

KESWICK MARKETPLACE

NEW RETAIL DEVELOPMENT FOR LEASE

23540 WOODBINE AVE | KESWICK, ON



New Retail Units for Lease | New Construction-Final Phase | Walmart Anchored Centre



CBRE

 SiteLine Group



KESWICK MARKETPLACE

23540 WOODBINE AVENUE
KESWICK, ON

NEW RETAIL DEVELOPMENT FOR LEASE

PROPERTY DETAILS

Retail Units	Standard 1,300 Sq. Ft. units can be combined
Net Rent	Contact Listing Agent
Estimated CAM, Insurance & Taxes	\$18.75 Per Sq. Ft. (2025)
Expected Occupancy Date	Q1 2027

PROPERTY HIGHLIGHTS

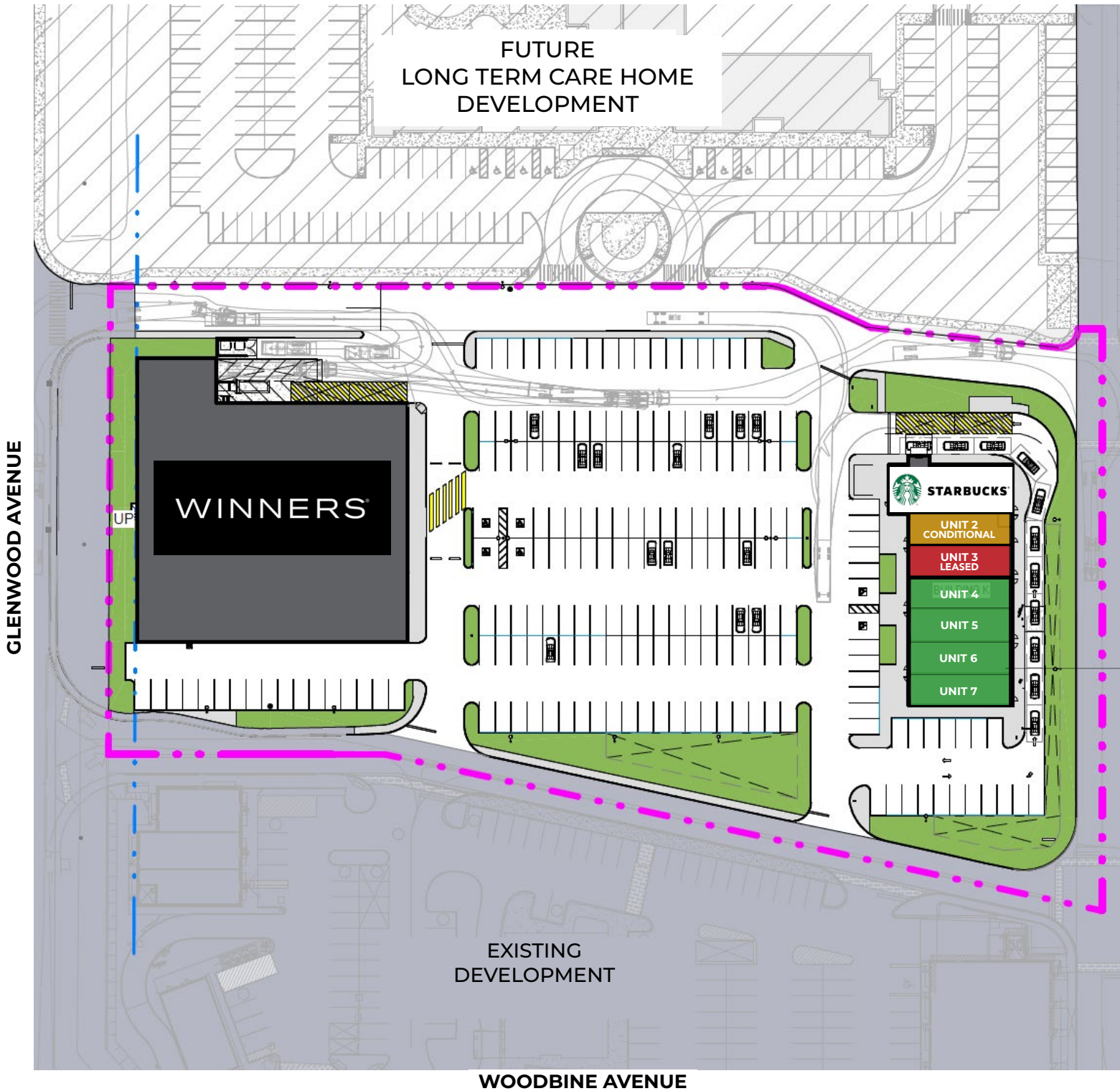
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KESWICK MARKETPLACE WEBSITE](#)

Keswick Marketplace is a regional Shopping Centre anchored by Walmart, located in the heart of Keswick’s retail district.

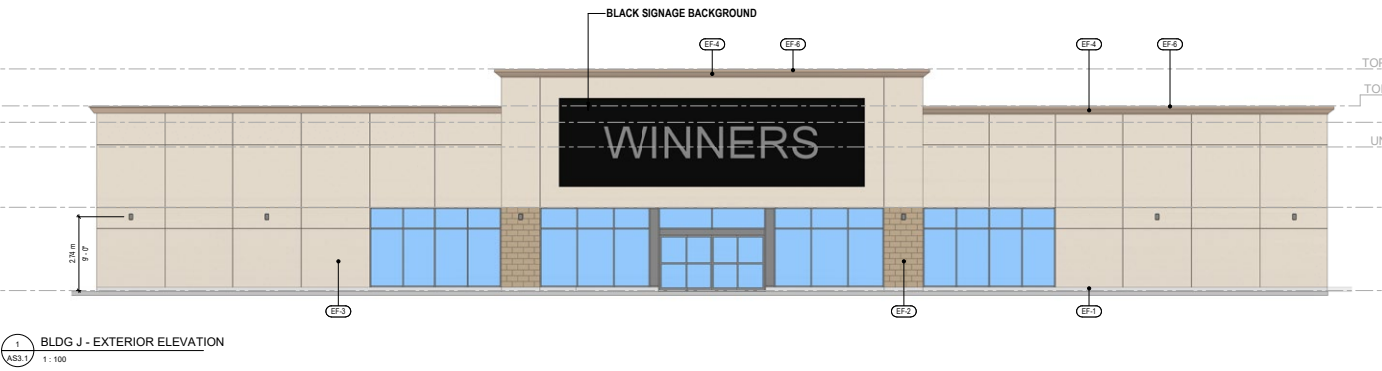
The center features a mix of national and local retailers, including A&W, banks, and restaurants. A new phase of development is underway, adjacent to a proposed long-term care home.

The subject site is minutes away from Sutton and Lake Simcoe, on the corridor to central Ontario cottage country with strong seasonal traffic. A major centre with a small town feel.

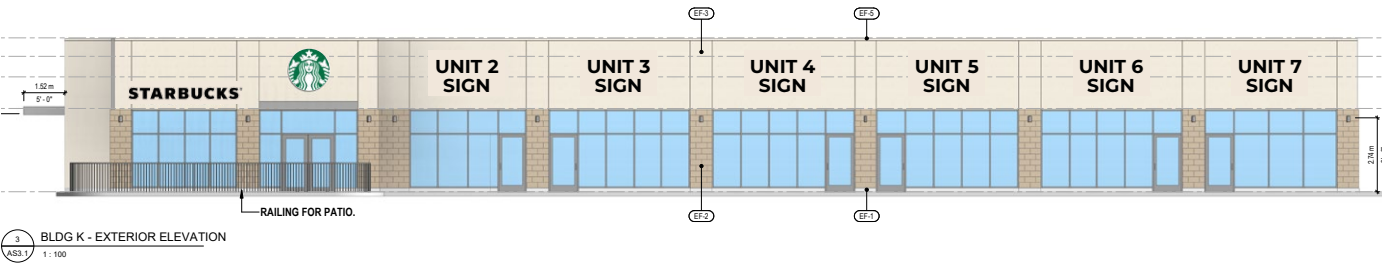
SITE PLAN



WINNERS BUILDING



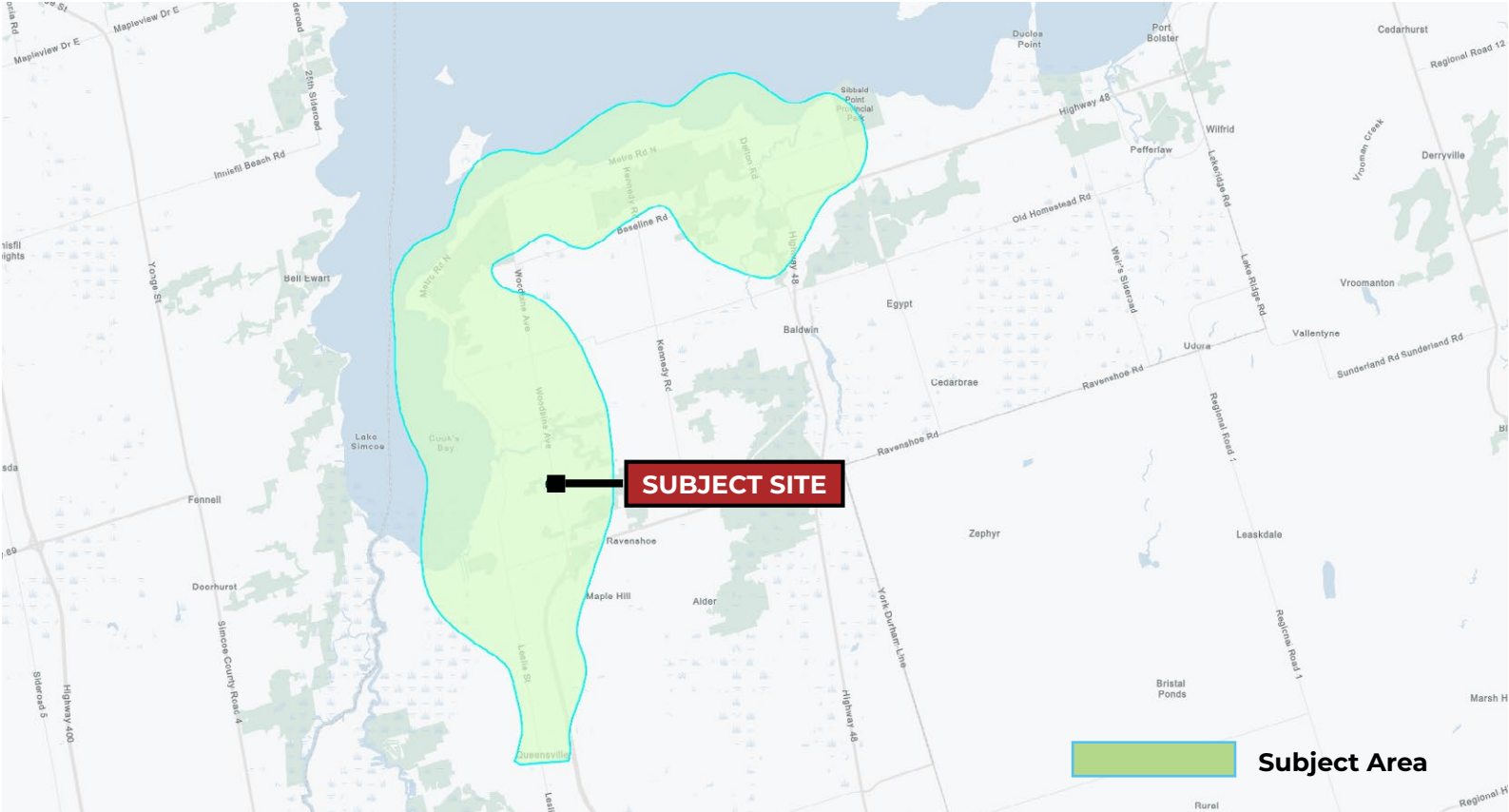
Building K



LOCATION & MARKET



CONSUMER TRADE AREA



MUNICIPAL MARKET
DATA TRADE AREA
BY 2025
DECEMBER



69.3%

LABOUR FORCE
PARTICIPATION RATE



\$137,491

TOTAL
HOUSEHOLD INCOME



44,502

TOTAL
POPULATION



\$12,571.05

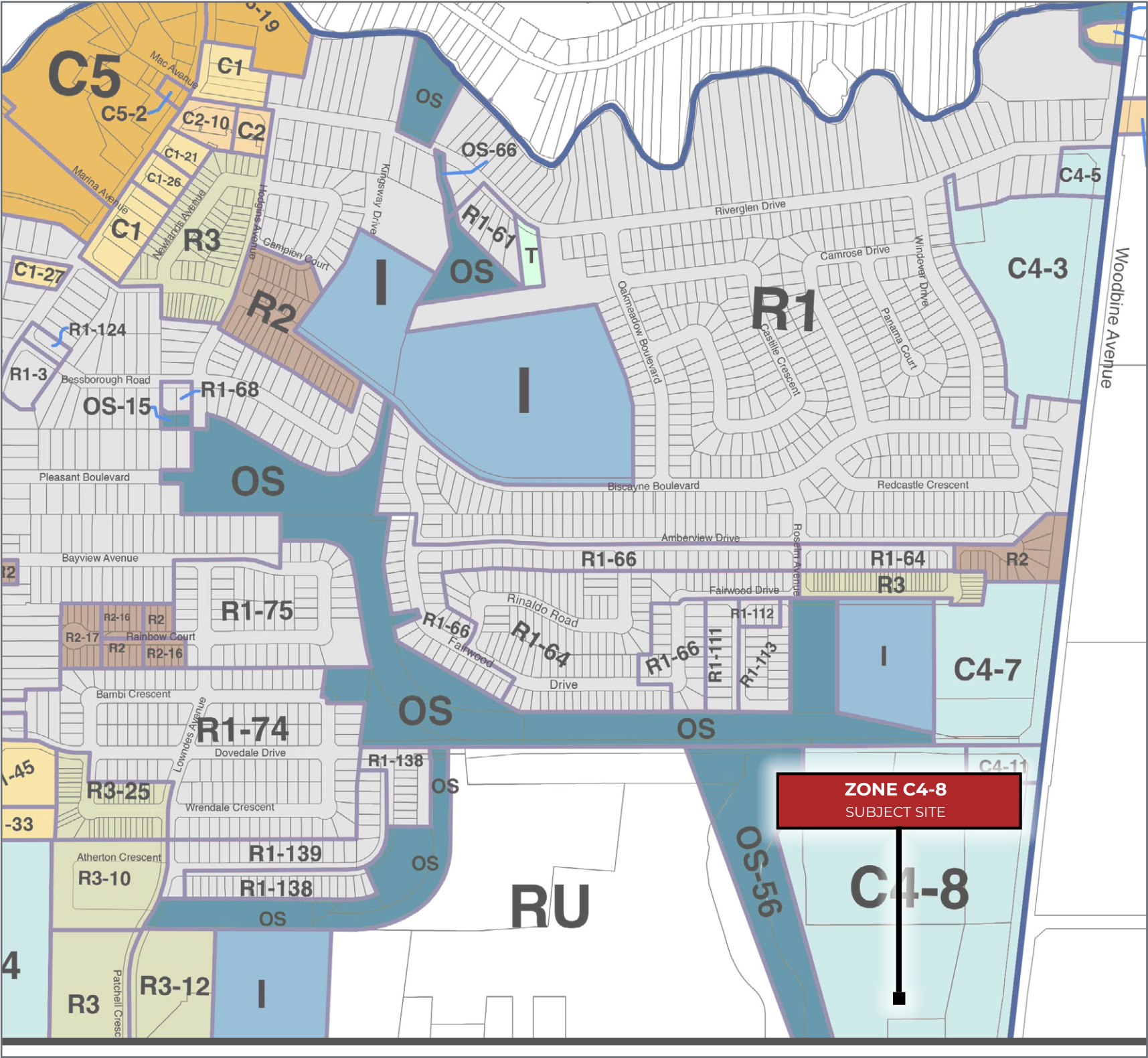
AVG. FOOD
EXPENDITURE



21.26 mins

AVG. TIME SPENT
AT LOCATION

ZONING & PERMITTED USES



CITY OF KESWICK | ZONING BY-LAW (C4-8)

USES PERMITTED BUT NOT LIMITED TO:

- Bakery or bakeshop
- Business or professional office
- Catering establishment
- Clinic, health care
- Club, commercial or private
- Dry cleaning establishment
- Kennel, pursuant to the provisions of section 2.105 And 5.21(A) of this by-law
- Laundromat
- Printing shop
- Restaurant
- Retail store
- Service shop, personal or light
- Studio
- Taxi stand
- Tourist information centre
- Accessory uses to any permitted use

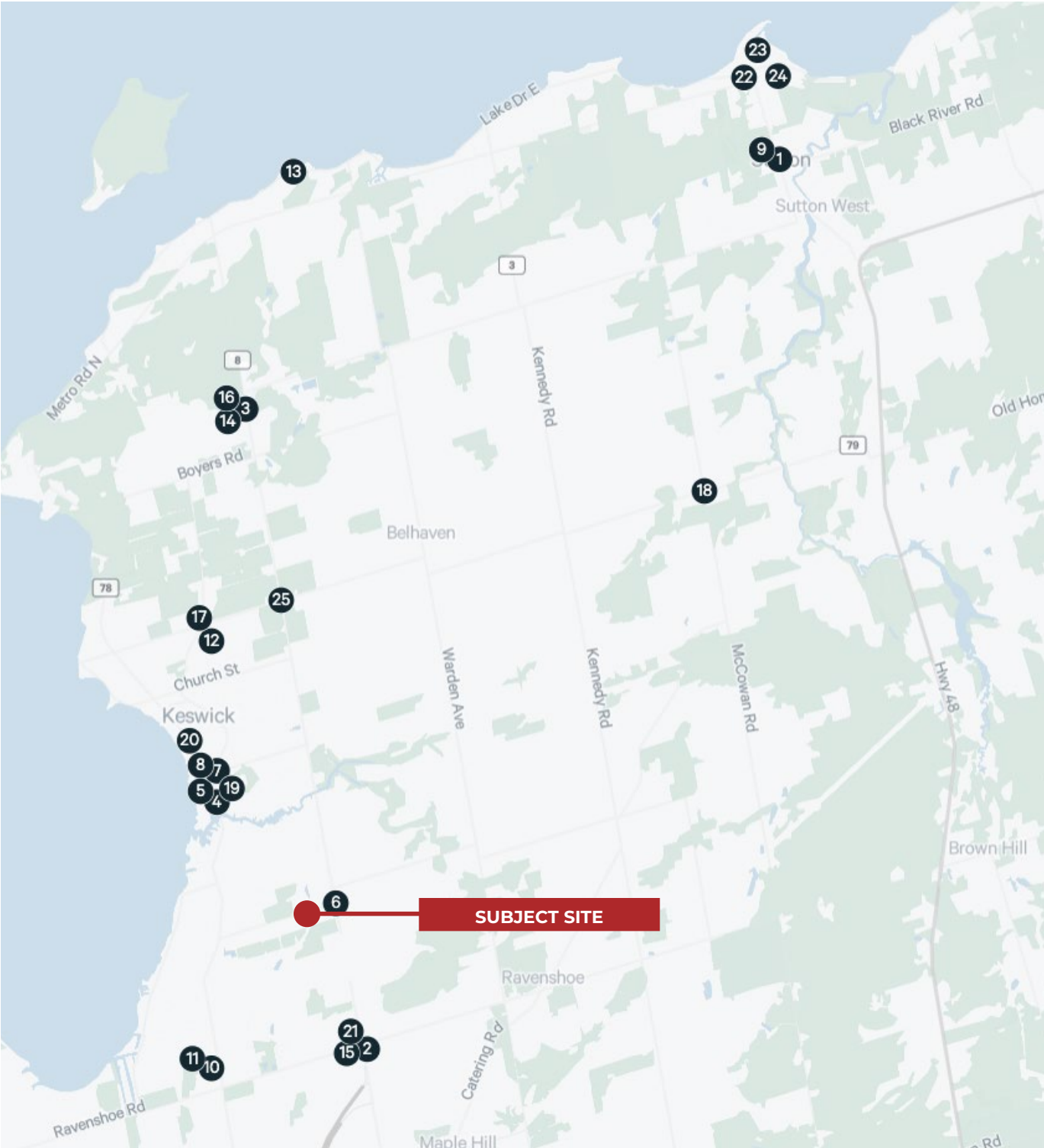
*Keswick Marketplace subject to use restriction

CLICK TO VIEW
C4-8
ZONING BY-LAW

CLICK TO VIEW
CITY OF KESWICK
ZONING DEFINITIONS

MAJOR RESIDENTIAL DEVELOPMENTS IN THE AREA

	APPLICATION NAME	LOCATION	NO. OF HOMES	APPLICATION STATUS
1	First Sutton Six III Developments Ltd.	North of Baseline Road, West of Dalton Road	167 single-detached units, 124 townhouse units, and 30 mixed-use apartment units	Preparing Conditions Letter
2	Carryspring Holdings Inc	North of Ravenshoe Road and West of Woodbine Avenue	339 townhouse units	Awaiting Approval
3	24082 Woodbine Avenue Inc. & 1194985 Ontario Inc. (Don Stubbs)	North of Riverglen Drive, West of Woodbine Avenue	8 condominium townhouses and 4 semi-detached dwellings	Awaiting Approval
4	SB Developments Inc. (c/o Domenic Sorbara)	East of The Queensway South, South of Morton Avenue	46 units	Awaiting Approval
5	SB Developments Inc. (c/o Domenic Sorbara)	East of The Queensway South, South of Morton Avenue	46 townhouse dwellings	Awaiting Approval
6	Ballymore Development (Keswick) Corp.	North of Glenwoods Avenue and West of Woodbine Avenue	88 single detached units	SP/ENG Approval
7	Mel's Lane Developments Inc.	North of Morton Avenue and East of The Queensway South	78 units (subdivision)	Awaiting Approval
8	Mel's Lane Developments Inc.	North of Morton Avenue and East of The Queensway South	78 units (condominium)	Awaiting Approval
9	Cedar Ridge Subdivision - Phase 2	North of Highway 48 and East of Dalton Road	36 townhouse units	Awaiting Approval
10	Cedar Ridge Subdivision - Phase 3 & 5	North of Highway 48, West of Park Road	32 and 37 single detached dwellings	Awaiting Approval
11	Cedar Ridge Subdivision	North of Highway 48, West of Park Road	120 single detached units and 20 street townhouse units	Draft Approved
12	Cedar Ridge Subdivision	North of Highway 48, West of Park Road	46 single detached units and 8 street townhouse units	Draft Approved
13	Ciccio Enterprises Ltd.	South of Lake Drive East, West of Dalton Road	21 common element block townhouse units and 3 freehold townhouse units	Draft Approved
14	Sunrise Acquisitions (Keswick) Inc.	North of Dovedale Drive, on the West side of Woodbine Avenue	34 block townhouse units	Draft Approved
15	Carryspring Holdings Inc.	North of Ravenshoe Road and West of Woodbine Avenue	244 single detached dwellings, 8.5 single detached dwellings and 165 townhouse units	Appeal Period
16	Camlane Holdings Inc. Phase 10	South of Glenwoods Avenue, West of Woodbine Avenue	566.5 single detached units, 29 block townhouse units	Draft Approved
17	Ballymore Queensville	East of The Queensway North, South side of Old Homestead Road	85 single detached dwelling lots	Draft Approved
18	Ainslie Hill II Inc.	North of Old Homestead and East of McCowan Road	567 single detached lots, 400 townhouses	Data Processing
19	749328 Ontario Ltd. - J/D Shah	East side of The Queensway South, South of Morton Avenue	36-unit apartment building	Awaiting Response
20	Keswick Rental Apartments	South of Old Homestead Road, East of Metro Road South	84 units	Awaiting Response
21	Carryspring Holdings Inc.	North of Ravenshoe Road and West of Woodbine Avenue	244 single detached dwellings and 165 townhouse units	Awaiting Response
22	2352790 Ontario Ltd. c/o Mario Perini	South of Lake Drive East and West of Dalton Road	24 block townhouse units	Awaiting Response
23	Ramada Inn	North of Black River Road, East of Lorne Street	62 unit apartment building	Awaiting Response
24	Ramada Inn	North of Lake Drive East and east of Lorne Street	62 unit apartment building	Awaiting Response
25	Orchidtrail Buildings Corp. Phase 2	South of Old Homestead Road and West of Woodbine Avenue	223 residential units	Awaiting Response



CONSTRUCTION UPDATE - MAY 2026



FOR MORE INFORMATION, PLEASE CONTACT:

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