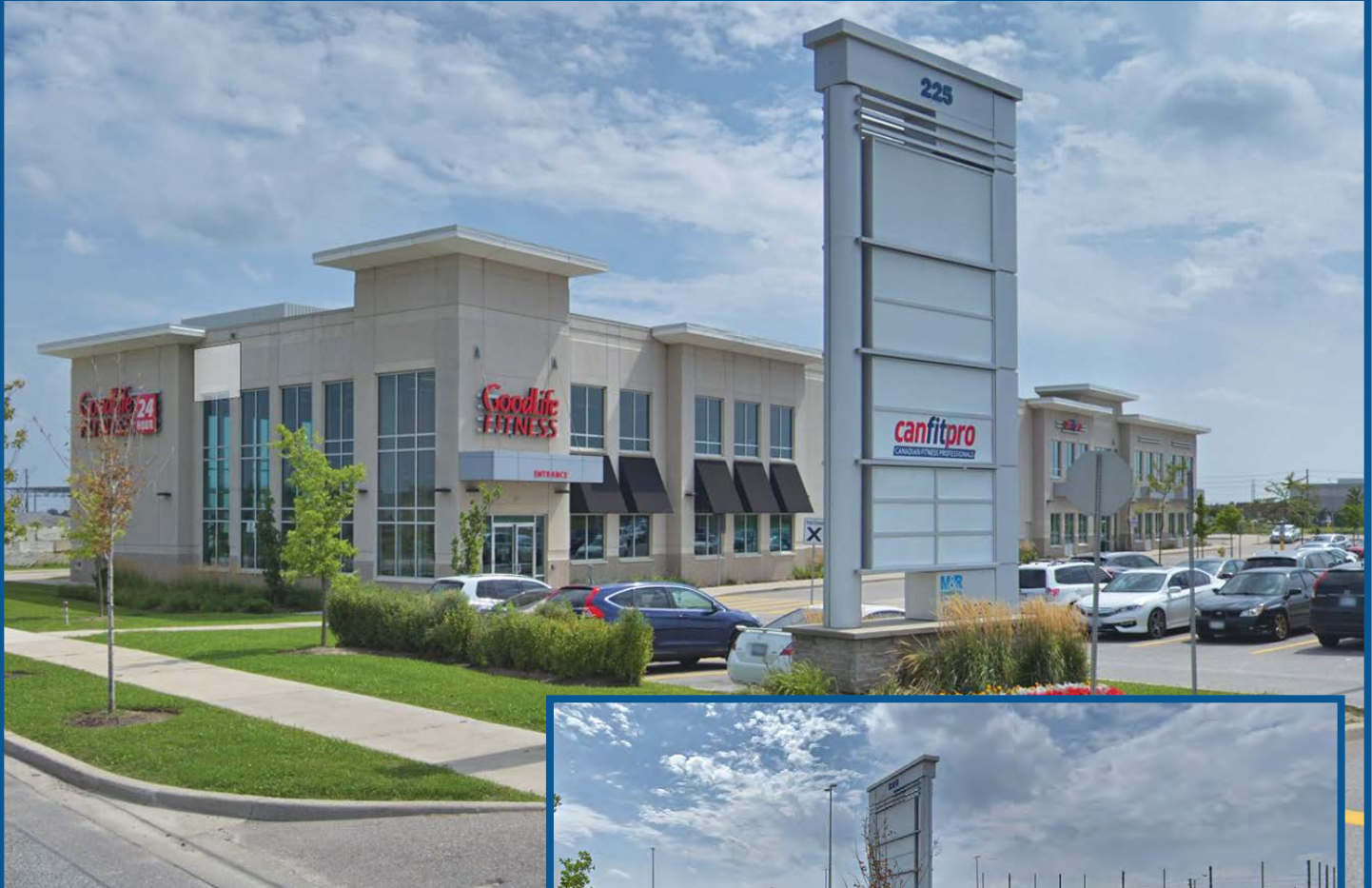


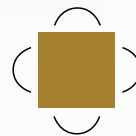
NEW PAD BUILD OPPORTUNITY

225 SELECT AVENUE
SCARBOROUGH, 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

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225 SELECT AVENUE

AERIAL & DETAILS



NEW BUILD OPPORTUNITIES:

Building A: 5,478 Sq Ft (Retail, Personal Service)

Building B: 5,115 Sq Ft (Financial Institution)

Building C: 6,770 Sq Ft (Retail, Personal Service Shops, Restaurant)

Building D: 6,770 Sq Ft, Patio space available (Retail, Restaurant)

*Loading space has been provided, see site plan

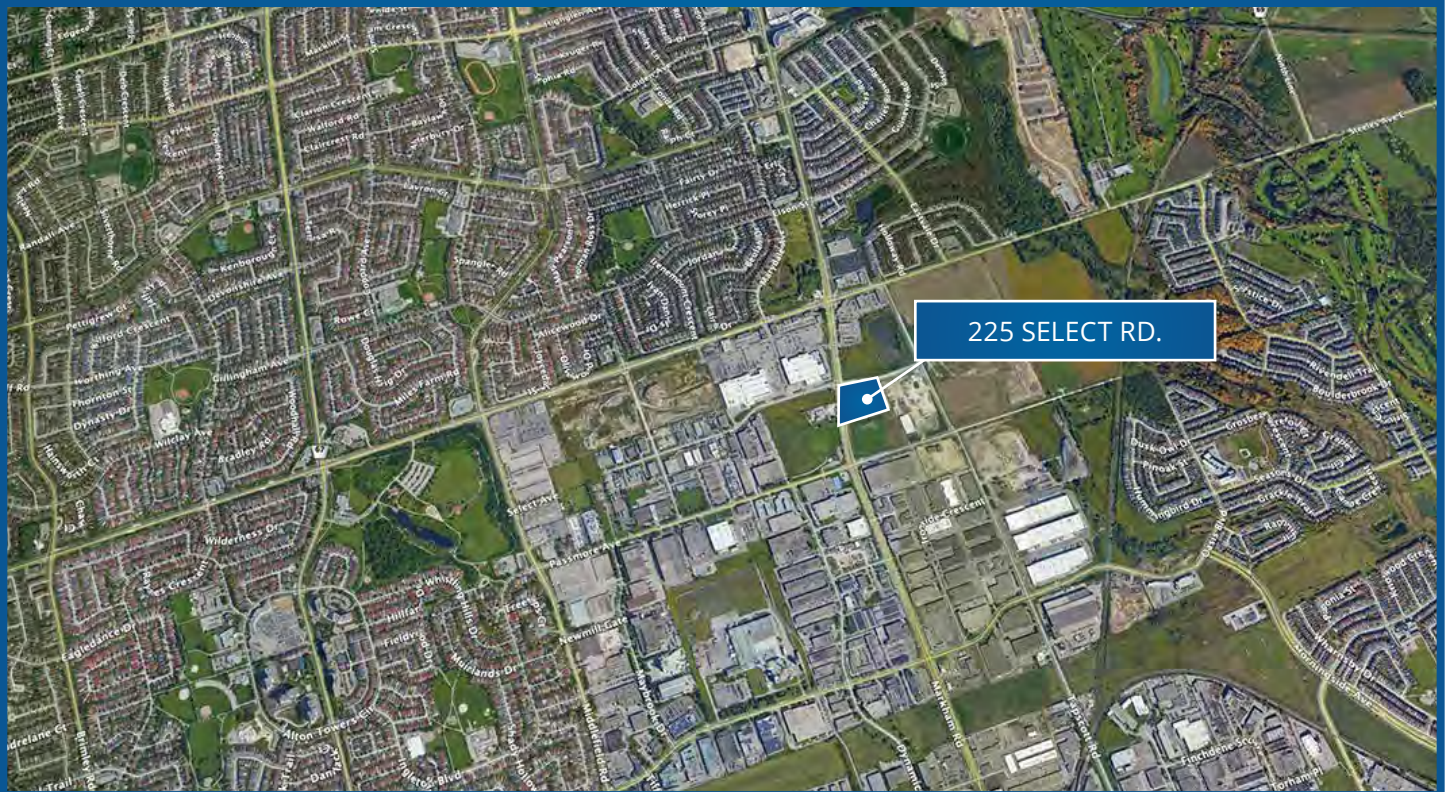
DETAILS:

- Amenities include GoodLife Fitness on site, plenty of restaurants, shopping in the immediate area, plenty of parking.
- Pylon Signage
- Bus stops in front of property at Select Avenue and Markham Road.
- Estimated population within 0-3km is 93,761, and within 0-5km is 239,217.
- **Traffic counts on Markham Rd:** 50,837 cars per day (source: sitewise)

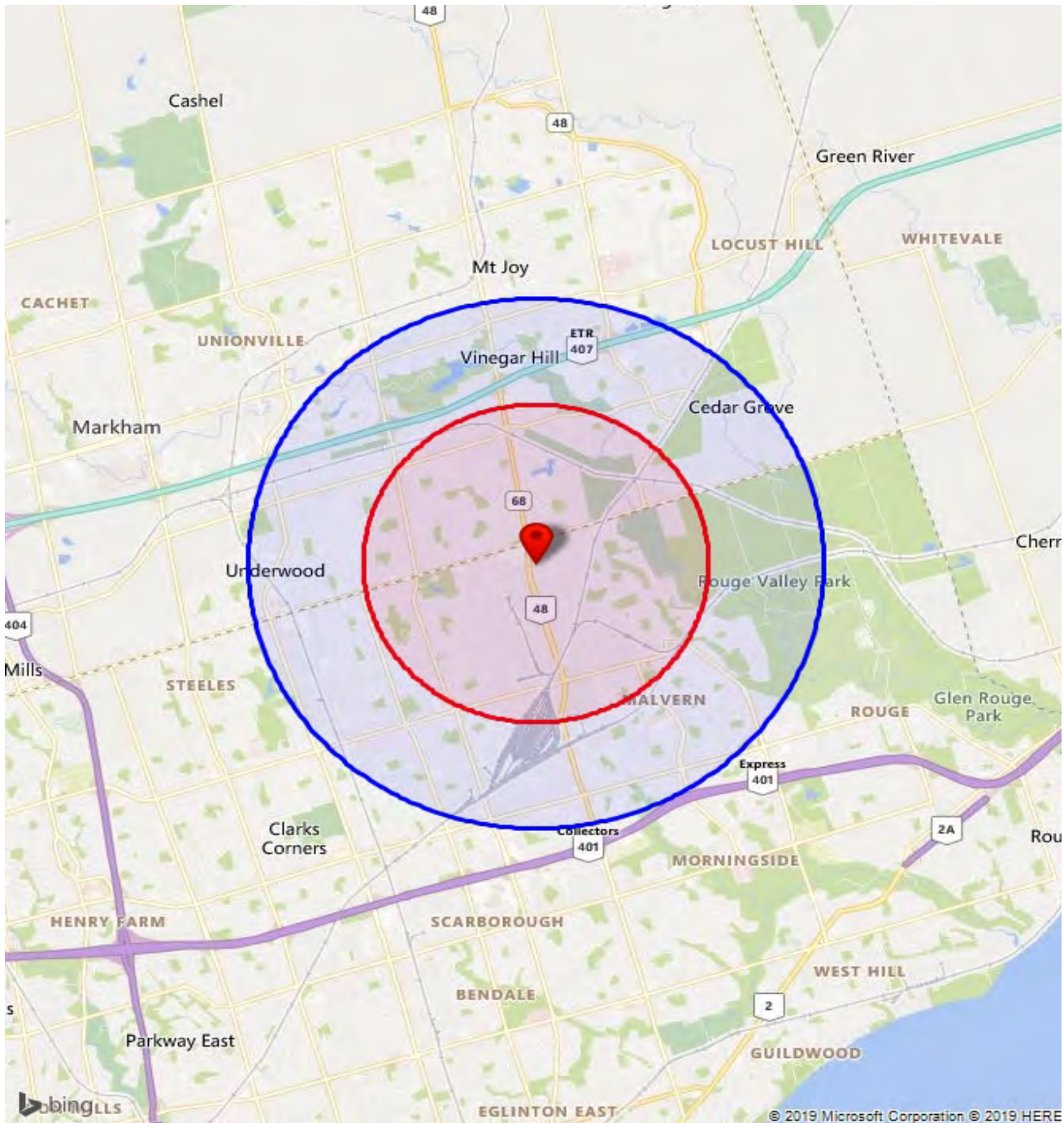
225 SELECT AVENUE AERIALS



SITUATED IN A HEAVY RESIDENTIAL AREA



225 SELECT AVENUE TRADE AREA MAP



225 SELECT AVENUE

DEMOGRAPHICS

2018 Demographic Snapshot	225 Select Ave, Scarborough, ON M1X 1C8 0 - 3 km		225 Select Ave, Scarborough, ON M1X 1C8 0 - 5 km	
		%		%
Total Population				
2013 estimated	91,995		233,488	
2018 estimated	93,761		239,217	
2023 Projected	98,875		253,793	
% Pop. Change (2013-2018)	1.9%		2.5%	
% Pop. Change (2018-2023)	5.5%		6.1%	
2018 Total Population by Age	93,761		239,217	
0 to 4 years	5,124	5.5%	13,110	5.5%
5 to 19 years	15,482	16.5%	38,336	16.0%
20 to 24 years	7,103	7.6%	17,685	7.4%
25 to 34 years	14,671	15.6%	36,052	15.1%
35 to 44 years	10,998	11.7%	28,961	12.1%
45 to 54 years	12,640	13.5%	32,684	13.7%
55 to 64 years	13,505	14.4%	33,771	14.1%
65 to 74 years	8,557	9.1%	23,058	9.6%
75 years & over	5,681	6%	15,560	7%
Median Age	39.0		39.9	
2018 Total Census Families	22,149		58,186	
Average Persons Per Family	3.8		3.6	
Total Couples	20,237	91.4%	50,791	87.3%
Without children at home	5,335	24.1%	14,699	25.3%
With children at home	14,903	67.3%	36,093	62.0%
Lone-parent families	1,912	8.6%	7,395	12.7%
Children Per Census Family	1.6		1.5	
2018 Educational Attainment (15 years+)	78,398		199,982	
Less than a bachelor degree	58,652	74.8%	146,443	73.2%
Bachelor degree & higher	19,746	25.2%	53,540	26.8%
2018 Households	25,009		68,314	
Persons per household	3.73		3.48	
Average household income	\$ 103,218		\$ 101,244	
2018 Occupied Dwellings	25,009		68,314	
Owned dwellings	21,522	86.1%	56,129	82.2%
Rented dwellings	3,487	13.9%	12,185	17.8%
Dominant building type	Houses		Houses	
Total Estimated Population	93,761		239,217	
Total Daytime Population	86,185		217,703	
Daytime Population at Home	49,454	57.4%	126,112	57.9%
0 to 14 years	14,992	17.4%	37,734	17.3%
15 to 64 years	22,292	25.9%	55,203	25.4%
65 years and over	12,170	14.1%	33,174	15.2%
Daytime Population at Work	36,731	42.6%	91,591	42.1%
Work At Usual Place	30,025	34.8%	74,536	34.2%
Work Mobile	5,007	5.8%	11,852	5.4%
Work At Home	1,700	2.0%	5,203	2.4%