

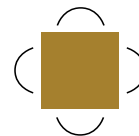
# RETAIL SPACE FOR LEASE

719 CENTRAL PKWY  
MISSISSAUGA, ON



## Len Goudy

Broker of Record  
Goudy Real Estate Corp.  
Real Estate Brokerage  
(416) 830-0880



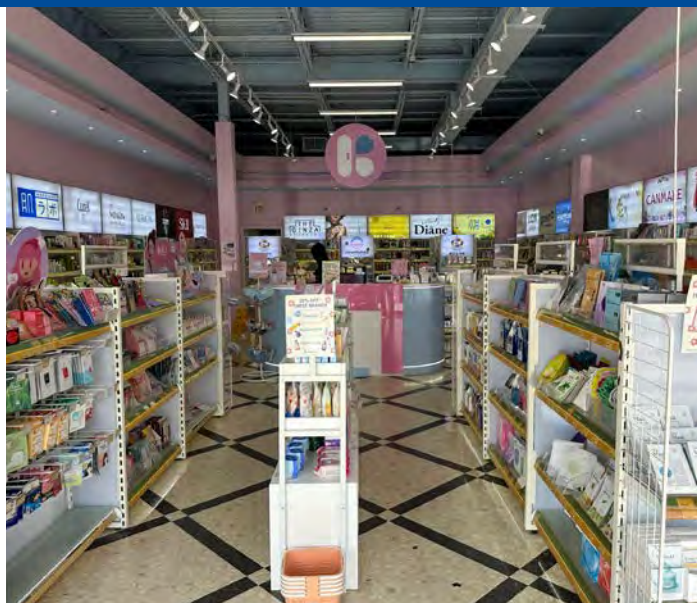
**Goudy Real Estate Corp.**  
Real Estate Brokerage  
Commercial Real Estate  
Sales & Leasing

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

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# DETAILS

## 719 CENTRAL PKWY



### PRIME COMMERCIAL OPPORTUNITY:

Position your business in the core of Mississauga's thriving City Centre / Fairview corridor. Situated at the busy intersection of Central Parkway West and Mavis Road, Unit 211 offers exceptional visibility, seamless regional connectivity, and constant daily vehicle and pedestrian traffic.

### PROPERTY & UNIT DETAILS

**Size:** 1,775 sq. ft. GLA (1,668 sq. ft. usable area)

**Layout:** Highly adaptable, open floor plan ready for custom leasehold improvements

**Signage & Exposure:** Prominent building facade signage facing active plaza circulation

**Parking & Access:** Generous surface-level parking with multiple easy access points from Central Parkway West and Mavis Road

### LOCATION & REGIONAL CONNECTIVITY

**Established Plaza:** Situated in Grand Park Centre, anchored by a high-traffic T&T Supermarket alongside established medical, dental, and professional services for strong, consistent foot traffic.

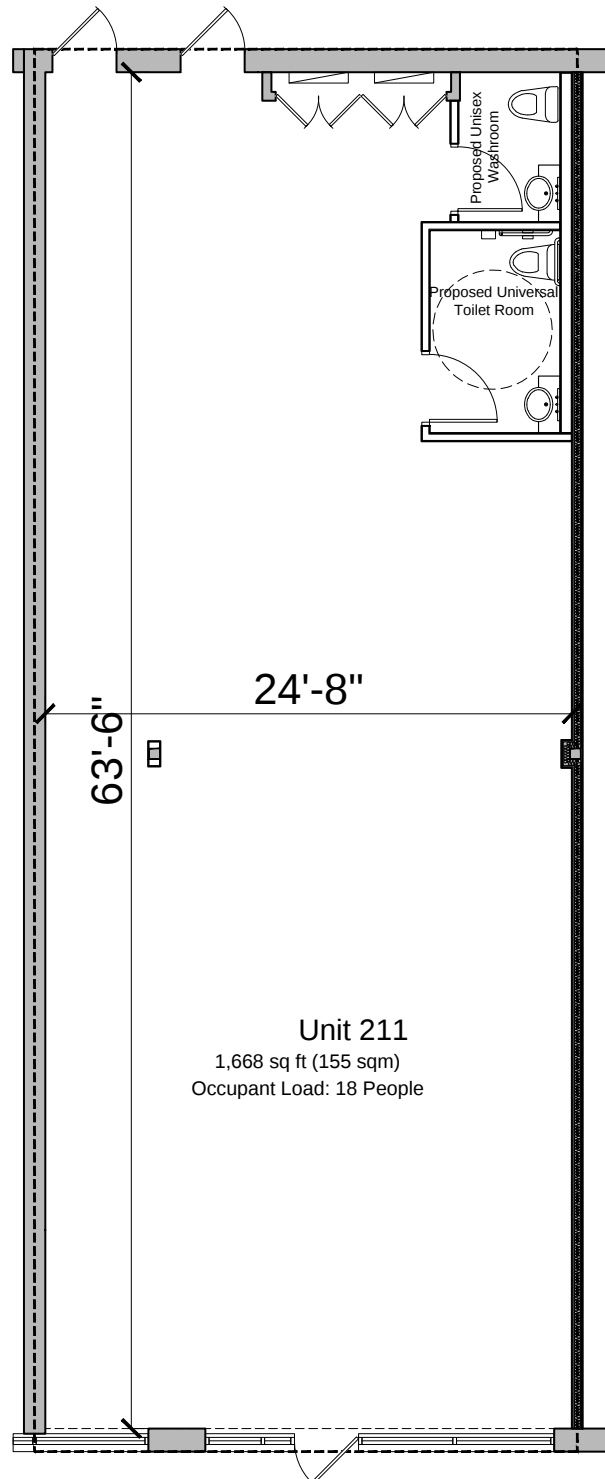
**Dense Demographics:** Centered directly within the high-growth City Centre/Fairview residential cluster, surrounded by high-density condominium towers and established neighborhoods.

**Transit & Highway Access:** Immediate access to Highway 403, QEW, Cooksville GO Station, and the Hazel McCallion LRT line along Hurontario.

|                 |                                                                             |
|-----------------|-----------------------------------------------------------------------------|
| <b>UNIT 211</b> | 1,775 sq. ft. GLA (1,668 sq. ft. usable area)                               |
| RENT            | \$50.00 PSF PA                                                              |
| TMI             | \$14.23 PSF PA (2026 Est. Taxes: \$6.78   Operating: \$6.18   Mgmt: \$1.27) |

# UNIT 211 FLOOR PLAN

719 CENTRAL PKWY



# GRAND PARK CENTRE SITE PLAN

## 719 CENTRAL PKWY



# TRADE AREA MAP

## 719 CENTRAL PKWY



| 2025 Daytime Population           | 719 Central Pkwy W,<br>Mississauga, ON L5B<br>4L1<br>0 - 3 km |       | 719 Central Pkwy W,<br>Mississauga, ON L5B<br>4L1<br>0 - 5 km |       |
|-----------------------------------|---------------------------------------------------------------|-------|---------------------------------------------------------------|-------|
|                                   |                                                               | %     |                                                               | %     |
| <b>Total Estimated Population</b> | <b>167,377</b>                                                |       | <b>327,934</b>                                                |       |
| <b>Total Daytime Population</b>   | <b>153,706</b>                                                |       | <b>282,053</b>                                                |       |
| Daytime Population at Home        | 80,429                                                        | 52.3% | 156,006                                                       | 55.3% |
| 0 to 14 years                     | 22,219                                                        | 14.5% | 42,781                                                        | 15.2% |
| 15 to 64 years                    | 34,105                                                        | 22.2% | 62,267                                                        | 22.1% |
| 65 years and over                 | 24,105                                                        | 15.7% | 50,959                                                        | 18.1% |
| Daytime Population at Work        | 73,268                                                        | 47.7% | 127,305                                                       | 45.1% |
| Work At Usual Place               | 46,767                                                        | 30.4% | 78,045                                                        | 27.7% |
| Work Mobile                       | 8,409                                                         | 5.5%  | 14,580                                                        | 5.2%  |
| Work At Home                      | 18,092                                                        | 11.8% | 34,681                                                        | 12.3% |

# DEMOGRAPHICS SNAPSHOT

## 719 CENTRAL PKWY

| 2025 Demographic Snapshot                      | 719 Central Pkwy W,<br>Mississauga, ON L5B<br>4L1<br>0 - 3 km |       | 719 Central Pkwy W,<br>Mississauga, ON L5B<br>4L1<br>0 - 5 km |       |
|------------------------------------------------|---------------------------------------------------------------|-------|---------------------------------------------------------------|-------|
|                                                |                                                               | %     |                                                               | %     |
| <b>Total Population</b>                        |                                                               |       |                                                               |       |
| 2020 estimated                                 | 159,797                                                       |       | 319,223                                                       |       |
| 2025 estimated                                 | 167,377                                                       |       | 327,934                                                       |       |
| 2030 Projected                                 | 166,768                                                       |       | 326,483                                                       |       |
| % Pop. Change (2020-2025)                      | 4.7%                                                          |       | 2.7%                                                          |       |
| % Pop. Change (2025-2030)                      | -0.4%                                                         |       | -0.4%                                                         |       |
| <b>2025 Total Population by Age</b>            | <b>167,377</b>                                                |       | <b>327,934</b>                                                |       |
| 0 to 4 years                                   | 7,608                                                         | 4.5%  | 13,937                                                        | 4.2%  |
| 5 to 19 years                                  | 22,566                                                        | 13.5% | 46,144                                                        | 14.1% |
| 20 to 24 years                                 | 12,509                                                        | 7.5%  | 25,282                                                        | 7.7%  |
| 25 to 34 years                                 | 34,086                                                        | 20.4% | 60,194                                                        | 18.4% |
| 35 to 44 years                                 | 24,773                                                        | 14.8% | 43,993                                                        | 13.4% |
| 45 to 54 years                                 | 17,417                                                        | 10.4% | 35,473                                                        | 10.8% |
| 55 to 64 years                                 | 19,076                                                        | 11.4% | 41,195                                                        | 12.6% |
| 65 to 74 years                                 | 16,184                                                        | 9.7%  | 34,049                                                        | 10.4% |
| 75 years & over                                | 13,158                                                        | 8%    | 27,668                                                        | 8%    |
| <b>Median Age</b>                              | 37.4                                                          |       | 38.8                                                          |       |
| <b>2025 Total Census Families</b>              | <b>41,395</b>                                                 |       | <b>82,562</b>                                                 |       |
| Average Persons Per Family                     | 3.2                                                           |       | 3.2                                                           |       |
| Total Couples                                  | 34,395                                                        | 83.1% | 69,264                                                        | 83.9% |
| Without children at home                       | 13,220                                                        | 31.9% | 25,697                                                        | 31.1% |
| With children at home                          | 21,175                                                        | 51.2% | 43,568                                                        | 52.8% |
| Lone-parent families                           | 7,000                                                         | 16.9% | 13,298                                                        | 16.1% |
| Children Per Census Family                     | 1.2                                                           |       | 1.2                                                           |       |
| <b>2025 Educational Attainment (15 years+)</b> | <b>143,948</b>                                                |       | <b>281,557</b>                                                |       |
| Less than a bachelor degree                    | 80,832                                                        | 56.2% | 160,879                                                       | 57.1% |
| Bachelor degree & higher                       | 63,116                                                        | 43.8% | 120,678                                                       | 42.9% |
| <b>2025 Households</b>                         | <b>60,675</b>                                                 |       | <b>113,544</b>                                                |       |
| Persons per household                          | 2.74                                                          |       | 2.86                                                          |       |
| Average household income                       | \$ 108,171                                                    |       | \$ 132,289                                                    |       |
| <b>2025 Occupied Dwellings</b>                 | <b>60,675</b>                                                 |       | <b>113,544</b>                                                |       |
| Owned dwellings                                | 35,855                                                        | 59.1% | 75,523                                                        | 66.5% |
| Rented dwellings                               | 24,820                                                        | 40.9% | 38,020                                                        | 33.5% |

# DEMOGRAPHICS

## 719 CENTRAL PKWY

| 2025 Estimates<br>Visible Minority                          | 719 Central Pkwy W,<br>Mississauga, ON L5B<br>4L1<br>0 - 3 km |              | 719 Central Pkwy W,<br>Mississauga, ON L5B<br>4L1<br>0 - 5 km |              |
|-------------------------------------------------------------|---------------------------------------------------------------|--------------|---------------------------------------------------------------|--------------|
|                                                             |                                                               | %            |                                                               | %            |
| <b>2025 Household Population by visible minority groups</b> | <b>166,196</b>                                                | <b>%base</b> | <b>324,339</b>                                                | <b>%base</b> |
| Total visible minority population                           | 121,598                                                       | 73.2%        | 219,000                                                       | 67.5%        |
| Chinese                                                     | 15,717                                                        | 9.5%         | 30,928                                                        | 9.5%         |
| South Asian                                                 | 48,010                                                        | 28.9%        | 83,490                                                        | 25.7%        |
| Black                                                       | 10,227                                                        | 6.2%         | 20,495                                                        | 6.3%         |
| Filipino                                                    | 11,676                                                        | 7.0%         | 20,178                                                        | 6.2%         |
| Latin American                                              | 5,188                                                         | 3.1%         | 8,495                                                         | 2.6%         |
| Southeast Asian                                             | 4,825                                                         | 2.9%         | 10,049                                                        | 3.1%         |
| Arab                                                        | 14,739                                                        | 8.9%         | 24,088                                                        | 7.4%         |
| West Asian                                                  | 2,756                                                         | 1.7%         | 5,001                                                         | 1.5%         |
| Korean                                                      | 2,014                                                         | 1.2%         | 3,659                                                         | 1.1%         |
| Japanese                                                    | 427                                                           | 0.3%         | 782                                                           | 0.2%         |
| Visible minority, n.i.e.                                    | 2,374                                                         | 1.4%         | 4,332                                                         | 1.3%         |
| Multiple visible minorities                                 | 3,646                                                         | 2.2%         | 7,504                                                         | 2.3%         |
| Not a visible minority                                      | 44,598                                                        | 26.8%        | 105,339                                                       | 32.5%        |

| 2028 Projections<br>Visible Minority                        | 719 Central Pkwy W,<br>Mississauga, ON L5B<br>4L1<br>0 - 3 km |              | 719 Central Pkwy W,<br>Mississauga, ON L5B<br>4L1<br>0 - 5 km |              |
|-------------------------------------------------------------|---------------------------------------------------------------|--------------|---------------------------------------------------------------|--------------|
|                                                             |                                                               | %            |                                                               | %            |
| <b>2028 Household Population by visible minority groups</b> | <b>164,233</b>                                                | <b>%base</b> | <b>320,092</b>                                                | <b>%base</b> |
| Total visible minority population                           | 122,499                                                       | 74.6%        | 220,879                                                       | 69.0%        |
| Chinese                                                     | 15,978                                                        | 9.7%         | 31,502                                                        | 9.8%         |
| South Asian                                                 | 48,514                                                        | 29.5%        | 84,431                                                        | 26.4%        |
| Black                                                       | 9,901                                                         | 6.0%         | 19,907                                                        | 6.2%         |
| Filipino                                                    | 11,629                                                        | 7.1%         | 20,116                                                        | 6.3%         |
| Latin American                                              | 5,207                                                         | 3.2%         | 8,549                                                         | 2.7%         |
| Southeast Asian                                             | 4,843                                                         | 2.9%         | 10,115                                                        | 3.2%         |
| Arab                                                        | 15,173                                                        | 9.2%         | 24,854                                                        | 7.8%         |
| West Asian                                                  | 2,869                                                         | 1.7%         | 5,223                                                         | 1.6%         |
| Korean                                                      | 2,056                                                         | 1.3%         | 3,748                                                         | 1.2%         |
| Japanese                                                    | 426                                                           | 0.3%         | 784                                                           | 0.2%         |
| Visible minority, n.i.e.                                    | 2,327                                                         | 1.4%         | 4,262                                                         | 1.3%         |
| Multiple visible minorities                                 | 3,576                                                         | 2.2%         | 7,389                                                         | 2.3%         |
| Not a visible minority                                      | 41,734                                                        | 25.4%        | 99,213                                                        | 31.0%        |