

Retail/Commercial Space

**FOR LEASE**

3439-3461 WESTON ROAD, TORONTO



THE BEHAR GROUP  
LANDLORD SERVICES



### Retail units fronting on Weston Road one block south of Finch.

- Casa Emery Village is an exciting mixed-use development located near the southeast corner of Finch Ave. W and Weston Road.
- Upon completion of all three phases the development will offer approximately 1400 residential units and over 48,000 square feet of prime retail space
- Phase 1 of the development is complete and street front retail units are ready for build out and occupancy. Phase 2 currently under construction.
- Development conveniently located in the heart of Emery Village close proximity to HWY's 400, 407 and 427

#### ARYEH ROSENZWEIG

Sales Representative

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The Behar Group Realty Inc., Brokerage

1170 Sheppard Avenue West, Unit 24,

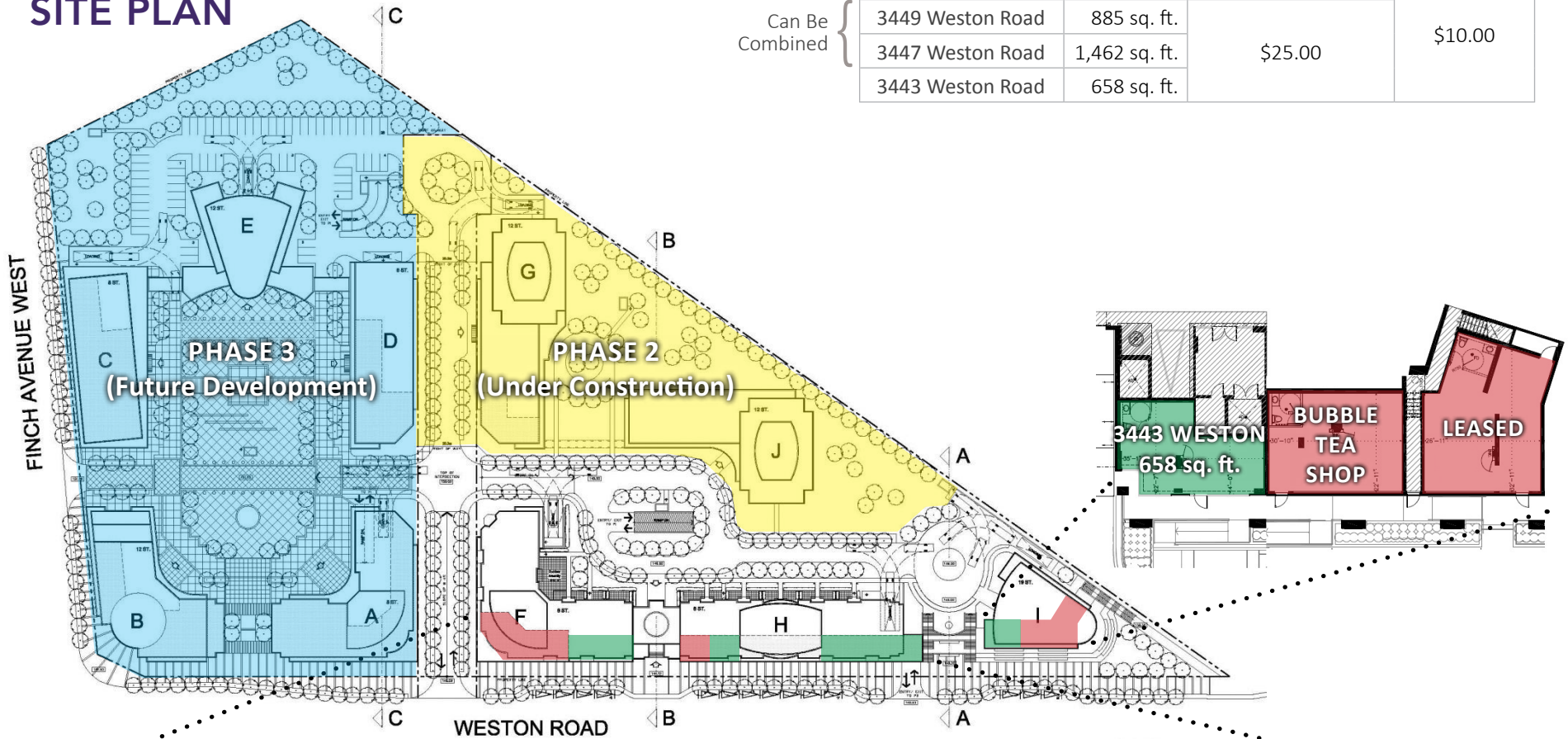
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# AVAILABILITIES

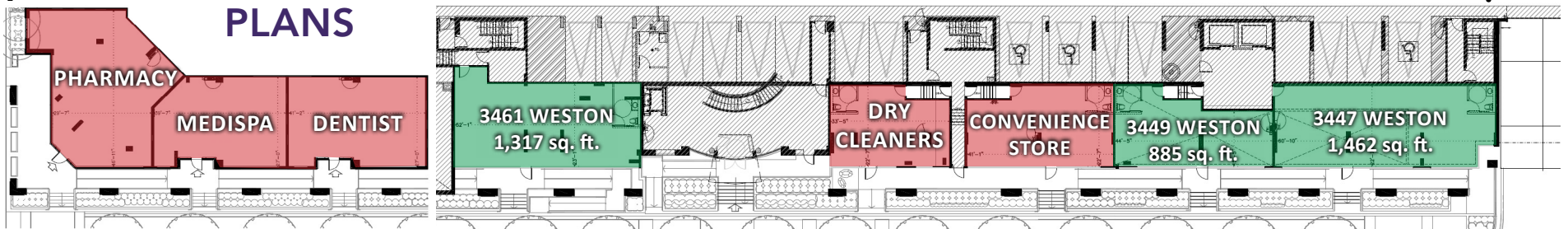
## MASTER SITE PLAN

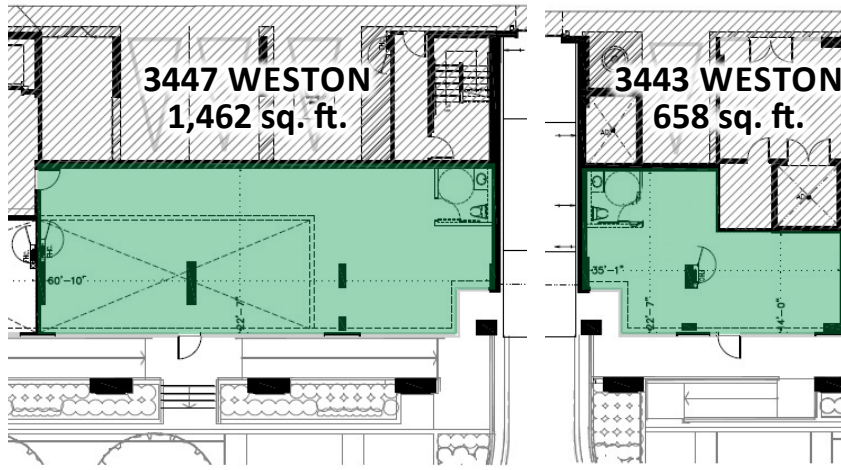
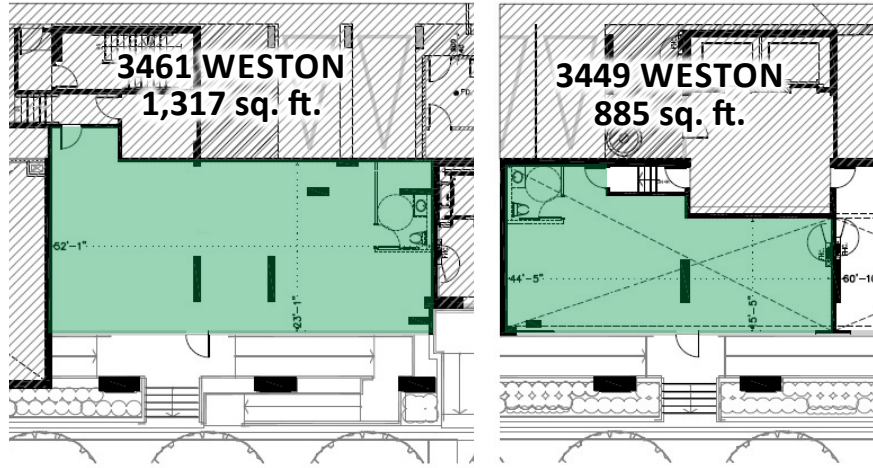


Can Be Combined

Unit Address	Size	Asking Rent	Additional Rent (Estimated)
3461 Weston Road	1,317 sq. ft.	\$27.00	\$10.00
3449 Weston Road	885 sq. ft.	\$25.00	
3447 Weston Road	1,462 sq. ft.		
3443 Weston Road	658 sq. ft.		

## FLOOR PLANS





[CLICK FOR GOOGLE MAPS](#)

**ANNUAL AVERAGE DAILY TRAFFIC**

Weston Rd, South of Finch Ave W - **24,970** (2013)  
 Finch Ave W, East of Weston Rd - **54,607** (2011)  
 Finch Ave W, West of Weston Rd - **43,286** (2011)

**SUBJECT SITE**

Emery Collegiate Institute  
 (Secondary School):  
**570 Students**  
 (2019-2020, Ontario  
 Ministry of Education)

**DEMOGRAPHICS**

Source: 2021 Neustar

RADIUS	1 km	3 km	5 km
Total Population	12,601	97,728	255,834
Total Daytime Population	16,806	124,366	315,080
Total Households	4,202	31,544	85,388
Average Household Income	\$68,049	\$76,325	\$80,318

**RESIDENTIAL DEVELOPMENTS:**

+/- 1,925 Total Units

NUMBER & NAME	TYPE	STATUS	UNITS
<b>1</b> 2405 Finch Avenue West	Rental Apartment	Pre-Construction	480
<b>2</b> 2370 Finch West	Condo	Pre-Construction	268
<b>3</b> 19 Toryork	Rental Apartment	Pre-Construction	1,177

Map Source:  
 Google Earth  
 2021