

# 110

**COPPER CREEK DR, MARKHAM**  
**UPPER-LEVEL COMMERCIAL SPACE AVAILABLE FOR LEASE**



# Property Highlights



## High-Traffic Strategic Location

Well-located medical office space within a purpose-built, multi-story facility serving the growing Box Grove community. Situated in a dense, rapidly growing residential neighborhood with a built-in patient base and long-term service demand.



## Established Healthcare Community

Features a strong roster of healthcare tenants, including 24/7 urgent care and diagnostic services, providing excellent referral synergy.



## Superior Branding & Visibility

Exceptional visibility and easy access for patients and practitioners at the corner of Copper Creek Drive and Ninth Line.



## Strategic Daily-Needs Destination

Located in a prominent plaza with ample surface parking, the site features a premier mix of established name-brand tenants, including Longo's, LCBO, and Mandarin, alongside pharmacies such as Guardian and Rexall.

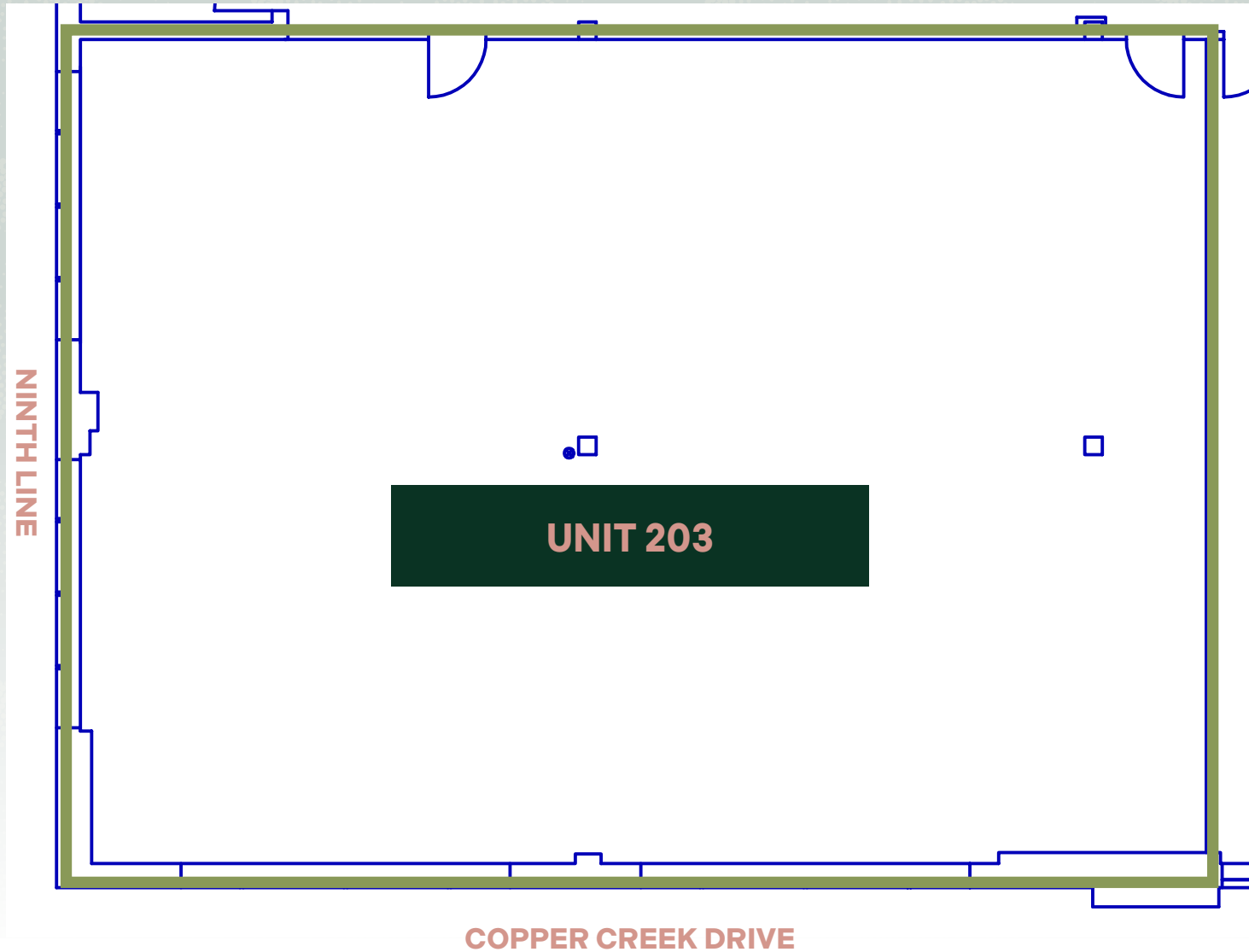


# Property Detail

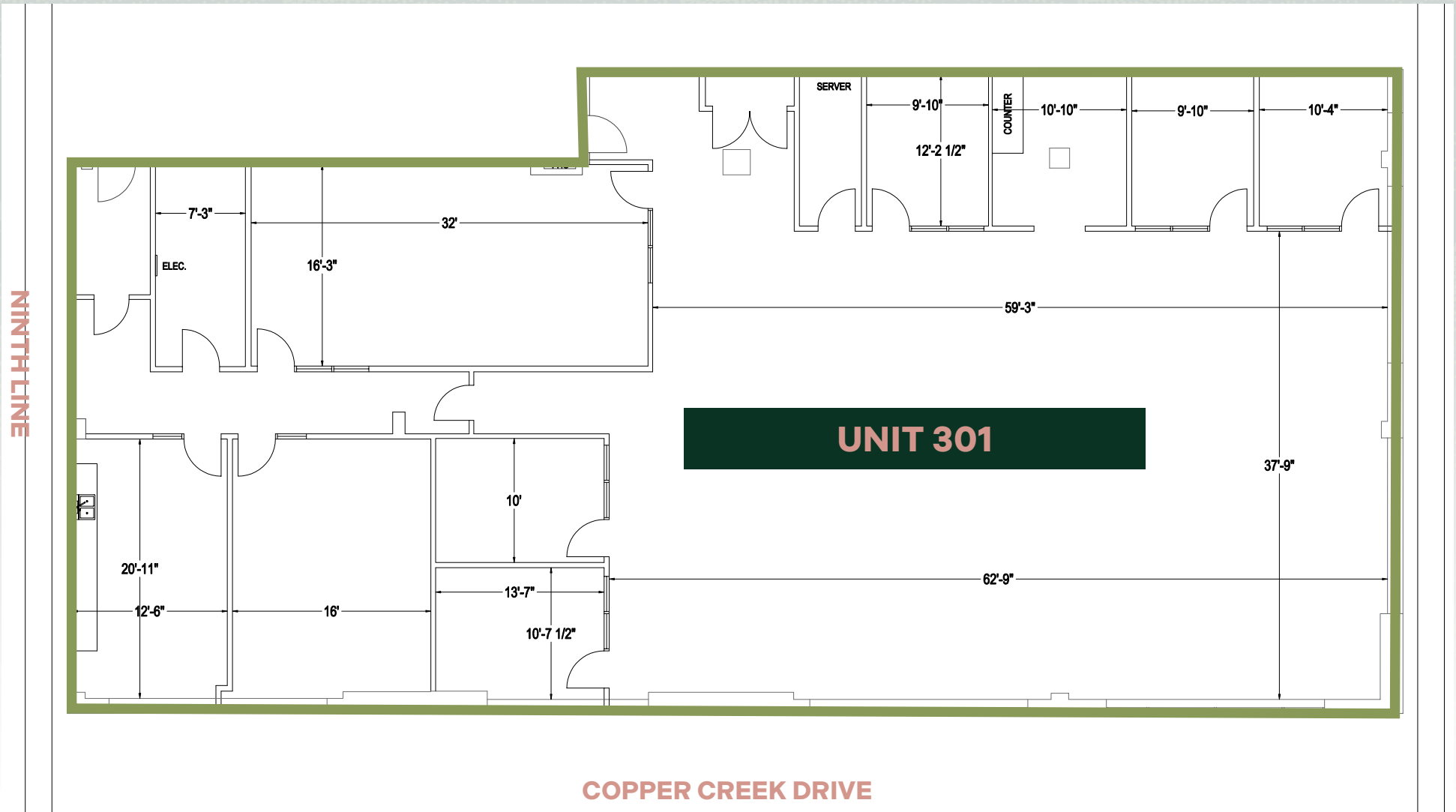


Available Unit	Unit Size	Net Rent	TMI (2026)	Possession Date	Parking
Unit 203	2,853 Sq. Ft.	\$19.50 Per Sq. Ft.	\$14.32 Per Sq. Ft.	Immediate	Surface
Unit 301	5,704 Sq. Ft.				
Unit 400	9,394 Sq. Ft.				
Unit 401	1,482 Sq. Ft.				

# Unit 203 - Floor Plan

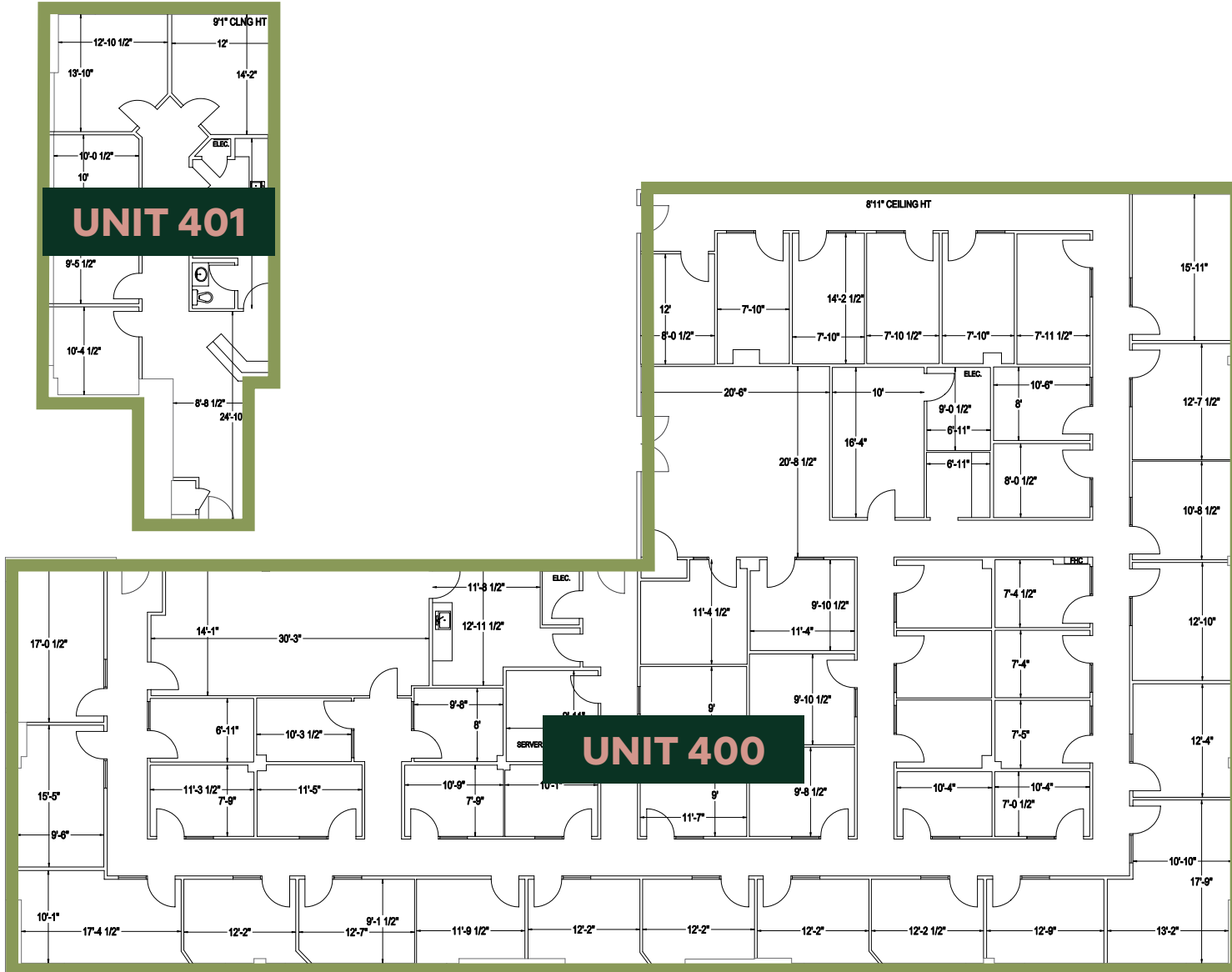


# Unit 301 - Floor Plan



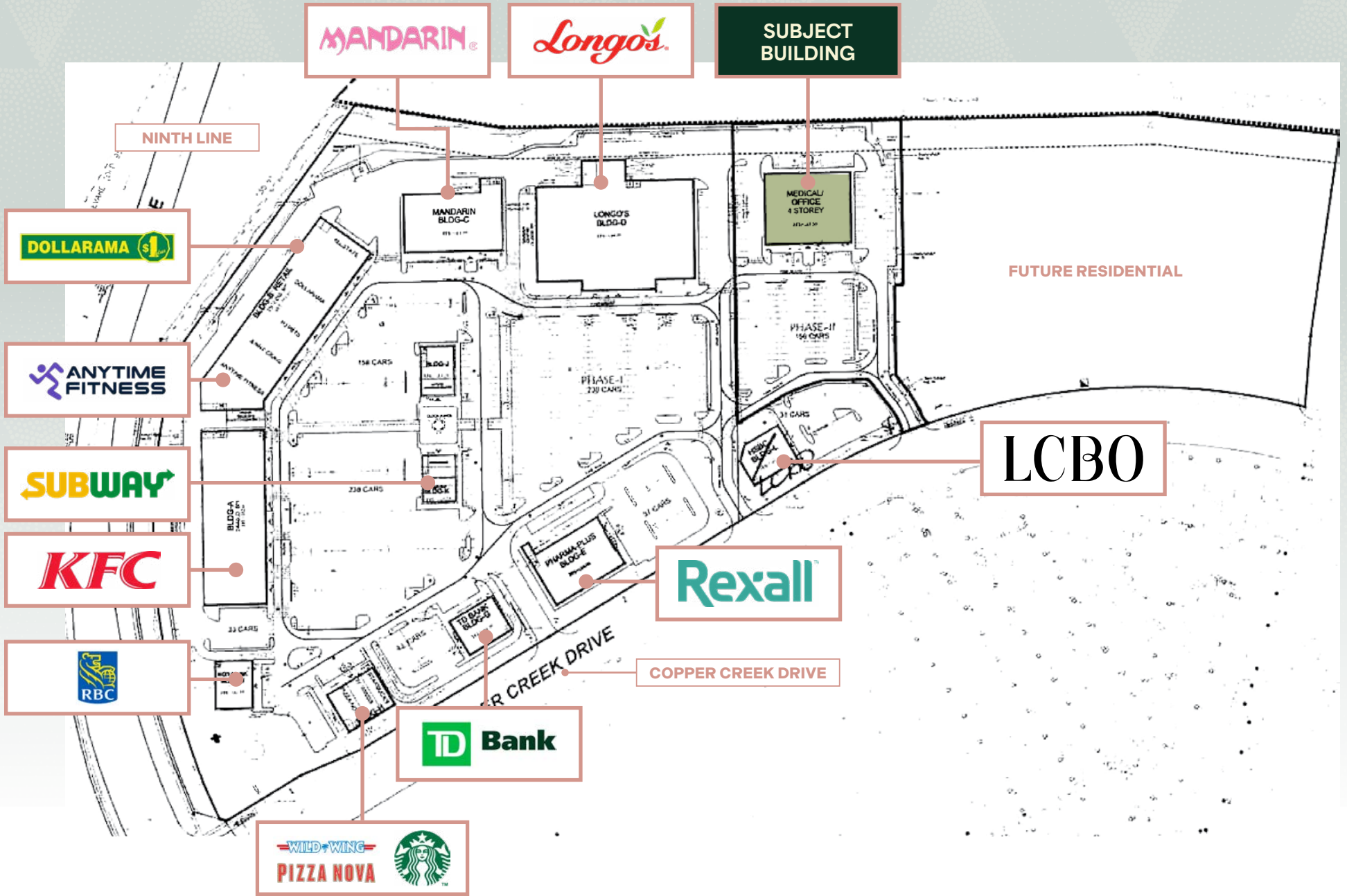
# Unit 400&401 - Floor Plan

NINTH LINE



COPPER CREEK DRIVE

# Site Plan





**SITE PHOTOS**



# Amenities & Location



DAILY TRAFFIC COUNT

**6,592,173**

Hwy 407 (2025 December Est.)

**17,457**

Ninth Line

Major Street


MARKHAM RD

HWY 407

NINTH LINE



Walmart  

 **DOLLAR TREE**

The UPS Store 

 **CANADIAN TIRE**  **SHOPPERS DRUG MART**


 **PHARMASAVE** **WINNERS**

 **SUNNY FOODMART**  **Mark's**



 **SWISS CHALET ROTISSERIE & GRILL**  **Boston Pizza**

  **TD Bank**



## SUBJECT SITE

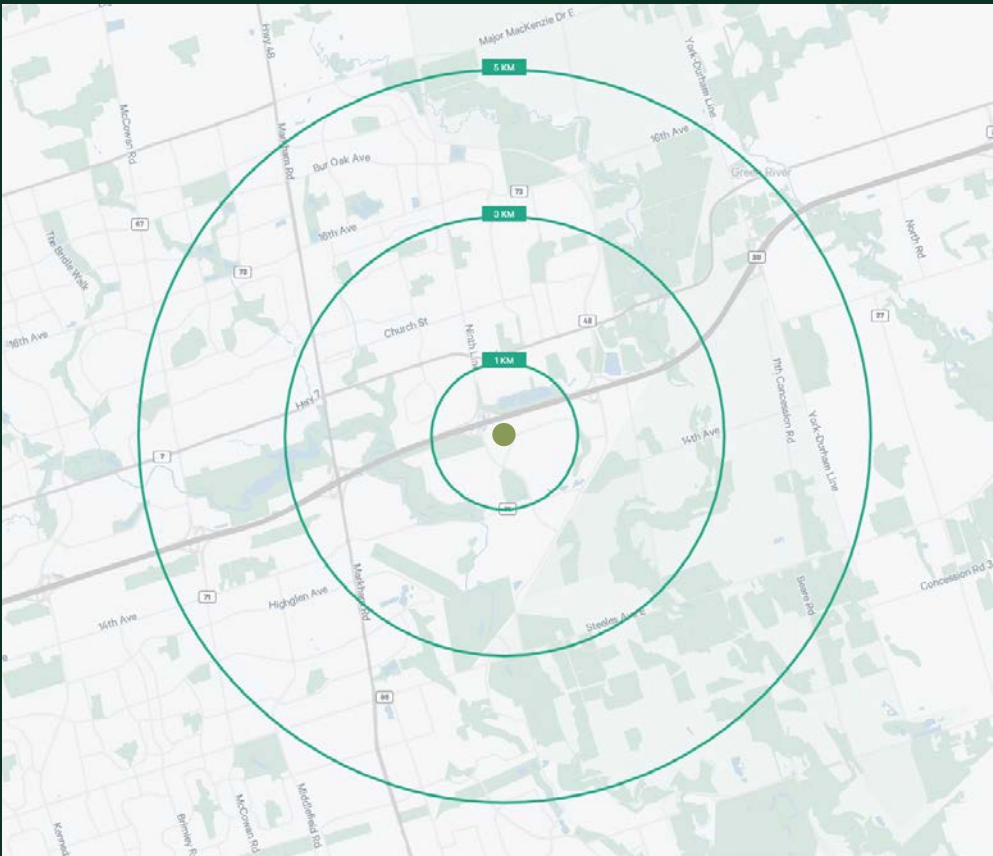
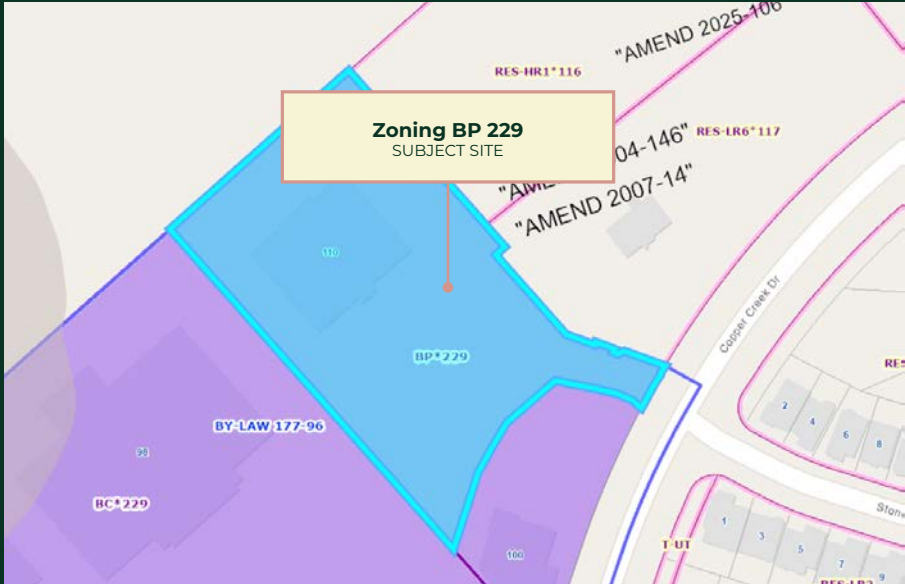
 

# Permitted Uses & Zoning

# Demographics



- PERMITTED COMMERCIAL USES INCLUDING, BUT NOT LIMITED TO:**
- Banquet Halls
  - Business Offices
  - Commercial Parking Lots
  - Financial Institutions
  - Hotels
  - Industrial Uses
  - Medical Offices
  - Municipal Parking Lots
  - Parking Garages
  - Parks, Public
  - Personal Service Shops
  - Restaurants
  - Retail Stores
  - Trade and Convention Centres

[CLICK TO VIEW PERMITTED USES ZONE BP 229](#)

	TOTAL POPULATION 2025	POPULATION GROWTH 2025-2030	DAYTIME POPULATION 2025	HOUSEHOLD INCOME 2025
<b>1 KM</b>	<b>9,959</b>	<b>6.8%</b>	<b>1,692</b>	<b>\$177,965</b>
<b>3 KM</b>	<b>57,284</b>	<b>3.9%</b>	<b>37,201</b>	<b>\$174,285</b>
<b>5 KM</b>	<b>149,150</b>	<b>2.5%</b>	<b>124,860</b>	<b>\$159,377</b>

\*BUYERS/TENANTS ARE RESPONSIBLE FOR CONFIRMING ZONING AND PERMITTED USES.

## FOR MORE INFORMATION, PLEASE CONTACT:

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