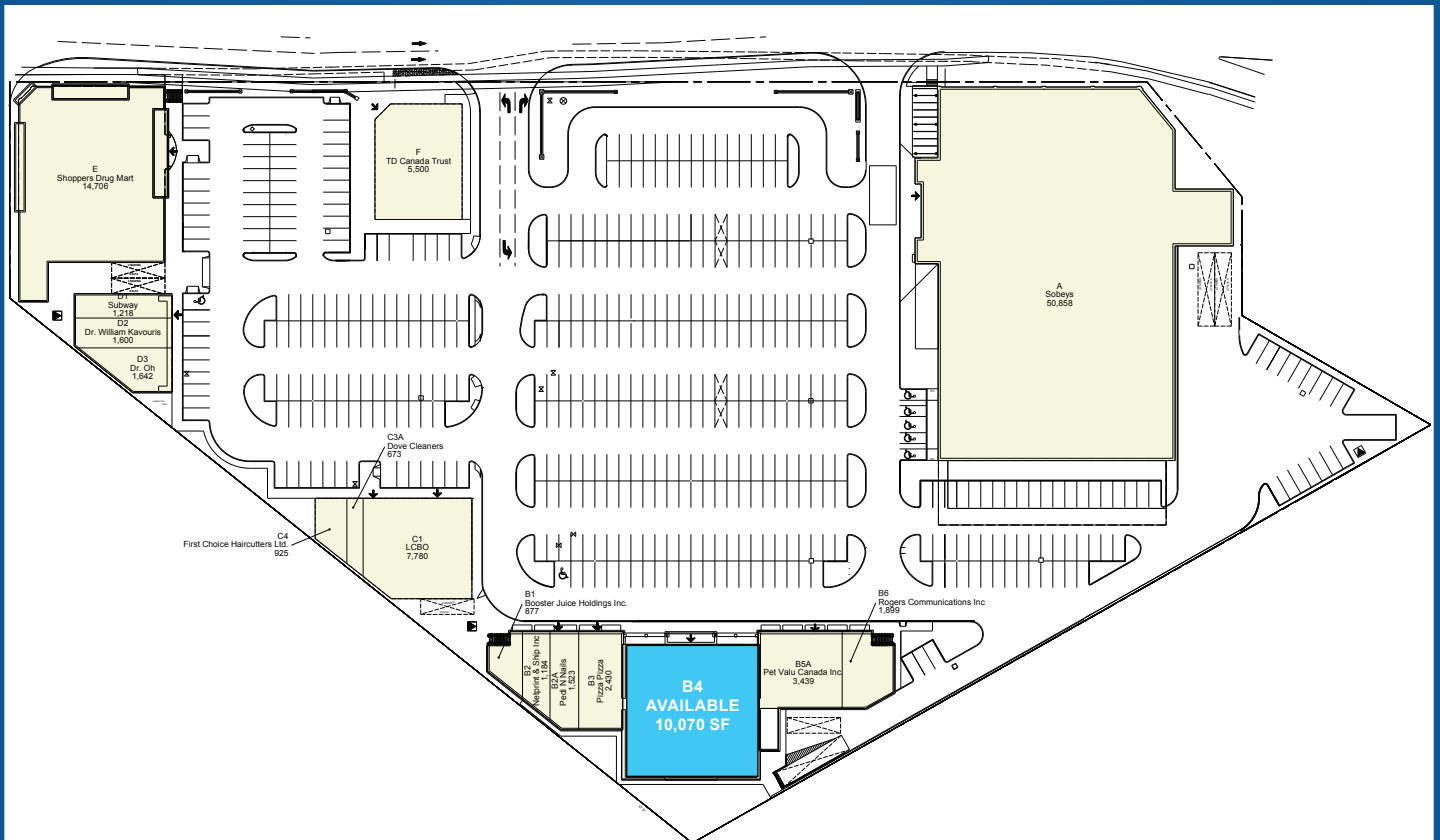


505 Hood Rd., Unit 20, Markham, ON L3R 5V6 | **(905) 477-3000**

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OVERVIEW & SITE PLAN

125 THE QUEENSWAY, ETOBICOKE ON



KEY FEATURES & AREA DETAILS:

- Prime Toronto/Etobicoke location in one of the most well known shopping centres in the city with excellent visibility to the Gardiner Expressway and The Queensway.
- Major tenants include Sobeys, Shoppers Drug Mart, LCBO, Pier 1 Imports, Pet Valu, TD Bank and many others.
- The site is very busy, conveniently located and is highly accessible with parking.
- Area household income levels are in excess of \$130,000, far exceeding the national average and there are over 288,000 people within a 5 km radius.

UNIT DETAILS:

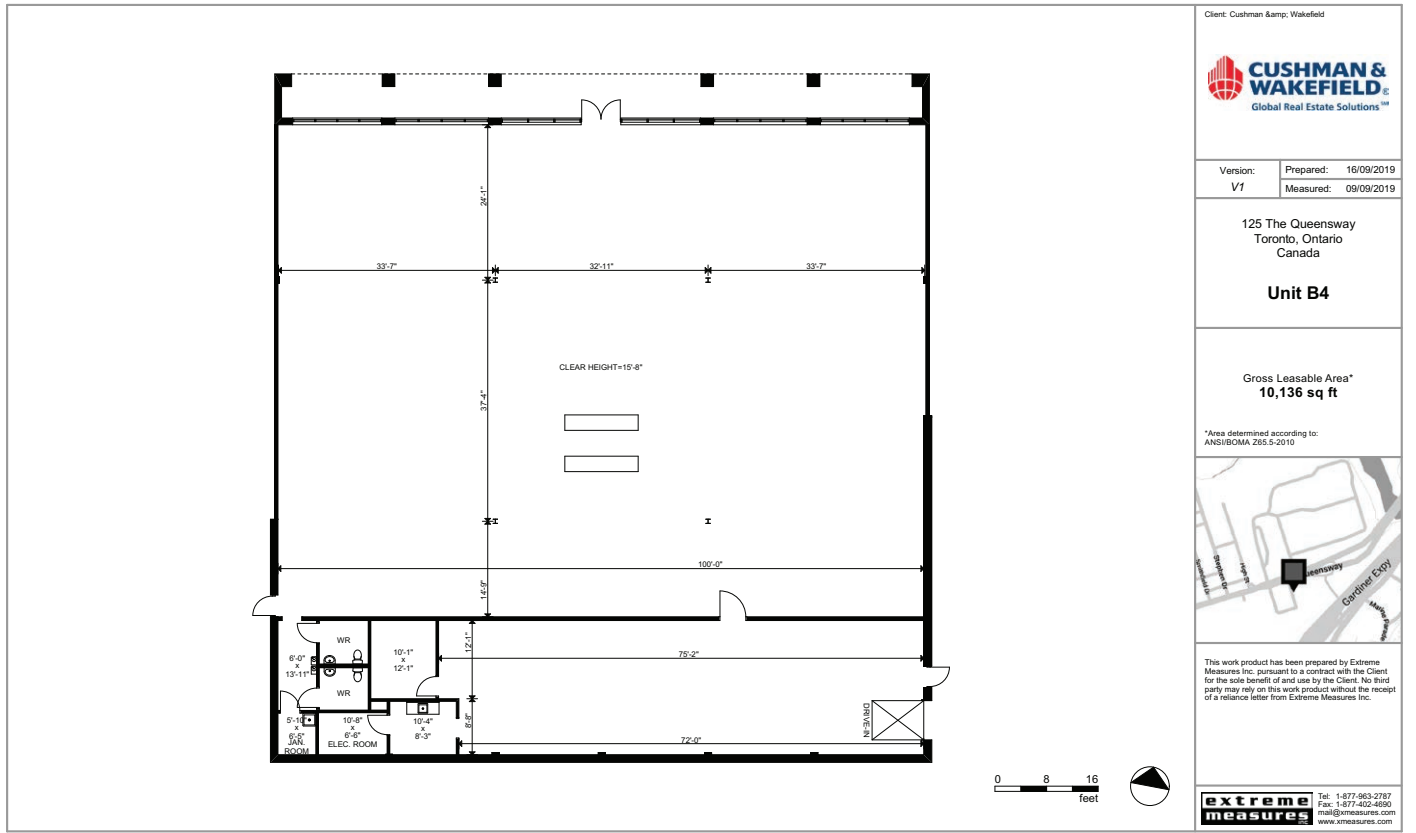
- Unit: B4
- Area (approximately): 10,070 square feet
- Estimated TMI (2019): \$15.21 per square foot
- Prime central position on the site with excellent visibility

FLOOR PLAN

125 THE QUEENSWAY, ETOBICOKE ON



AVAILABLE UNIT B4



Client: Cushman & Wakefield



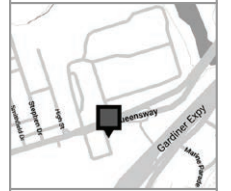
Version: V1 Prepared: 16/09/2019
Measured: 09/09/2019

125 The Queensway
Toronto, Ontario
Canada

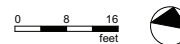
Unit B4

Gross Leasable Area*
10,136 sq ft

*Area determined according to:
ANSI/BOMA 255.5-2010



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extreme measures Tel: 1-877-963-2787
Fax: 1-877-602-6690
mail@xmeasures.com
www.xmeasures.com

DEMOGRAPHICS

125 THE QUEENSWAY, ETOBICOKE ON



125 The Queensway, Etobicoke, ON M8Y 1H6 Sitewise Online 2017 Demographic Snapshot

2017 Demographic Snapshot	125 The Queensway, Etobicoke, ON M8Y 1H6		125 The Queensway, Etobicoke, ON M8Y 1H6		125 The Queensway, Etobicoke, ON M8Y 1H6	
	0 - 1 km		0 - 3 km		0 - 5 km	
		%		%		%
Total Population						
2012 estimated	11,125		84,481		272,793	
2017 estimated	13,847		91,331		288,859	
2022 Projected	16,807		98,682		304,970	
% Pop. Change (2012-2017)	24.5%		8.1%		5.9%	
% Pop. Change (2017-2022)	21.4%		8.0%		5.6%	
2017 Total Population by Age	13,847		91,331		288,859	
0 to 4 years	638	4.6%	4,986	5.5%	15,182	5.3%
5 to 19 years	1,130	8.2%	11,379	12.5%	35,811	12.4%
20 to 24 years	680	4.9%	4,557	5.0%	16,682	5.8%
25 to 34 years	2,739	19.8%	15,454	16.9%	55,518	19.2%
35 to 44 years	2,448	17.7%	15,676	17.2%	50,364	17.4%
45 to 54 years	1,903	13.7%	13,071	14.3%	40,252	13.9%
55 to 64 years	1,986	14.3%	11,793	12.9%	34,829	12.1%
65 to 74 years	1,347	9.7%	7,806	8.5%	21,875	7.6%
75 years & over	976	7%	6,609	7%	18,346	6%
Median Age	41.7		40.6		38.9	
2017 Total Census Families	3,892		24,639		73,090	
Average Persons Per Family	2.6		2.8		2.8	
Total Couples	3,321	85.3%	20,661	83.9%	59,292	81.1%
Without children at home	2,090	53.7%	10,493	42.6%	29,027	39.7%
With children at home	1,231	31.6%	10,168	41.3%	30,265	41.4%
Lone-parent families	571	14.7%	3,977	16.1%	13,798	18.9%
Children Per Census Family	0.7		0.9		1.0	
2017 Educational Attainment (15 years+)	12,493		77,422		245,810	
Less than a bachelor degree	7,144	57.2%	42,751	55.2%	150,280	61.1%
Bachelor degree & higher	5,349	42.8%	34,671	44.8%	95,530	38.9%
2017 Households	7,581		43,137		132,385	
Persons per household	1.83		2.09		2.15	
Average household income	\$ 115,631		\$ 130,056		\$ 111,094	
2017 Occupied Dwellings	7,581		43,137		132,385	
Owned dwellings	5,180	68.3%	26,585	61.6%	67,785	51.2%
Rented dwellings	2,401	31.7%	16,552	38.4%	64,600	48.8%

Source: Sitewise