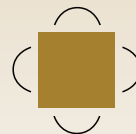


RETAIL SPACE AVAILABLE FOR LEASE
1120 Caledonia Road
Toronto, Ontario



Len Goudy

Broker of Record
Goudy Real Estate Corp.
Real Estate Brokerage
(416) 830-0880



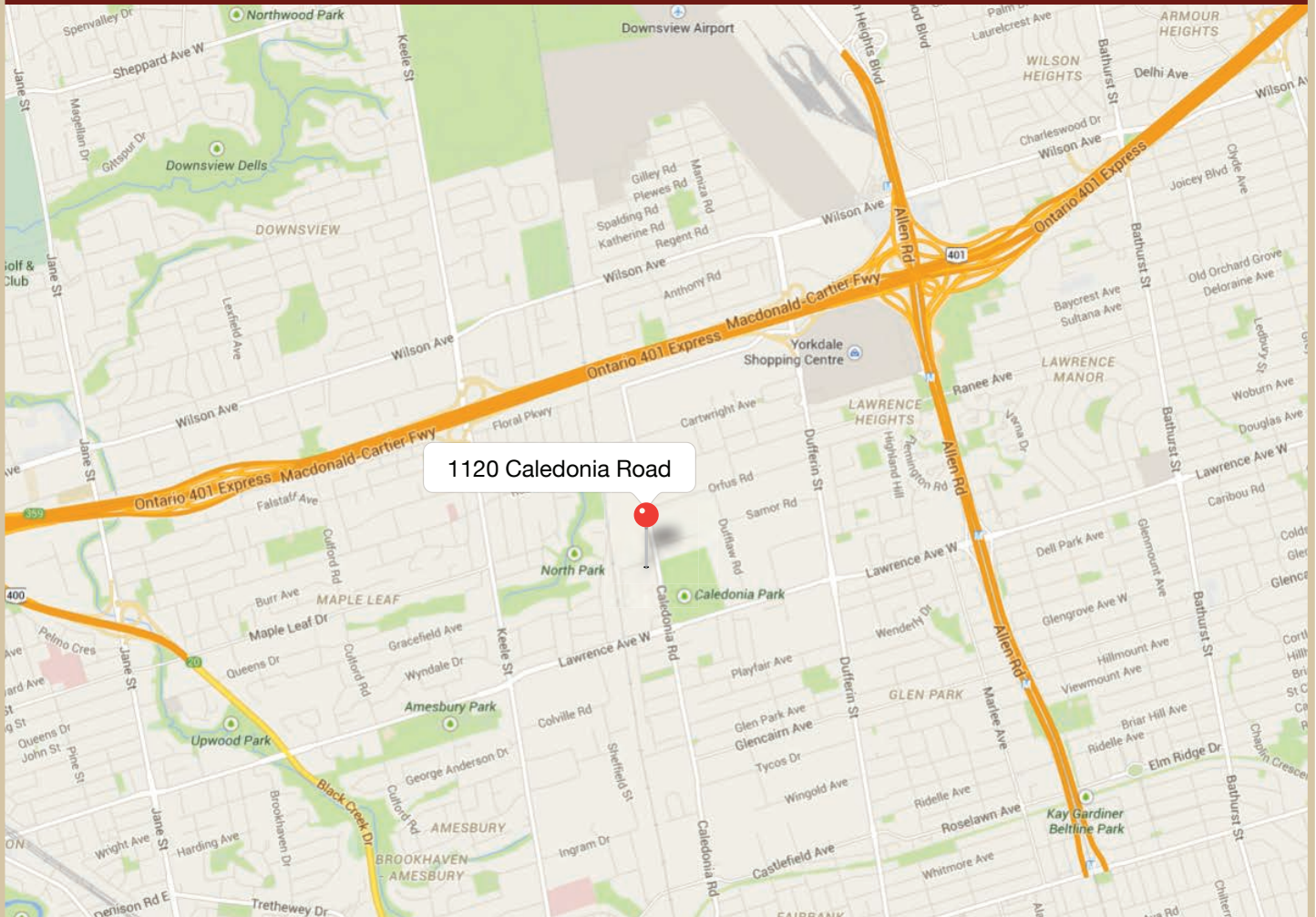
Goudy Real Estate Corp.
Real Estate Brokerage
Commercial Real Estate
Sales & Leasing

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

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1120 CALEDONIA ROAD

Aerial and Details of Site



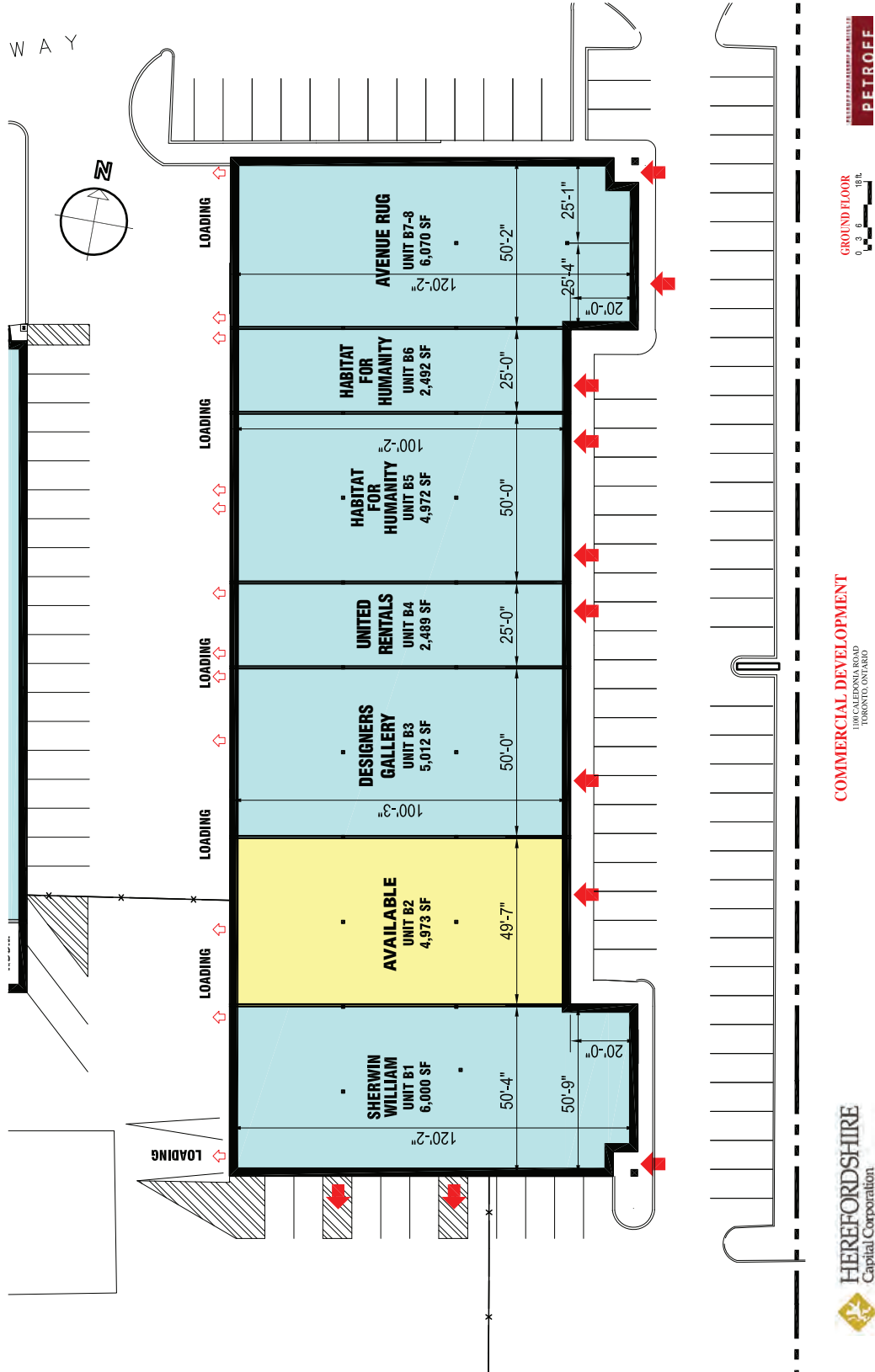
Features:

- 1120 Caledonia Road situated on Caledonia Road, just north of Lawrence Ave.
- There are 57,028 Daytime Workers within 3 kms, and 124,003 persons living within this primary trade area.
- Close proximity to Yorkdale
- Close to Orfus Road fashion outlet strip
- Close to many home décor shops
- Close to numerous specialty home improvement shops
- Ideal opportunity for any of the above uses

Available:

Unit B2: 4,973 s.f. with 49 ft. 7 in. of frontage. Rent \$17.00 p.s.f. p.a. net; TMI \$4.60 p.s.f., p.a.

1120 CALEDONIA ROAD Site Plan



HEREFORDSHIRE
Capital Corporation

COMMERCIAL DEVELOPMENT
1100 CALEDONIA ROAD
TORONTO, ONTARIO

GROUND FLOOR
0 3 6 18 ft.

PETROFF

1120 CALEDONIA ROAD

Trade Area Demographics

2018 Demographic Snapshot	1120 Caledonia Rd, North York, ON M6A 2W5 0 - 3 km		1120 Caledonia Rd, North York, ON M6A 2W5 0 - 5 km	
		%		%
Total Population				
2013 estimated	119,040		376,081	
2018 estimated	124,003		390,372	
2023 Projected	129,380		405,280	
% Pop. Change (2013-2018)	4.2%		3.8%	
% Pop. Change (2018-2023)	4.3%		3.8%	
2018 Total Population by Age	124,003		390,372	
0 to 4 years	7,141	5.8%	22,946	5.9%
5 to 19 years	19,733	15.9%	61,566	15.8%
20 to 24 years	8,654	7.0%	26,469	6.8%
25 to 34 years	16,871	13.6%	53,367	13.7%
35 to 44 years	18,595	15.0%	59,973	15.4%
45 to 54 years	17,168	13.8%	54,944	14.1%
55 to 64 years	15,419	12.4%	50,214	12.9%
65 to 74 years	9,560	7.7%	31,409	8.0%
75 years & over	10,861	9%	29,483	8%
Median Age	39.8		39.9	
2018 Total Census Families	31,514		99,529	
Average Persons Per Family	3.1		3.2	
Total Couples	22,386	71.0%	74,123	74.5%
Without children at home	8,553	27.1%	28,032	28.2%
With children at home	13,832	43.9%	46,091	46.3%
Lone-parent families	9,128	29.0%	25,406	25.5%
Children Per Census Family	1.3		1.3	
2018 Educational Attainment (15 years+)	102,127		322,046	
Less than a bachelor degree	80,581	78.9%	233,695	72.6%
Bachelor degree & higher	21,546	21.1%	88,351	27.4%
2018 Households	46,966		148,732	
Persons per household	2.60		2.60	
Average household income	\$ 83,908		\$ 113,506	
2018 Occupied Dwellings	46,966		148,732	
Owned dwellings	22,707	48.3%	79,042	53.1%
Rented dwellings	24,258	51.7%	69,689	46.9%
Total Daytime Population	122,309		365,217	
Daytime Population at Home	65,281	53.4%	199,467	54.6%
0 to 14 years	20,075	16.4%	63,943	17.5%
15 to 64 years	28,443	23.3%	85,418	23.4%
65 years and over	16,763	13.7%	50,106	13.7%
Daytime Population at Work	57,028	46.6%	165,751	45.4%
Work At Usual Place	47,447	38.8%	135,583	37.1%
Work Mobile	7,087	5.8%	18,836	5.2%
Work At Home	2,494	2.0%	11,331	3.1%