

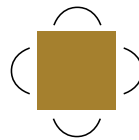
# RETAIL SPACE FOR LEASE

3477 KENNEDY RD  
SCARBOROUGH, ON



## 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

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M&R HOLDINGS  
Building Development &  
Property Management  
mandrholdings.com

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# AREA DETAILS

## 3477 KENNEDY RD



### DETAILS

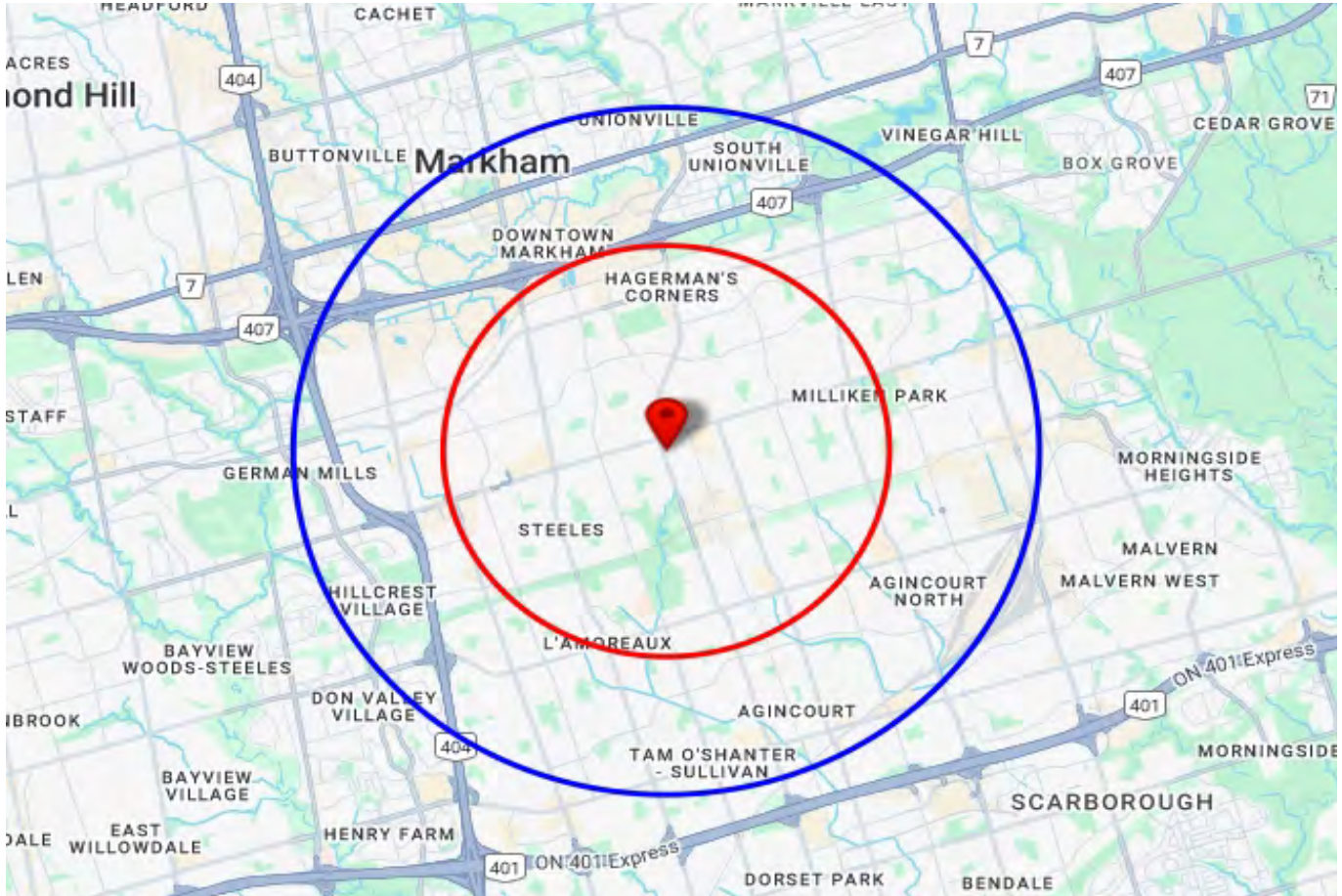
Situated in a high-traffic area, this unit is perfectly positioned to capture a dense and growing population. The location offers unmatched accessibility with its close proximity to major thoroughfares like Kennedy Road and Steeles Avenue, as well as robust public transit options including TTC bus routes and Milliken GO Station. Plus, you're just minutes from the bustling Pacific Mall, ensuring a constant flow of potential customers.

#### AVAILABLE UNIT:

<b>UNIT 5</b>	2,050 SF
RENT	\$32.00 PSF with escalations throughout the Term
TMI	\$11.00 PSF

# DEMOGRAPHICS

## 3477 KENNEDY RD



2024 Daytime Population	3477 Kennedy Rd, Toronto, ON M1V 4Y3 0 - 3 km		3477 Kennedy Rd, Toronto, ON M1V 4Y3 0 - 5 km	
		%		%
<b>Total Estimated Population</b>	<b>115,552</b>		<b>286,717</b>	
<b>Total Daytime Population</b>	<b>126,223</b>		<b>335,788</b>	
Daytime Population at Home	69,428	55.0%	165,605	49.3%
0 to 14 years	13,680	10.8%	34,005	10.1%
15 to 64 years	30,316	24.0%	72,789	21.7%
65 years and over	25,431	20.1%	58,811	17.5%
Daytime Population at Work	54,855	43.5%	168,184	50.1%
Work At Usual Place	36,656	29.0%	115,882	34.5%
Work Mobile	8,168	6.5%	25,442	7.6%
Work At Home	10,030	7.9%	26,860	8.0%

# DEMOGRAPHICS

## 3477 KENNEDY RD

2024 Demographic Snapshot	3477 Kennedy Rd, Toronto, ON M1V 4Y3 0 - 3 km		3477 Kennedy Rd, Toronto, ON M1V 4Y3 0 - 5 km	
		%		%
<b>Total Population</b>				
2019 estimated	112,066		272,068	
2024 estimated	115,552		286,717	
2029 Projected	120,303		302,682	
% Pop. Change (2019-2024)	3.1%		5.4%	
% Pop. Change (2024-2029)	4.1%		5.6%	
<b>2024 Total Population by Age</b>	<b>115,552</b>		<b>286,717</b>	
0 to 4 years	4,029	3.5%	10,199	3.6%
5 to 19 years	15,417	13.3%	38,646	13.5%
20 to 24 years	8,836	7.6%	22,678	7.9%
25 to 34 years	16,422	14.2%	43,953	15.3%
35 to 44 years	14,229	12.3%	35,496	12.4%
45 to 54 years	12,267	10.6%	30,988	10.8%
55 to 64 years	16,155	14.0%	38,441	13.4%
65 to 74 years	15,095	13.1%	34,466	12.0%
75 years & over	13,103	11%	31,850	11%
<b>Median Age</b>	44.1		42.6	
<b>2024 Total Census Families</b>	<b>27,903</b>		<b>70,168</b>	
Average Persons Per Family	3.3		3.3	
Total Couples	23,605	84.6%	59,255	84.4%
Without children at home	9,154	32.8%	23,368	33.3%
With children at home	14,451	51.8%	35,887	51.1%
Lone-parent families	4,298	15.4%	10,913	15.6%
Children Per Census Family	1.3		1.2	
<b>2024 Educational Attainment (15 years+)</b>	<b>100,586</b>		<b>250,099</b>	
Less than a bachelor degree	70,276	69.9%	163,868	65.5%
Bachelor degree & higher	30,310	30.1%	86,231	34.5%
<b>2024 Households</b>	<b>35,910</b>		<b>95,715</b>	
Persons per household	3.18		2.97	
Average household income	\$ 107,974		\$ 111,160	
<b>2024 Occupied Dwellings</b>	<b>35,910</b>		<b>95,715</b>	
Owned dwellings	28,961	80.7%	69,412	72.5%
Rented dwellings	6,949	19.3%	26,303	27.5%
Dominant building type	Houses		Houses	
Dominant period of construction	1981-1990		1961-1980	

# DEMOGRAPHICS

## 3477 KENNEDY RD

2024 Estimates Visible Minority	3477 Kennedy Rd, Toronto, ON M1V 4Y3 0 - 3 km		3477 Kennedy Rd, Toronto, ON M1V 4Y3 0 - 5 km	
		%		%
<b>2024 Household Population by visible minority groups</b>	<b>114,213</b>	<b>%base</b>	<b>284,032</b>	<b>%base</b>
Total visible minority population	106,049	92.9%	250,731	88.3%
Chinese	71,617	62.7%	147,657	52.0%
South Asian	16,161	14.1%	50,045	17.6%
Black	5,575	4.9%	14,715	5.2%
Filipino	4,801	4.2%	12,608	4.4%
Latin American	634	0.6%	2,491	0.9%
Southeast Asian	1,008	0.9%	2,900	1.0%
Arab	1,139	1.0%	3,653	1.3%
West Asian	773	0.7%	4,253	1.5%
Korean	280	0.2%	2,353	0.8%
Japanese	156	0.1%	535	0.2%
Visible minority, n.i.e.	850	0.7%	2,649	0.9%
Multiple visible minorities	3,055	2.7%	6,872	2.4%
Not a visible minority	8,164	7.1%	33,302	11.7%

2027 Projections Visible Minority	3477 Kennedy Rd, Toronto, ON M1V 4Y3 0 - 3 km		3477 Kennedy Rd, Toronto, ON M1V 4Y3 0 - 5 km	
		%		%
<b>2027 Household Population by visible minority groups</b>	<b>116,894</b>	<b>%base</b>	<b>293,106</b>	<b>%base</b>
Total visible minority population	109,325	93.5%	261,676	89.3%
Chinese	74,145	63.4%	154,951	52.9%
South Asian	16,723	14.3%	52,310	17.8%
Black	5,570	4.8%	14,792	5.0%
Filipino	4,915	4.2%	12,869	4.4%
Latin American	667	0.6%	2,699	0.9%
Southeast Asian	1,024	0.9%	2,968	1.0%
Arab	1,190	1.0%	3,866	1.3%
West Asian	825	0.7%	4,721	1.6%
Korean	297	0.3%	2,521	0.9%
Japanese	155	0.1%	537	0.2%
Visible minority, n.i.e.	815	0.7%	2,610	0.9%
Multiple visible minorities	3,000	2.6%	6,832	2.3%
Not a visible minority	7,568	6.5%	31,430	10.7%