

# RETAIL OPPORTUNITY

## HENLEY GARDENS

1085 - 1089 KINGSTON ROAD, TORONTO



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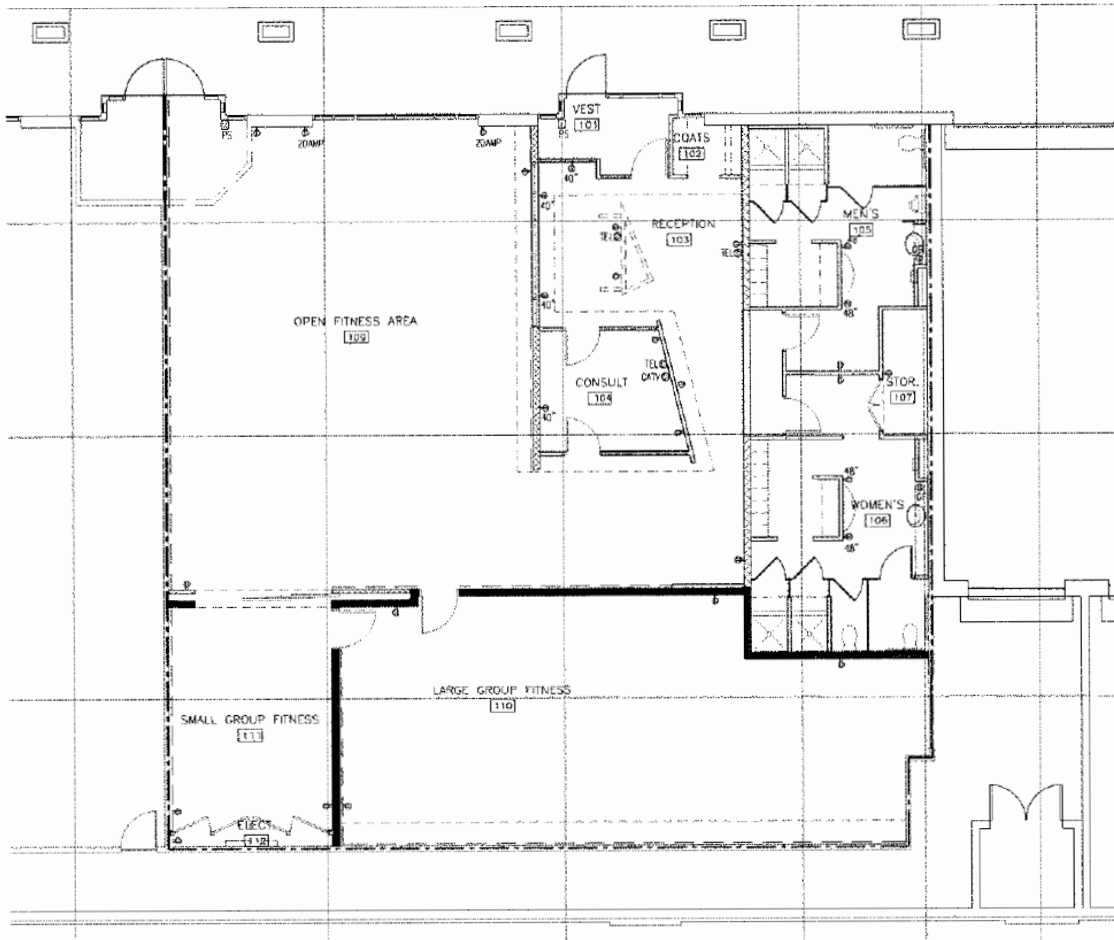


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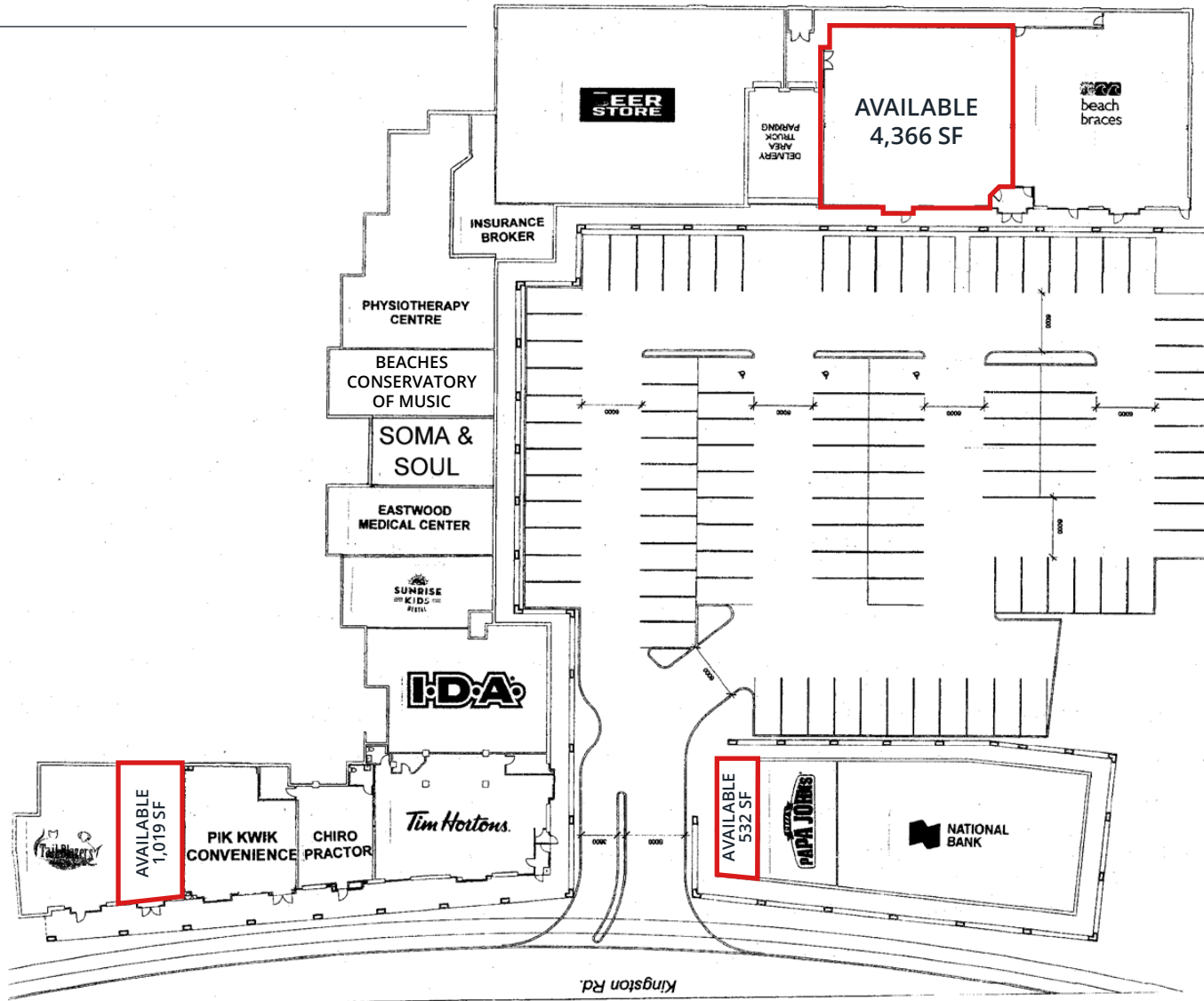
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# UNIT PLAN

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1085 - 1089 KINGSTON ROAD, TORONTO  
**SITE PLAN**



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## PROPERTY DETAILS

### AREA & SITE DETAILS:

- ❖ Great Upper Beaches retail opportunity with easy access!
- ❖ Join tenants such as The Beer Store, Tim Hortons & IDA at Henley Gardens located at Kingston Road & Victoria Park.
- ❖ Adjacent to Neil McNeil High School (Roughly 900 full time students).
- ❖ 105 parking spaces on site.
- ❖ Close proximity to new condo development with 140 sold out condo units!
- ❖ Steps away from public transportation.
- ❖ Pylon signage opportunity.

### UNIT DETAILS:

**Unit 1C:** 4,366 SF includes a truck level door with a designated loading area.  
**Starting Net Rent:** Contact LB  
**Estimated TMI:** \$12.90 per SF

**Unit 7B:** 1,019 SF  
**Starting Net Rent:** Contact LB  
**Estimated TMI:** \$12.90 per SF

**Unit 9:** 532 SF  
**Starting Net Rent:** Contact LB  
**Estimated TMI:** \$12.90 per SF

### DEMOGRAPHICS:

	0-2KM	0-5KM
<b>Population</b>	67,573	259,469
<b>2024 Projected Population</b>	70,094	268,139
<b>Daytime Population</b>	49,307	195,8692
<b>Avg. Household Income</b>	\$120,135	\$107,301
<b>Median Age</b>	40.6	40.6

Source: Sitewise

