

# RETAIL OPPORTUNITY

## 7979 WESTON ROAD, VAUGHAN



**CORY ROSEN**

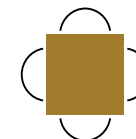
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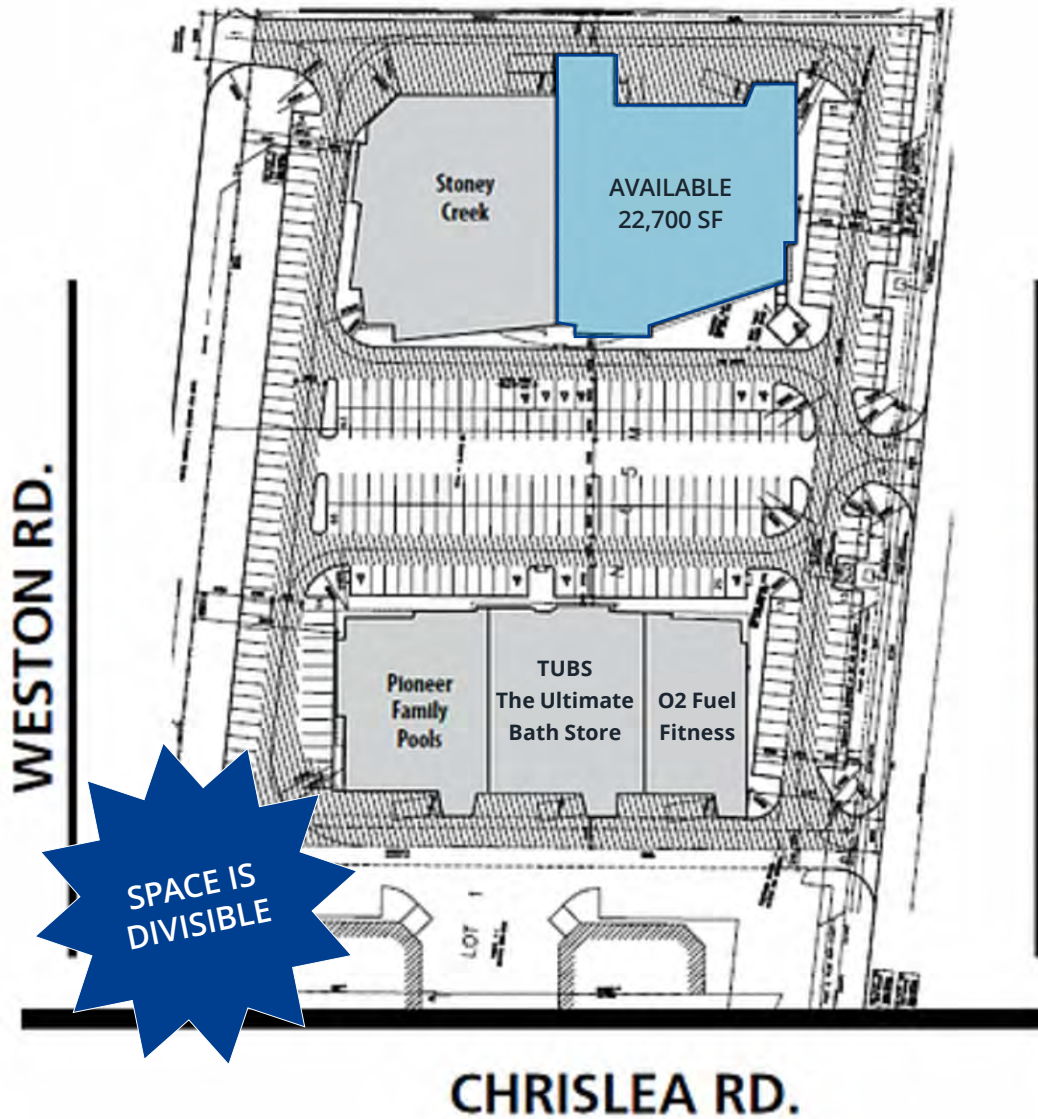


**Goudy Real Estate Corp.**  
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7979 WESTON RD, VAUGHAN  
**SITE PLAN**



7979 WESTON RD, VAUGHAN

## PROPERTY DETAILS

### AREA DETAILS:

- ❖ Exciting big box retail opportunity at Weston Road & Highway 7.
- ❖ Join tenants such as TUBS The Ultimate Bath Store, Stoney Creek Furniture, and Pioneer Pools.
- ❖ Conveniently located in prime proximity to The Colossus Centre which is home to Cineplex, Costco, HomeSense, Marshalls, Bed Bath & Beyond, and many more.
- ❖ Direct access and visibility on Weston Road.
- ❖ The site benefits from easy access from Hwy 400, Hwy 407, Hwy 7, and Weston Road.
- ❖ Services a market with household income levels in excess of \$127,000, far exceeding the national average.

### UNIT DETAILS:

- ❖ 22,700 SF available with ample of parking on site.
- ❖ Estimated TMI \$9.80 per SF for 2022
- ❖ Space divisible

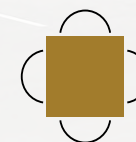
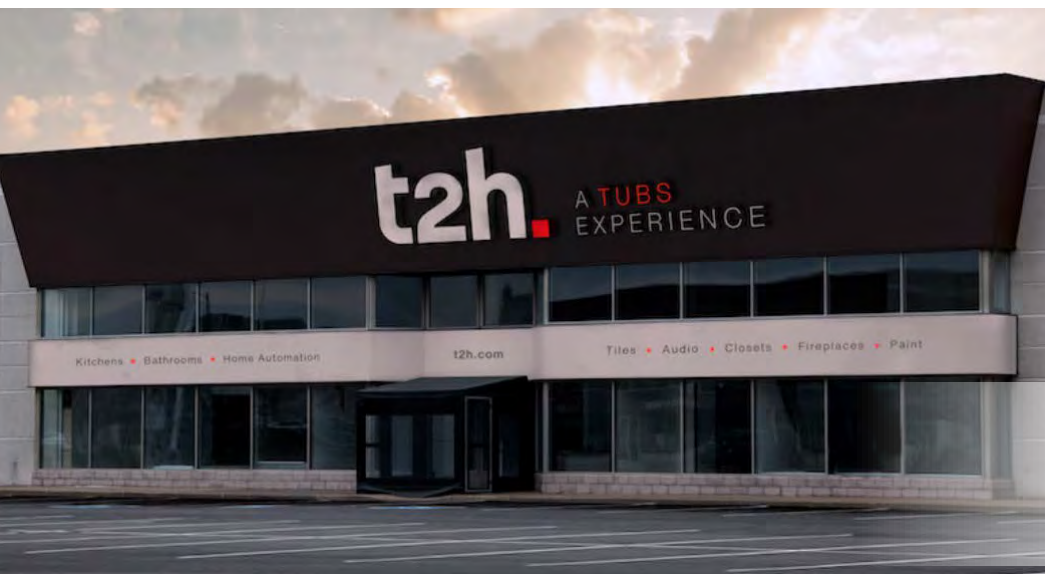
### DEMOGRAPHICS:

|                       | 0-2KM     | 0-5KM     |
|-----------------------|-----------|-----------|
| Population            | 16,125    | 111,277   |
| Daytime Population    | 35,775    | 171,209   |
| Avg. Household Income | \$127,280 | \$118,243 |
| Median Age            | 47.8      | 40.4      |

Source: Sitewise

### TRAFFIC COUNTS ON WESTON ROAD:

- ❖ Approximately 29,800 cars per day



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