

**RETAIL SPACE FOR LEASE**  
**9206 Leslie Street - Leslie Plaza**  
**Richmond Hill, Ontario**

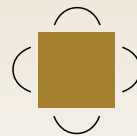


**Michael Pearlman**

Vice President,  
Sales Representative

**(416) 567-5101**

pearlmanmichael@gmail.com



**Goudy Real Estate Corp.**  
Real Estate Brokerage

Commercial Real Estate  
Sales & Leasing

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

The information contained herein has been provided to Goudy Real Estate Corp. by others. We do not warrant its accuracy. You are advised to independently verify the information prior to submitting an Offer and to provide for sufficient due diligence in an offer. The information contained herein may change from time to time without notice. The property may be withdrawn from the market at any time without notice.

## 9206 Leslie Street - Leslie Plaza Site Details and Characteristics

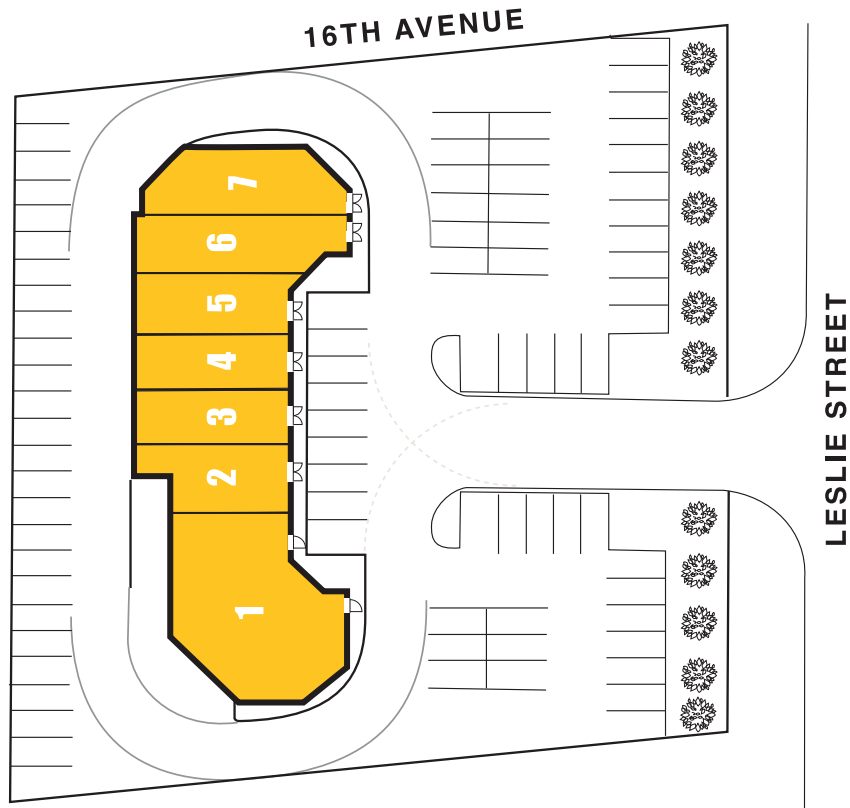


### Details:

- The Leslie Plaza is located just off the south west corner of Leslie and 16th Avenue in Richmond Hill.
- The centre is well merchandised with Tim Horton's and features several other notable Tenants on site.
- Shopping Centre features over 15,000sf of GLA and has outstanding visibility, as Leslie Plaza's entire frontage faces directly to the street.
- Leslie Plaza is located in the Richmond Hill/Beaver Creek Industrial Node which houses several thousand Offices directly surrounding the Shopping Centre.
- In the event a ground floor retail unit becomes vacant the minimum rent starts @ \$36sf with Taxes + Operating Costs estimated @ \$11.35sf for ground floor retail

*\*All units listed are conditional upon the Landlord receiving vacant possession of the Premises.*

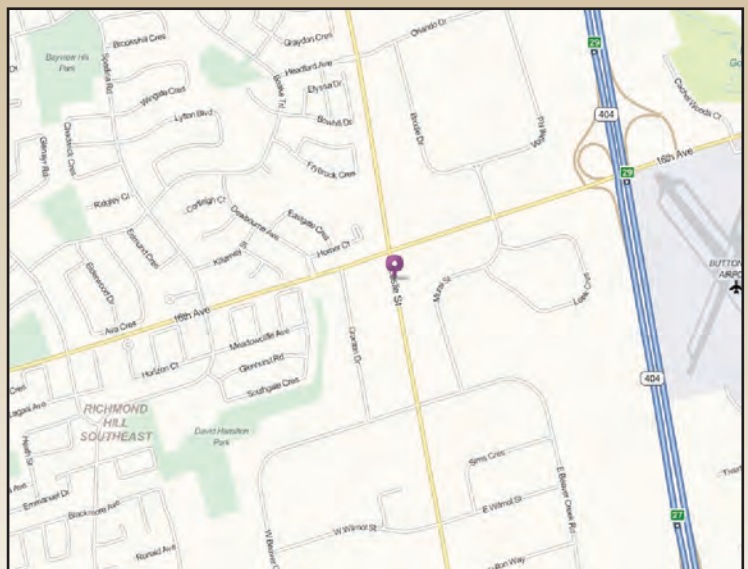
# 9206 Leslie Street- Leslie Plaza Site Details and Characteristics



## 9206 Leslie Street

### Tenants:

- Tim Hortons
- Fresh Burger
- Edible Arrangements
- Dental Centre
- Spinal Care - Chiropractic
- NAM Vietnamese Restaurant
- Engle & Volkers Canada - Second Floor



# 9206 Leslie Street- Leslie Plaza Demographics

2011 Demographic Snapshot	9206 Leslie St, Richmond Hill, ON 0 - 1 km		9206 Leslie St, Richmond Hill, ON 0 - 3 km		9206 Leslie St, Richmond Hill, ON 0 - 5 km		9206 Leslie St, Richmond Hill, ON 0 - 10 km		9206 Leslie St, Richmond Hill, ON 0-5 min		9206 Leslie St, Richmond Hill, ON 0-10 min	
		%		%		%		%		%		%
<b>Total Population</b>												
2006 estimated	2,769		53,119		159,385		700,002		44,711		274,508	
2011 estimated	4,728		61,629		181,828		777,624		52,063		312,761	
2016 projected	6,190		68,956		203,778		853,328		57,758		350,191	
% Pop. Change (2006-2011)	70.8%		16.0%		14.1%		11.1%		16.4%		13.9%	
% Pop. Change (2011-2016)	30.9%		11.9%		12.1%		9.7%		10.9%		12.0%	
<b>2011 Total Population by Age</b>	<b>4,728</b>	<b>%base</b>	<b>61,629</b>	<b>%base</b>	<b>181,828</b>	<b>%base</b>	<b>777,624</b>	<b>%base</b>	<b>52,063</b>	<b>%base</b>	<b>312,761</b>	<b>%base</b>
0 to 4 years	244	5.2%	2,583	4.2%	7,611	4.2%	35,890	4.6%	2,006	3.9%	13,777	4.4%
5 to 19 years	867	18.3%	10,329	16.8%	30,077	16.5%	129,399	16.6%	8,441	16.2%	52,085	16.7%
20 to 24 years	381	8.1%	4,733	7.7%	13,403	7.4%	59,728	7.7%	4,098	7.9%	23,477	7.5%
25 to 34 years	685	14.5%	9,189	14.9%	25,501	14.0%	117,620	15.1%	8,002	15.4%	44,664	14.3%
35 to 44 years	642	13.6%	9,084	14.7%	26,596	14.6%	110,763	14.2%	7,431	14.3%	44,729	14.3%
45 to 54 years	774	16.4%	10,505	17.0%	30,814	16.9%	125,332	16.1%	8,714	16.7%	51,803	16.6%
55 to 64 years	629	13.3%	8,235	13.4%	24,288	13.4%	97,325	12.5%	7,207	13.8%	40,502	12.9%
65 to 74 years	306	6.5%	4,166	6.8%	13,261	7.3%	55,019	7.1%	3,698	7.1%	22,783	7.3%
75 years & over	199	4%	2,804	5%	10,277	6%	46,549	6%	2,467	5%	18,942	6%
<b>Median Age</b>	<b>38.0</b>		<b>39.5</b>		<b>40.5</b>		<b>39.3</b>		<b>39.7</b>		<b>40.2</b>	
<b>2011 Total Census Families</b>	<b>1,062</b>	<b>%base</b>	<b>15,965</b>	<b>%base</b>	<b>48,615</b>	<b>%base</b>	<b>201,776</b>	<b>%base</b>	<b>13,408</b>	<b>%base</b>	<b>83,098</b>	<b>%base</b>
Average Persons Per Family	4.0		3.6		3.4		3.4		3.6		3.4	
Total Couples	937	88.2%	13,864	86.8%	41,844	86.1%	173,530	86.0%	11,588	86.4%	71,717	86.3%
Without children at home	77	7.3%	2,657	16.6%	10,637	21.9%	43,665	21.6%	2,226	16.6%	18,186	21.9%
With children at home	860	80.9%	11,207	70.2%	31,207	64.2%	129,866	64.4%	9,362	69.8%	53,530	64.4%
Lone-parent families	125	11.8%	2,101	13.2%	6,770	13.9%	28,245	14.0%	1,820	13.6%	11,382	13.7%
Children Per Census Family	1.8		1.5		1.4		1.4		1.5		1.4	
<b>2011 Educational Attainment (15 years+)</b>	<b>3,946</b>	<b>%base</b>	<b>52,884</b>	<b>%base</b>	<b>155,422</b>	<b>%base</b>	<b>658,259</b>	<b>%base</b>	<b>45,169</b>	<b>%base</b>	<b>266,326</b>	<b>%base</b>
Less than a bachelor degree	1,929	48.9%	28,981	54.8%	87,904	56.6%	400,992	60.9%	24,683	54.6%	153,601	57.7%
Bachelor degree & higher	2,017	51.1%	23,903	45.2%	67,518	43.4%	257,268	39.1%	20,486	45.4%	112,725	42.3%
<b>2011 Households</b>	<b>1,140</b>	<b>%base</b>	<b>18,572</b>	<b>%base</b>	<b>60,657</b>	<b>%base</b>	<b>251,271</b>	<b>%base</b>	<b>15,631</b>	<b>%base</b>	<b>103,392</b>	<b>%base</b>
Persons per household	4.14		3.32		2.99		3.08		3.34		3.02	
Average household income	\$ 154,528		\$ 117,695		\$ 112,194		\$ 104,130		\$ 120,623		\$ 111,735	
<b>2011 Occupied Dwellings</b>	<b>1,140</b>	<b>%base</b>	<b>18,572</b>	<b>%base</b>	<b>60,657</b>	<b>%base</b>	<b>251,271</b>	<b>%base</b>	<b>15,631</b>	<b>%base</b>	<b>103,392</b>	<b>%base</b>
Owned dwellings	1,116	98.0%	16,700	89.9%	51,768	85.3%	202,374	80.5%	14,167	90.6%	86,588	83.7%
Rented dwellings	23	2.0%	1,872	10.1%	8,889	14.7%	48,897	19.5%	1,465	9.4%	16,803	16.3%
Dominant building type	Houses		Houses		Houses		Houses		Houses		Houses	
Dominant period of construction	After 2006		1986-1990		After 2006		1971-1980		1986-1990		1971-1980	
<b>Dominant Demographics</b>												
Official Home Language	English		English		English		English		English		English	
Non-official Home Language	Cantonese		Cantonese		Cantonese		Cantonese		Cantonese		Cantonese	
Top 3 visible minorities	Chinese		Chinese		Chinese		Chinese		Chinese		Chinese	
	South Asian		South Asian		Asian		Asian		South Asian		Asian	
	West Asian		West Asian		West Asian		West Asian		West Asian		Asian	