

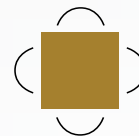
RETAIL OR OFFICE SPACE FOR LEASE

3477 KENNEDY ROAD
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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LOCATION & CO-TENANTS

3477 KENNEDY ROAD



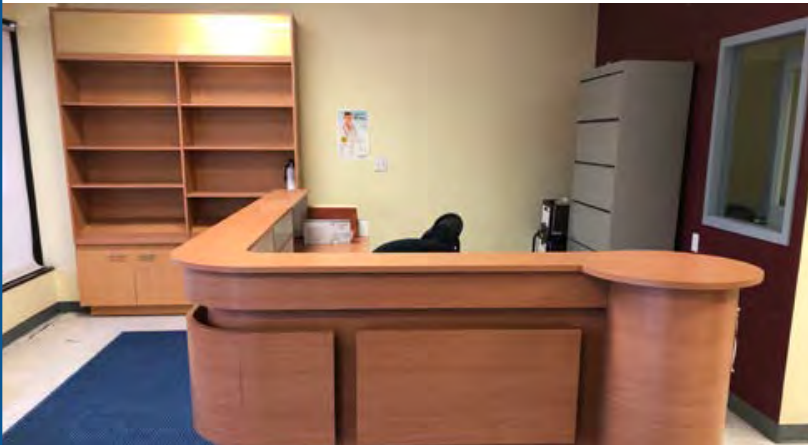
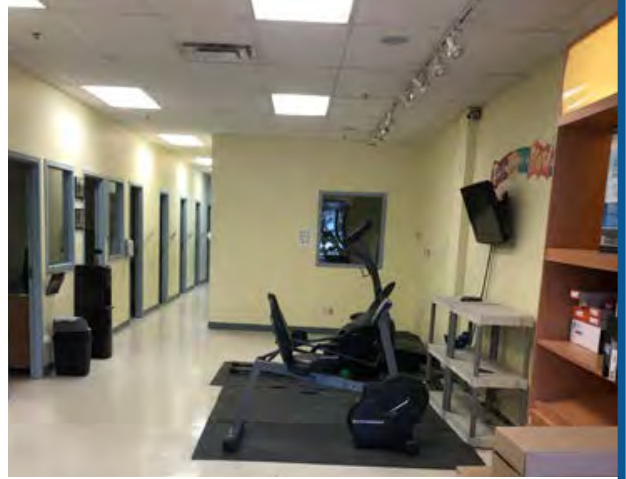
LOCATION:

Kennedy Rd south of Steeles Ave. East, Scarborough. Conveniently located close to public transportation, all amenities and minutes from Highway 401 and 407. Approximately 124,000 people living within 3 kms.; and 44,300 daytime workers within the same radius of the site. Traffic Counts on Kennedy Road over 30,000 vehicles per day (source: sitewise).

CO-TENANTS: Kitchenware Restaurant Supplies; Sonata Music, Footprint Wellness Centre; Slim Herbal; Bathroom Fixtures & Accessories; Eastview Electronic & Appliance; Dr. Brian Yipp, Optometrist.

AVAILABLE UNIT DETAILS

3477 KENNEDY ROAD



UNIT 5:

- 2,030 Sq Ft
- In-line fronting directly onto Kennedy Road
- Large reception area; eleven 7 ft x 10 ft offices two of which have sinks and running water.
- 2 washrooms
- Rear man door and a roll up receiving door
- The unit is ideally suited for medical practitioner, retail, service store, or professional business office.

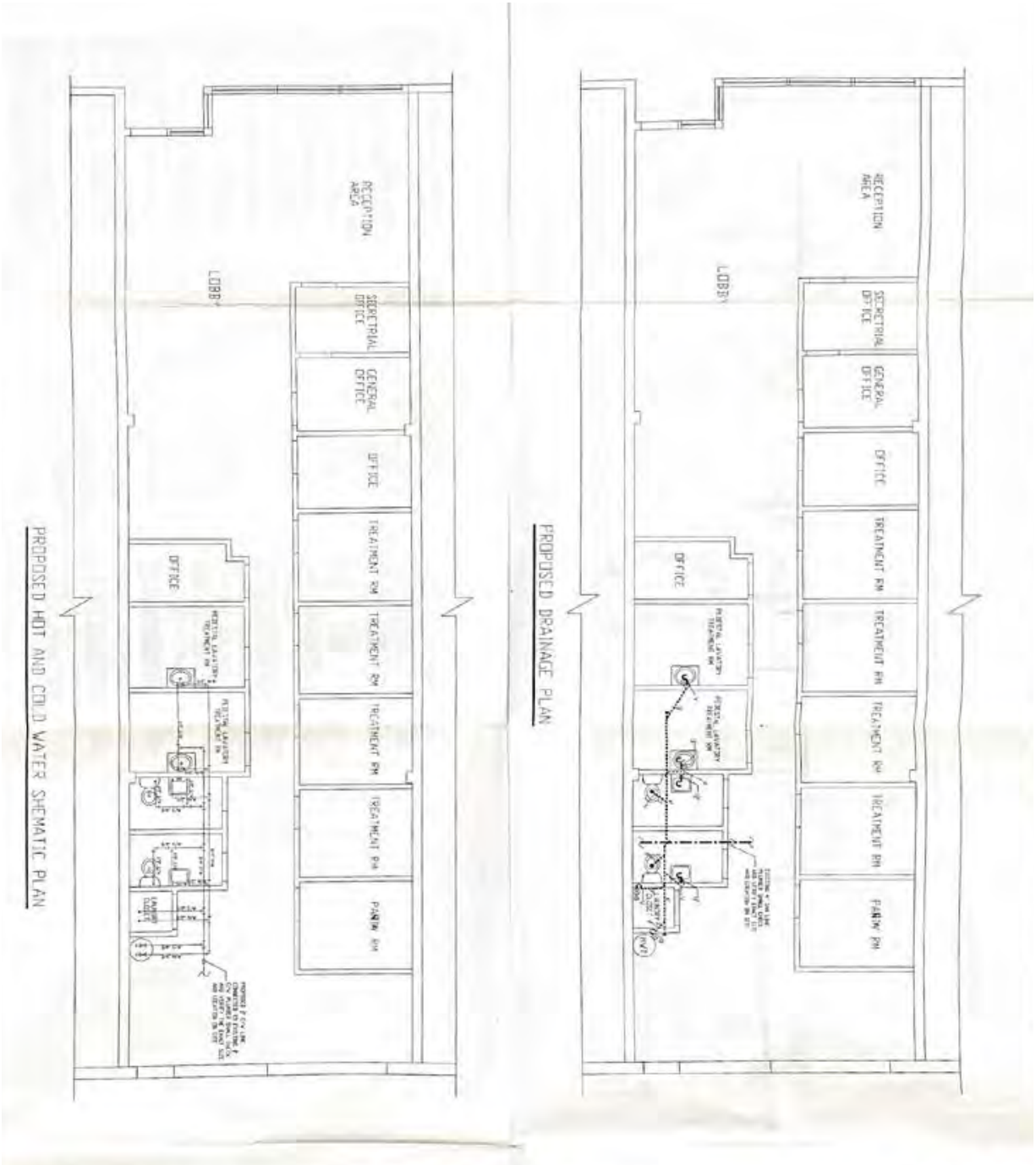
**The lease does not include the furniture shown in the photos.*

RENT: \$18.00 psf plus escalations

TMI: \$10 (2020 Estimate)

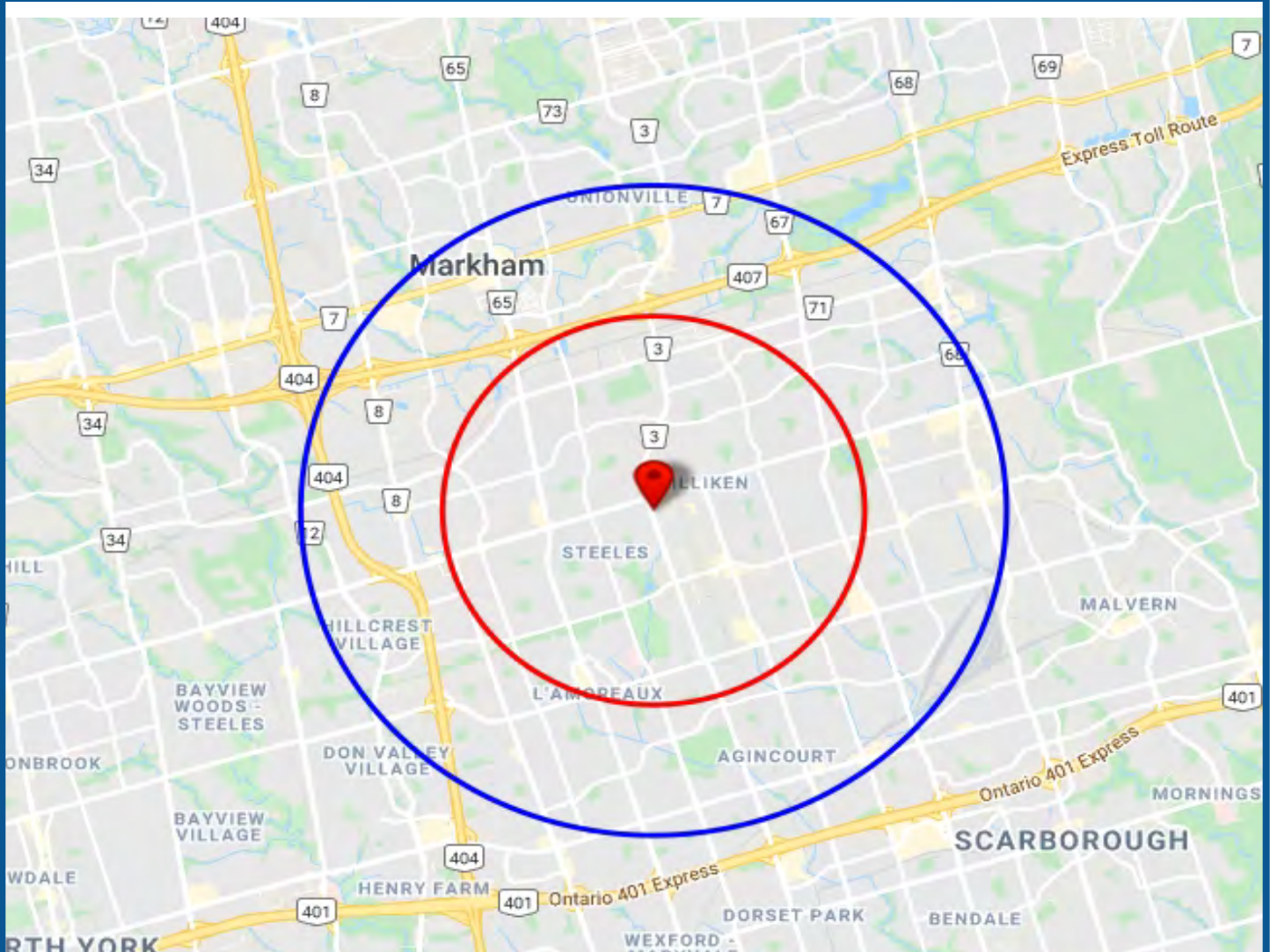
FLOOR PLAN

3477 KENNEDY ROAD



TRADE AREA MAP & DAYTIME POPULATION

3477 KENNEDY ROAD



2020 Daytime Population	3477 Kennedy Rd, Scarborough, ON M1V 4Y3 0 - 3 km		3477 Kennedy Rd, Scarborough, ON M1V 4Y3 0 - 5 km	
		%		%
Total Estimated Population	123,773		289,918	
Total Daytime Population	110,754		311,036	
Daytime Population at Home	66,454	60.0%	152,179	48.9%
0 to 14 years	16,064	14.5%	37,168	11.9%
15 to 64 years	28,400	25.6%	63,204	20.3%
65 years and over	21,990	19.9%	51,807	16.7%
Daytime Population at Work	44,301	40.0%	158,857	51.1%
Work At Usual Place	36,341	32.8%	130,434	41.9%
Work Mobile	5,236	4.7%	20,762	6.7%
Work At Home	2,724	2.5%	7,661	2.5%

DEMOGRAPHICS - SNAPSHOT

3477 KENNEDY ROAD

2020 Demographic Snapshot	3477 Kennedy Rd, Scarborough, ON M1V 4Y3 0 - 3 km		3477 Kennedy Rd, Scarborough, ON M1V 4Y3 0 - 5 km	
		%		%
Total Population				
2015 estimated	118,218		273,487	
2020 estimated	123,773		289,918	
2025 Projected	130,204		308,678	
% Pop. Change (2015-2020)	4.7%		6.0%	
% Pop. Change (2020-2025)	5.2%		6.5%	
2020 Total Population by Age	123,773		289,918	
0 to 4 years	5,875	4.7%	13,041	4.5%
5 to 19 years	16,876	13.6%	40,698	14.0%
20 to 24 years	7,788	6.3%	18,906	6.5%
25 to 34 years	19,668	15.9%	44,417	15.3%
35 to 44 years	14,177	11.5%	33,091	11.4%
45 to 54 years	15,659	12.7%	37,336	12.9%
55 to 64 years	18,302	14.8%	41,703	14.4%
65 to 74 years	14,148	11.4%	32,173	11.1%
75 years & over	11,280	9%	28,552	10%
Median Age	43.2		43.4	
2020 Total Census Families	29,923		71,858	
Average Persons Per Family	3.4		3.3	
Total Couples	25,678	85.8%	61,571	85.7%
Without children at home	8,585	28.7%	21,365	29.7%
With children at home	17,092	57.1%	40,207	56.0%
Lone-parent families	4,245	14.2%	10,287	14.3%
Children Per Census Family	1.4		1.3	
2020 Educational Attainment (15 years+)	105,872		249,083	
Less than a bachelor degree	78,632	74.3%	174,521	70.1%
Bachelor degree & higher	27,240	25.7%	74,562	29.9%
2020 Households	35,966		90,937	
Persons per household	3.39		3.15	
Average household income	\$ 93,634		\$ 96,347	
2020 Occupied Dwellings	35,966		90,937	
Owned dwellings	29,650	82.4%	69,829	76.8%
Rented dwellings	6,316	17.6%	21,109	23.2%
Dominant building type	Houses		Houses	

DEMOGRAPHICS - MOTHER TONGUE

3477 KENNEDY ROAD

2020 Estimates Mother Tongue	3477 Kennedy Rd, Scarborough, ON M1V 4Y3 0 - 3 km		3477 Kennedy Rd, Scarborough, ON M1V 4Y3 0 - 5 km	
		%		%
2020 Household Population by Mother Tongue	121,864	%base	286,202	%base
Single Responses	117,187	96.2%	274,316	95.8%
English	26,885	22.1%	73,617	25.7%
French	463	0.4%	1,427	0.5%
Non-Official languages	89,839	73.7%	199,271	69.6%
Italian	746	0.6%	2,474	0.9%
German	190	0.2%	667	0.2%
Punjabi	844	0.7%	2,790	1.0%
Cantonese	37,259	30.6%	69,432	24.3%
Spanish	591	0.5%	1,746	0.6%
Arabic	1,484	1.2%	3,810	1.3%
Tagalog	3,051	2.5%	6,999	2.4%
Portuguese	187	0.2%	593	0.2%
Polish	83	0.1%	338	0.1%
Mandarin	24,401	20.0%	50,403	17.6%
Chinese n.o.s	4,730	3.9%	8,699	3.0%
Urdu	1,112	0.9%	5,201	1.8%
Vietnamese	576	0.5%	1,168	0.4%
Ukrainian	33	0.0%	161	0.1%
Persian	508	0.4%	2,824	1.0%
Russian	110	0.1%	646	0.2%
Dutch	33	0.0%	137	0.0%
Korean	284	0.2%	1,552	0.5%
Greek	983	0.8%	3,073	1.1%
Tamil	6,007	4.9%	15,538	5.4%
Gujarati	1,101	0.9%	3,208	1.1%
Romanian	111	0.1%	730	0.3%
Hindi	692	0.6%	2,010	0.7%
Hungarian	79	0.1%	372	0.1%
Croatian	31	0.0%	109	0.0%
Creoles	63	0.1%	164	0.1%
Serbian	58	0.0%	256	0.1%
Bengali	250	0.2%	896	0.3%
Japanese	117	0.1%	459	0.2%
Somali	96	0.1%	298	0.1%
Turkish	75	0.1%	393	0.1%
Czech	16	0.0%	75	0.0%
Aboriginal Languages	5	0.0%	10	0.0%
Other Languages	3,933	3.2%	12,040	4.2%
Multiple responses	4,677	3.8%	11,886	4.2%
English and French	149	0.1%	424	0.1%
French and non-official language	95	0.1%	199	0.1%
English & Non-Official	4,350	3.6%	10,965	3.8%