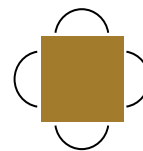


RETAIL SPACE FOR LEASE

HIGHLAND CREEK VILLAGE PLAZA



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

14 Bigwood Court, Scarborough, ON M1H 1Z9 | (905) 477-3000

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AREA DETAILS

HIGHLAND CREEK VILLAGE PLAZA



378 OLD KINGSTON RD



221 MORRISH RD



378 OLD KINGSTON RD



221 MORRISH RD

PLAZA AND AREA DETAILS

Highland Creek Village Plaza is a 1.08 acre corner lot at the intersection of Old Kingston Road & Morrish Road, in the heart of Scarborough. It is in close proximity to both The University of Toronto Scarborough Campus and Centennial College.

Surrounded by many major arterial thoroughfares, the plaza is easily accessible by car and offers on site parking. There are approximately 11,588 cars counted per day in the area. It is also conveniently accessible by public transit which is serviced 7 days a week by the TTC.

The Highland Creek Village has over 34,113 residents living within a 2 km radius of the site with an average household income of \$157,410 per annum. The daytime worker population is over 8,010 within 2km.

AVAILABLE UNITS:

UNIT 378: 1,442 SF

RENT: \$24 psf net

TMI: \$13.96 (2026 estimate)

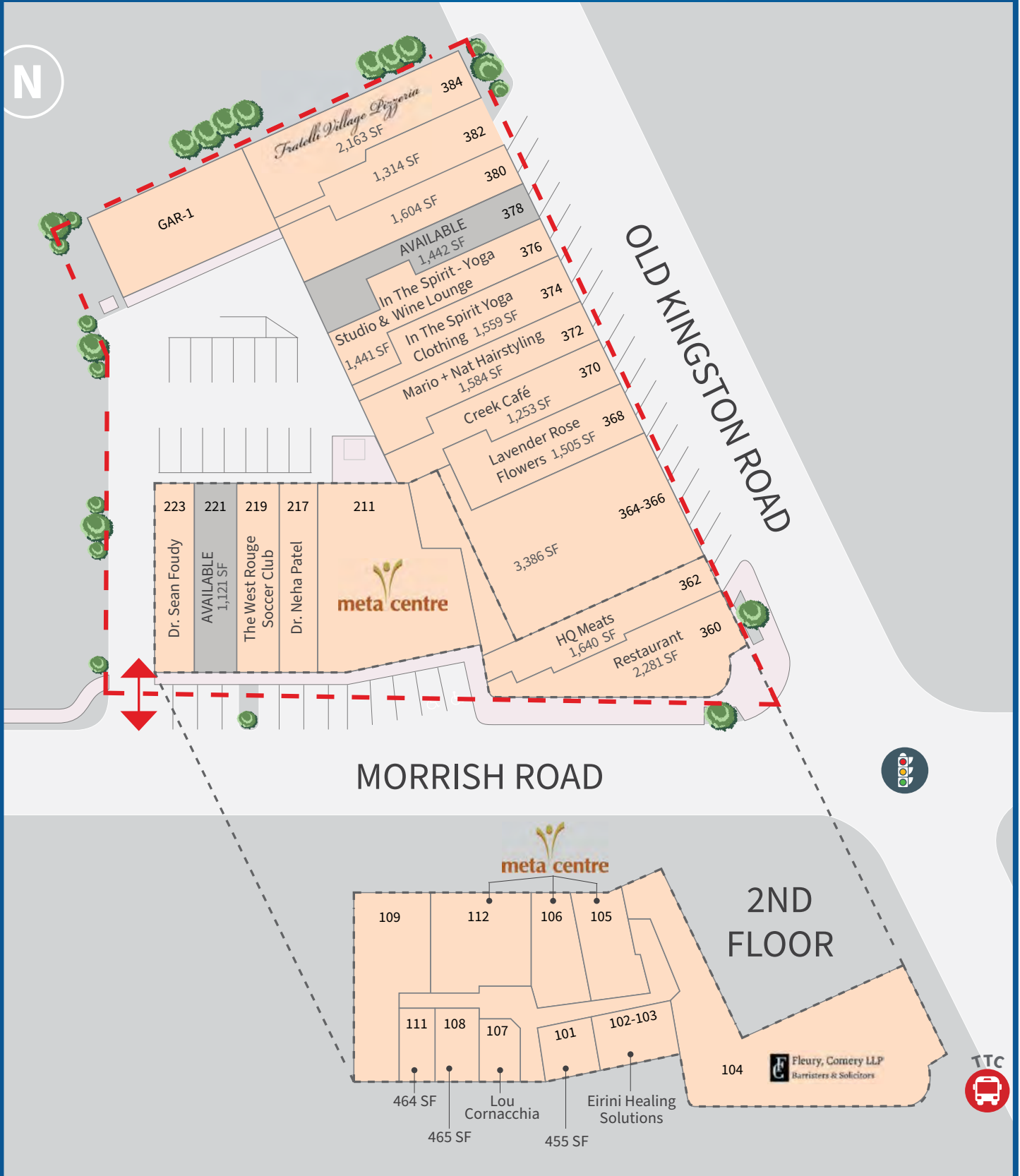
UNIT 221: 1,121 SF

RENT: \$24 psf net

TMI: \$13.96 (2026 estimate)

SITE PLAN

HIGHLAND CREEK VILLAGE PLAZA



AERIAL OF PLAZA AND AREA

HIGHLAND CREEK VILLAGE PLAZA



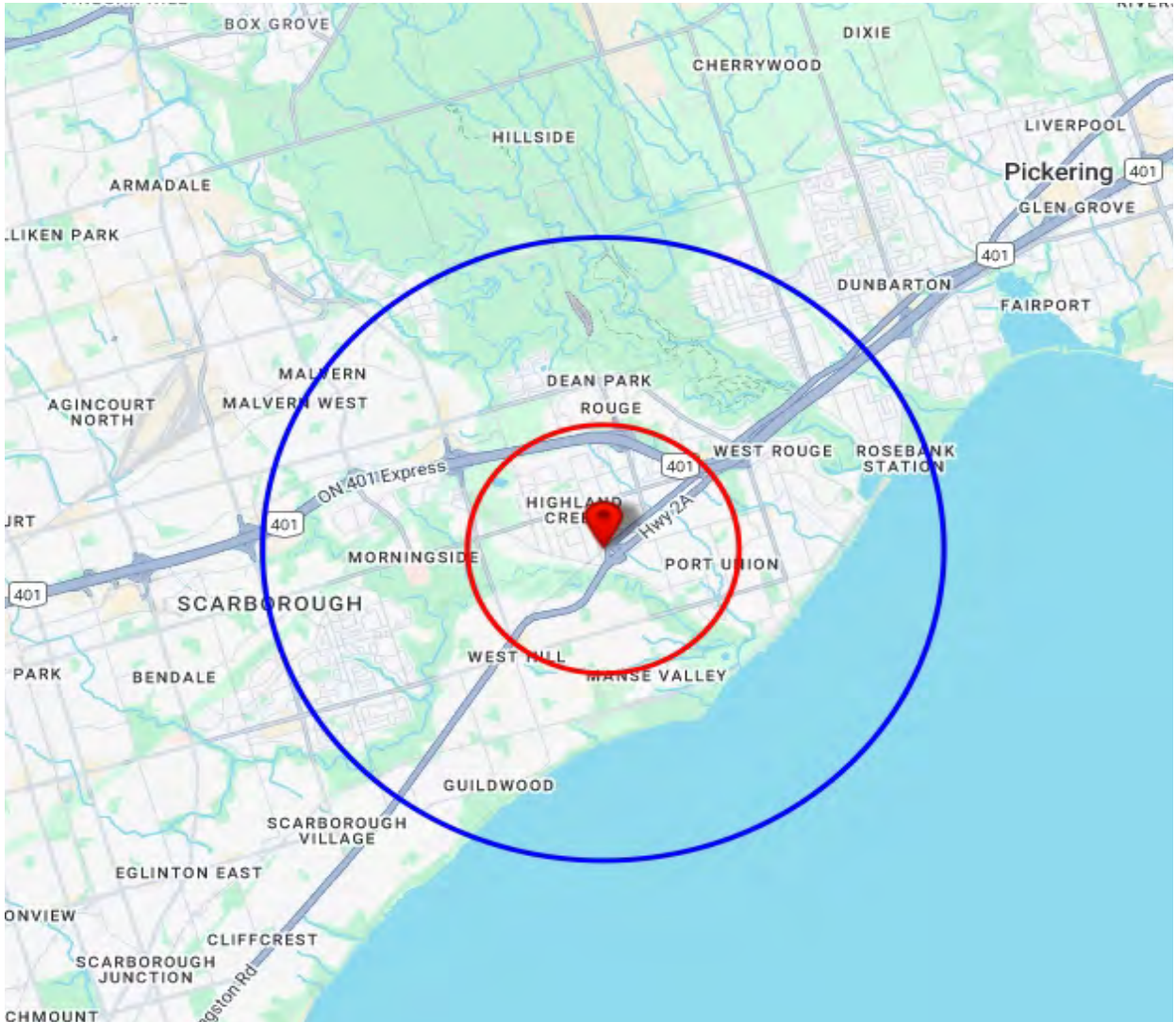
AREA DETAILS

Proposed upcoming development in the area include two 8-storey residential buildings located at 1625 Military Trail and 6000 Kingston Road, bringing approximately 600 units to the area with tremendous amenities and views of the Highland Creek conservation area.

The University of Toronto Scarborough Campus (UTSC) is approximately a two minute drive from the Highland Creek Village Plaza. Currently the University has a student population of 19,000 and plans to expand this to 45,000. The UTSC Master Plan brings a range of development to the campus including new academic and research facilities, additional housing, a multi-purpose public transportation hub, and commercial partnerships with the local community

TRADE AREA MAP

HIGHLAND CREEK VILLAGE PLAZA



2024 Daytime Population	380 Old Kingston Rd, Toronto, ON M1C 1B6 0 - 2 km		380 Old Kingston Rd, Toronto, ON M1C 1B6 0 - 5 km	
		%		%
Total Estimated Population	34,113		185,077	
Total Daytime Population	26,145		148,468	
Daytime Population at Home	18,124	69.3%	101,668	68.5%
0 to 14 years	4,124	15.8%	25,760	17.4%
15 to 64 years	8,098	31.0%	48,046	32.4%
65 years and over	5,902	22.6%	27,863	18.8%
Daytime Population at Work	8,010	30.6%	47,117	31.7%
Work At Usual Place	3,696	14.1%	24,271	16.3%
Work Mobile	678	2.6%	4,676	3.1%
Work At Home	3,635	13.9%	18,169	12.2%

DEMOGRAPHICS

HIGHLAND CREEK VILLAGE PLAZA

2024 Demographic Snapshot	380 Old Kingston Rd, Toronto, ON M1C 1B6 0 - 2 km		380 Old Kingston Rd, Toronto, ON M1C 1B6 0 - 5 km	
		%		%
Total Population				
2019 estimated	30,187		169,288	
2024 estimated	34,113		185,077	
2029 Projected	36,435		196,768	
% Pop. Change (2019-2024)	13.0%		9.3%	
% Pop. Change (2024-2029)	6.8%		6.3%	
2024 Total Population by Age	34,113		185,077	
0 to 4 years	1,296	3.8%	8,088	4.4%
5 to 19 years	4,932	14.5%	29,695	16.0%
20 to 24 years	3,803	11.1%	19,312	10.4%
25 to 34 years	5,061	14.8%	28,062	15.2%
35 to 44 years	4,000	11.7%	23,407	12.6%
45 to 54 years	3,727	10.9%	20,971	11.3%
55 to 64 years	4,492	13.2%	23,066	12.5%
65 to 74 years	3,752	11.0%	18,208	9.8%
75 years & over	3,050	9%	14,268	8%
Median Age	39.9		38.1	
2024 Total Census Families	8,214		43,815	
Average Persons Per Family	3.5		3.4	
Total Couples	7,039	85.7%	34,551	78.9%
Without children at home	2,412	29.4%	11,404	26.0%
With children at home	4,627	56.3%	23,147	52.8%
Lone-parent families	1,175	14.3%	9,264	21.1%
Children Per Census Family	1.4		1.4	
2024 Educational Attainment (15 years+)	29,801		157,526	
Less than a bachelor degree	19,428	65.2%	107,006	67.9%
Bachelor degree & higher	10,372	34.8%	50,520	32.1%
2024 Households	10,264		58,637	
Persons per household	3.31		3.12	
Average household income	\$ 157,410		\$ 126,758	
2024 Occupied Dwellings	10,264		58,637	
Owned dwellings	8,792	85.7%	40,589	69.2%
Rented dwellings	1,472	14.3%	18,048	30.8%
Dominant building type	Houses		Houses	
Dominant period of construction	1961-1980		1961-1980	

DEMOGRAPHICS

HIGHLAND CREEK VILLAGE PLAZA

2024 Estimates Visible Minority	380 Old Kingston Rd, Toronto, ON M1C 1B6 0 - 2 km		380 Old Kingston Rd, Toronto, ON M1C 1B6 0 - 5 km	
		%		%
2024 Household Population by visible minority groups	33,928	%base	183,147	%base
Total visible minority population	23,664	69.7%	134,841	73.6%
Chinese	2,086	6.1%	7,750	4.2%
South Asian	11,551	34.0%	59,744	32.6%
Black	3,932	11.6%	29,045	15.9%
Filipino	2,407	7.1%	16,391	8.9%
Latin American	472	1.4%	2,970	1.6%
Southeast Asian	402	1.2%	1,978	1.1%
Arab	231	0.7%	2,079	1.1%
West Asian	588	1.7%	3,449	1.9%
Korean	129	0.4%	516	0.3%
Japanese	121	0.4%	382	0.2%
Visible minority, n.i.e.	818	2.4%	5,266	2.9%
Multiple visible minorities	928	2.7%	5,270	2.9%
Not a visible minority	10,264	30.3%	48,306	26.4%

2027 Projections Visible Minority	380 Old Kingston Rd, Toronto, ON M1C 1B6 0 - 2 km		380 Old Kingston Rd, Toronto, ON M1C 1B6 0 - 5 km	
		%		%
2027 Household Population by visible minority groups	35,403	%base	190,651	%base
Total visible minority population	25,392	71.7%	143,679	75.4%
Chinese	2,233	6.3%	8,312	4.4%
South Asian	12,586	35.6%	64,960	34.1%
Black	4,084	11.5%	29,990	15.7%
Filipino	2,569	7.3%	17,182	9.0%
Latin American	522	1.5%	3,305	1.7%
Southeast Asian	427	1.2%	2,094	1.1%
Arab	251	0.7%	2,241	1.2%
West Asian	667	1.9%	3,868	2.0%
Korean	141	0.4%	561	0.3%
Japanese	125	0.4%	387	0.2%
Visible minority, n.i.e.	834	2.4%	5,338	2.8%
Multiple visible minorities	954	2.7%	5,441	2.9%
Not a visible minority	10,011	28.3%	46,972	24.6%