

RETAIL SPACE FOR LEASE

WILLIAMSTOWN PLAZA
9570 MCCOWAN RD
MARKHAM, ONTARIO



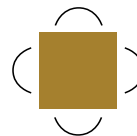
Rick Green

Broker of Record

Goudy Retail Consulting Services

Real Estate Brokerage

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Goudy Real Estate Corp.

Real Estate Brokerage

Commercial Real Estate
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SITE DETAILS

WILLIAMSTOWN PLAZA



DETAILS:

Retail Space Available In High Traffic Grocery

Anchored "Williamstown Plaza" Located In North Markham. Anchor Tenants Include Freshco, Shoppers Drug Mart, TD Bank, Subway, Anytime Fitness, Oxygen Yoga, Pizza Pizza, Bings Hair Salon, Nail & Hair Spa, Dentist And More. Excellent Parking And Surrounded By Good Residential Density.

AVAILABLE UNIT:

UNIT F003	1,200 SF
RENT	\$48.00 PSF Net Yr 1 + escalations during term
TMI	\$15.95 PSF PA (2026 estimate)

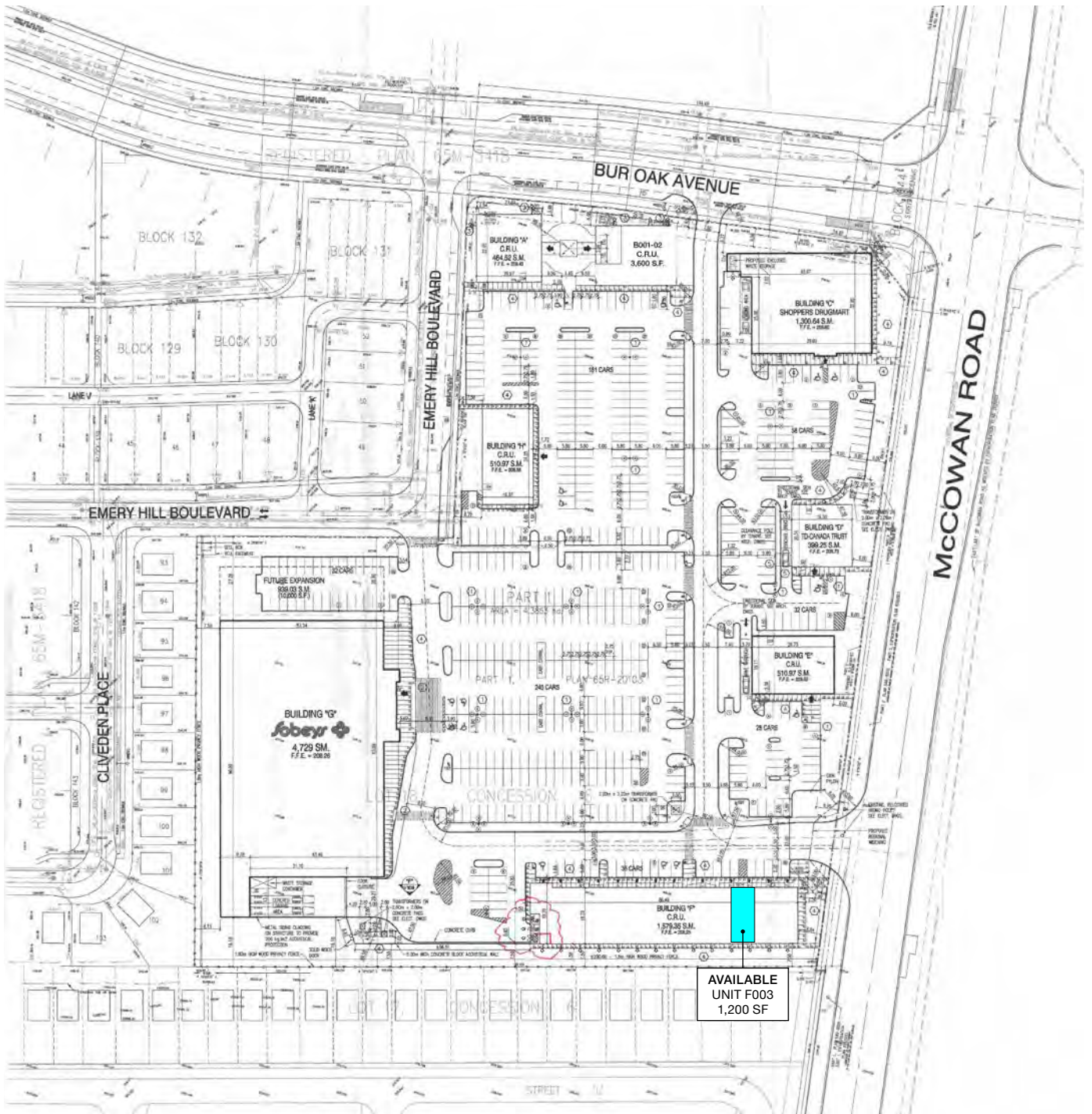
AERIAL VIEW & RETAILERS

WILLIAMSTOWN PLAZA



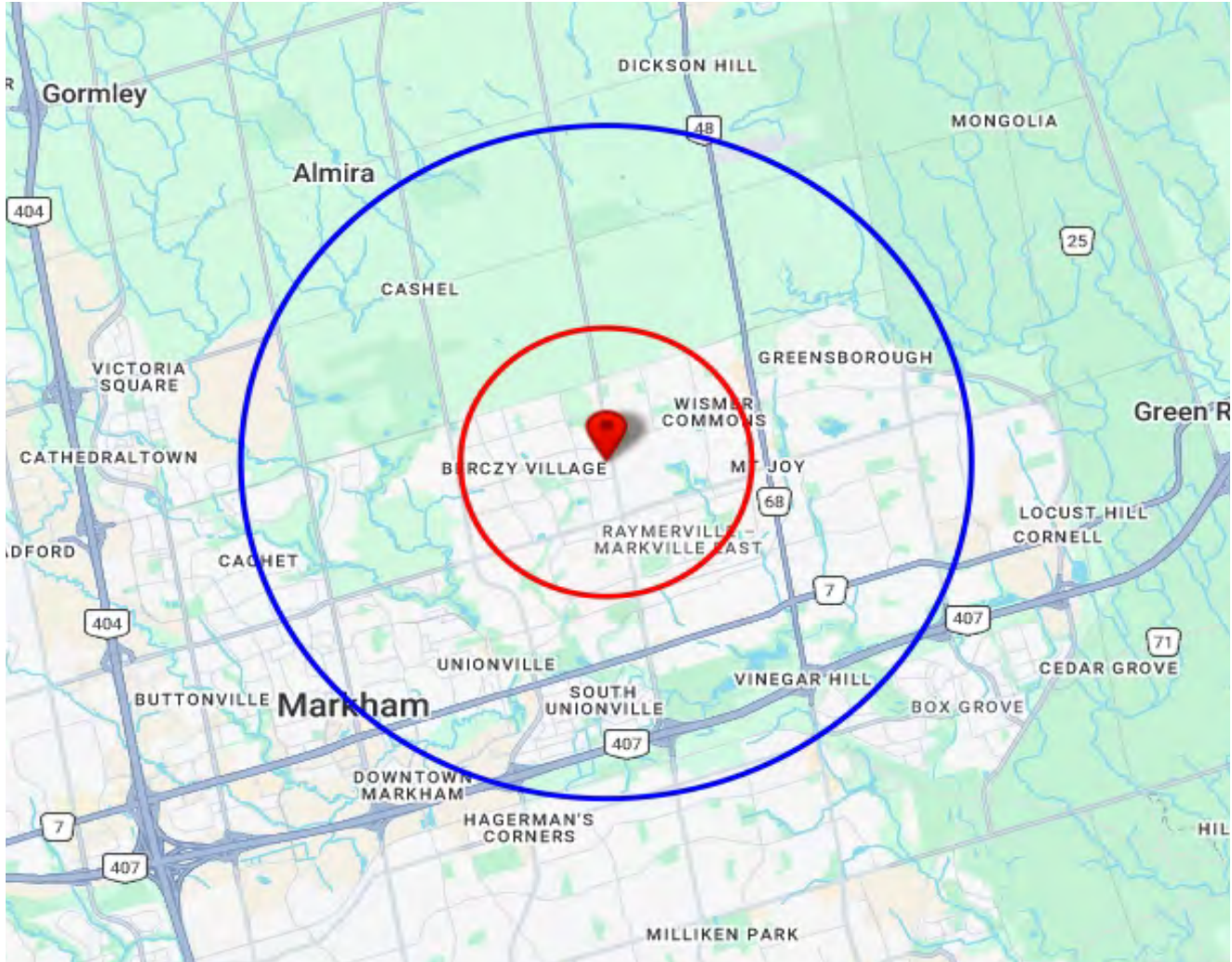
SITE PLAN

WILLIAMSTOWN PLAZA



TRADE AREA MAP

WILLIAMSTOWN PLAZA



2025 Daytime Population	9570 McCowan Rd, Cedar Valley, ON L0G 1E0 0 - 2 km		9570 McCowan Rd, Cedar Valley, ON L0G 1E0 0 - 5 km	
		%		%
Total Estimated Population	54,390		164,899	
Total Daytime Population	36,366		136,650	
Daytime Population at Home	27,036	74.3%	80,709	59.1%
0 to 14 years	8,442	23.2%	24,281	17.8%
15 to 64 years	10,873	29.9%	29,536	21.6%
65 years and over	7,721	21.2%	26,892	19.7%
Daytime Population at Work	9,159	25.2%	56,551	41.4%
Work At Usual Place	2,234	6.1%	30,573	22.4%
Work Mobile	604	1.7%	7,493	5.5%
Work At Home	6,321	17.4%	18,485	13.5%

DEMOGRAPHICS SNAPSHOT

WILLIAMSTOWN PLAZA

2025 Demographic Snapshot	9570 McCowan Rd, Cedar Valley, ON L0G 1E0 0 - 2 km		9570 McCowan Rd, Cedar Valley, ON L0G 1E0 0 - 5 km	
		%		%
Total Population				
2020 estimated	52,727		157,288	
2025 estimated	54,390		164,899	
2030 Projected	55,627		168,304	
% Pop. Change (2020-2025)	3.2%		4.8%	
% Pop. Change (2025-2030)	2.3%		2.1%	
2025 Total Population by Age	54,390		164,899	
0 to 4 years	2,041	3.8%	6,252	3.8%
5 to 19 years	10,399	19.1%	29,331	17.8%
20 to 24 years	3,907	7.2%	10,943	6.6%
25 to 34 years	6,578	12.1%	20,604	12.5%
35 to 44 years	6,727	12.4%	20,417	12.4%
45 to 54 years	8,246	15.2%	23,179	14.1%
55 to 64 years	7,378	13.6%	22,331	13.5%
65 to 74 years	5,493	10.1%	17,682	10.7%
75 years & over	3,621	7%	14,160	9%
Median Age	41.4		42.5	
2025 Total Census Families	13,906		43,438	
Average Persons Per Family	3.5		3.3	
Total Couples	12,522	90.1%	38,830	89.4%
Without children at home	3,305	23.8%	12,529	28.8%
With children at home	9,217	66.3%	26,301	60.5%
Lone-parent families	1,383	9.9%	4,608	10.6%
Children Per Census Family	1.3		1.2	
2025 Educational Attainment (15 years+)	45,192		139,745	
Less than a bachelor degree	26,241	58.1%	79,389	56.8%
Bachelor degree & higher	18,951	41.9%	60,356	43.2%
2025 Households	15,937		53,308	
Persons per household	3.36		3.08	
Average household income	\$ 159,846		\$ 168,932	
2025 Occupied Dwellings	15,937		53,308	
Owned dwellings	13,525	84.9%	43,606	81.8%
Rented dwellings	2,411	15.1%	9,702	18.2%
Dominant building type	Houses		Houses	

DEMOGRAPHICS

WILLIAMSTOWN PLAZA

2025 Estimates Visible Minority	9570 McCowan Rd, Cedar Valley, ON L0G 1E0 0 - 2 km		9570 McCowan Rd, Cedar Valley, ON L0G 1E0 0 - 5 km	
		%		%
2025 Household Population by visible minority groups	53,503	%base	164,049	%base
Total visible minority population	48,506	90.7%	134,547	82.0%
Chinese	36,460	68.1%	91,964	56.1%
South Asian	6,229	11.6%	20,957	12.8%
Black	1,303	2.4%	4,299	2.6%
Filipino	723	1.4%	3,788	2.3%
Latin American	295	0.6%	1,339	0.8%
Southeast Asian	390	0.7%	1,164	0.7%
Arab	419	0.8%	1,635	1.0%
West Asian	460	0.9%	1,862	1.1%
Korean	218	0.4%	832	0.5%
Japanese	133	0.2%	544	0.3%
Visible minority, n.i.e.	323	0.6%	1,324	0.8%
Multiple visible minorities	1,552	2.9%	4,839	2.9%
Not a visible minority	4,997	9.3%	29,503	18.0%

2028 Projections Visible Minority	9570 McCowan Rd, Cedar Valley, ON L0G 1E0 0 - 2 km		9570 McCowan Rd, Cedar Valley, ON L0G 1E0 0 - 5 km	
		%		%
2028 Household Population by visible minority groups	54,057	%base	165,456	%base
Total visible minority population	49,499	91.6%	138,045	83.4%
Chinese	37,669	69.7%	95,752	57.9%
South Asian	6,129	11.3%	20,830	12.6%
Black	1,256	2.3%	4,183	2.5%
Filipino	708	1.3%	3,724	2.3%
Latin American	289	0.5%	1,347	0.8%
Southeast Asian	373	0.7%	1,129	0.7%
Arab	411	0.8%	1,616	1.0%
West Asian	487	0.9%	2,004	1.2%
Korean	223	0.4%	854	0.5%
Japanese	128	0.2%	530	0.3%
Visible minority, n.i.e.	314	0.6%	1,309	0.8%
Multiple visible minorities	1,511	2.8%	4,768	2.9%
Not a visible minority	4,558	8.4%	27,411	16.6%