

RETAIL UNIT FOR LEASE

Wide Scope of Uses Possible | Dental Use Available

Delmar Plaza

20865 Dalton Rd | Sutton West, ON





SUTTON HIGHLIGHTS

1 Growing Population Base

The Sutton West area continues to experience steady population growth. As of 2025, Georgina's overall population is estimated at around 53,556, up from 47,642 in 2021, reflecting ongoing expansion. Within a 3km radius of Sutton West, the population has reached approximately 8,451 residents as projected, with a further 6% rise anticipated by 2030, driven by its appeal as a suburban community near Toronto and Lake Simcoe, providing retailers with an expanding customer pool.

4 High Home Ownership and Stability

Home ownership rates are robust at 81.4% across Georgina, with 76.8% owned dwellings in the 3km radius (increasing to 80.6% at 10km), predominantly houses built between 1961-1980, pointing to a stable, middle-class suburban population.

2 Affluent Households with Strong Spending Power

The median household income in Georgina stands at approximately \$105,399 as of recent data, with localized areas like Sutton showing higher averages around \$123,554 within 3km and \$129,651 in the 10km ring. High per-household expenditures persist in key retail categories like food (\$12,003), clothing and accessories (\$2,549), and recreation (\$5,855), indicating a market ready to support new retail offerings amid positive Canadian retail trends for 2025.

5 Tourism and Recreational Draw from Lake Simcoe

Located on the shores of Lake Simcoe, the area attracts visitors for boating, beaches, and year-round events, boosting seasonal foot traffic and retail opportunities. Tourism plays a pivotal role in Georgina's economy, contributing to one-in-10 jobs and aligning with Canada's projected 2-4% tourism spending growth in 2025.

3 Family-Oriented Demographics

With a balanced age distribution, including a median age of around 42.8-44.7 and an average household size of 2.6 persons (with families averaging closer to 3.0), about 41.6% of couples have children at home. This suggests strong demand for family-focused retail such as quick service restaurants and service-oriented uses in this growing community.

6 Daytime Population Boost

An estimated daytime population of 7,388 within 3km, including 44% at work (many mobile or at home), creates additional retail demand during business hours, enhanced by ongoing developments like the Keswick Business Park and local infrastructure improvements.

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Available Unit

Unit 5

Unit Size

1,208 Sq. Ft.

Net Rent

CONTACT LISTING AGENT

EST. TMI (2025)

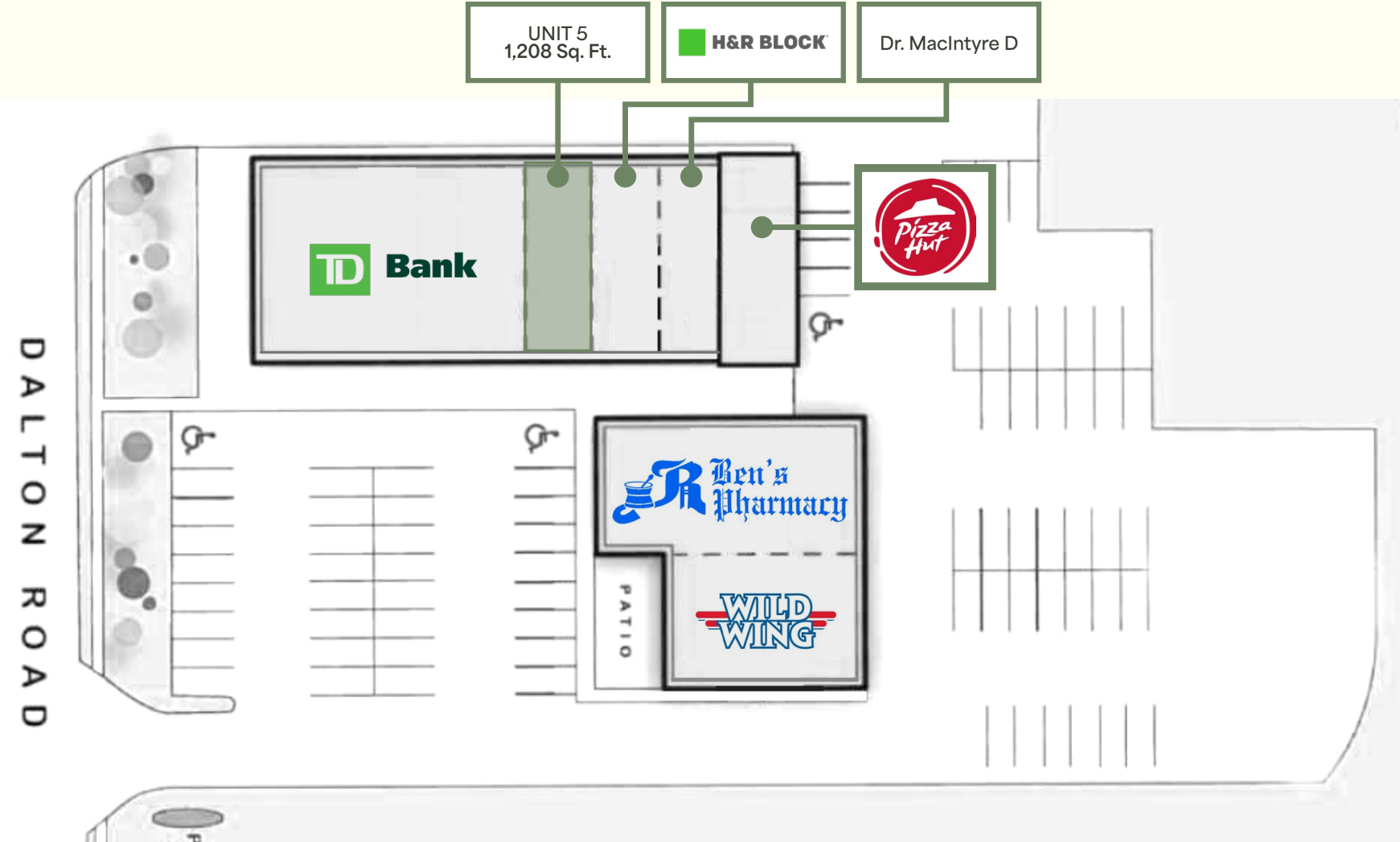
\$11.50 Per Sq. Ft.

SIGNAGE

PYLON SIGN AVAILABLE



PLAZA SITE PLAN



AMENITIES & LOCATION



DAILY TRAFFIC COUNT

16,888

Dalton Rd & Black River Rd



Saint Bernadette Catholic Elementary School
Estimated Numbrs of Stuedent: 245

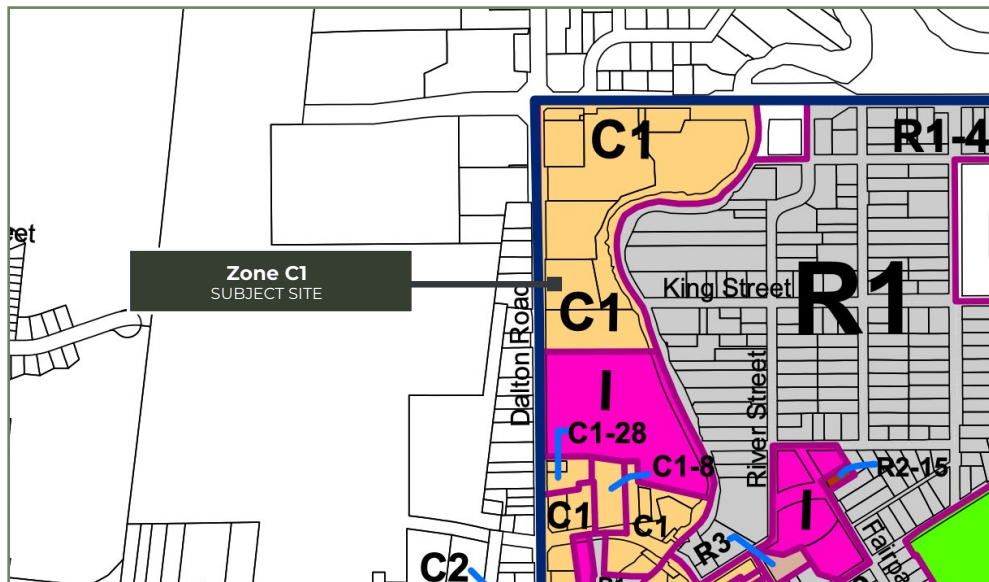
Black River Public School
Estimated Numbrs of Stuedent: 546

Black River Rd

Dalton Rd



PERMITTED USES & ZONING



PERMITTED COMMERCIAL USES INCLUDING, BUT NOT LIMITED TO:

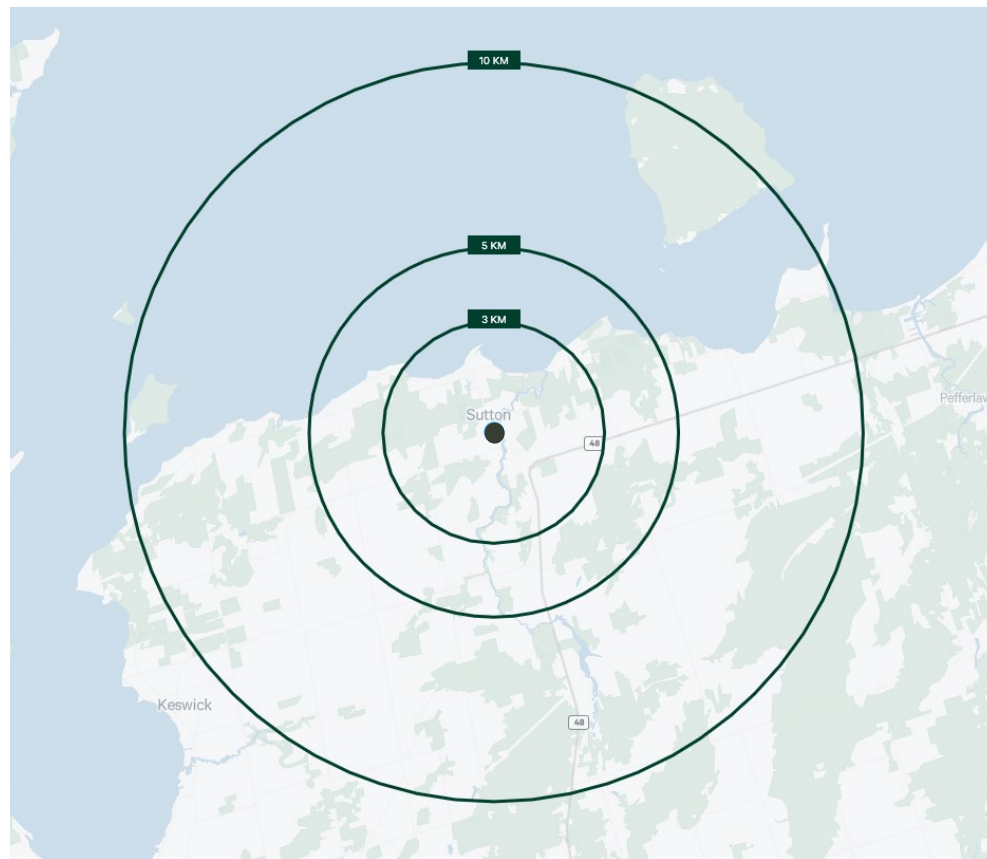
- » Bakery or Bakeshop
- » Bank
- » Bowling Alley
- » Business or Professional Office
- » Catering Establishment
- » Clinic, Health Care
- » Clinic, Veterinary (Animal Hospital)
- » Club, Commercial or Private
- » Dry Cleaning Establishment
- » Funeral Home
- » Garage, Mechanical
- » Garden Centre
- » Hawker or Pedlar Use
- » Hotel
- » Kennel
- » Laundromat
- » Motor Vehicle Fuel Bar
- » Motor Vehicle Sales and/or Rental Establishment
- » Motel or Motor Hotel
- » Parking Lot, Commercial
- » Place of Amusement
- » Police Station
- » Printing Shop
- » Refreshment Vehicle
- » Restaurant
- » Retail Store
- » Service Shop
- » School
- » Studio
- » Taxi Stand
- » Theatre
- » Tourist Information Centre
- » Wholesale Establishment

CLICK TO VIEW
TOWN OF GEORGINA
ZONING DEFINITIONS

CLICK TO VIEW
TOWN OF GEORGINA
C1 PERMITTED USES

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

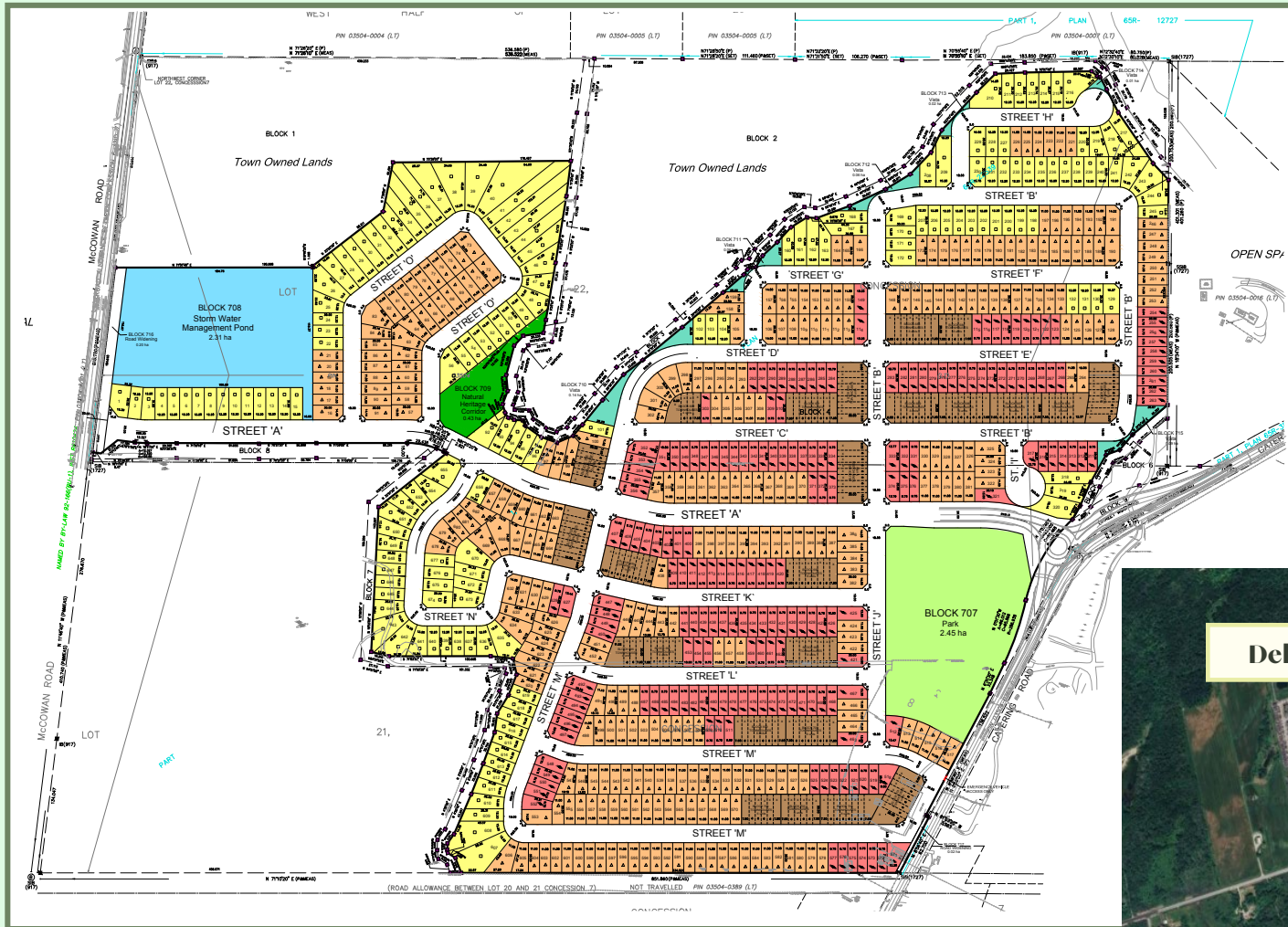
DEMOGRAPHICS



	TOTAL POPULATION 2025	POPULATION GROWTH 2025-2030	DAYTIME POPULATION 2025	HOUSEHOLD INCOME 2025
3 KM	8,451	6.0%	7,388	\$123,554
5 KM	10,997	5.6%	9,174	\$125,610
10 KM	16,748	4.7%	13,866	\$129,651



FUTURE DEVELOPMENT



An additional **857** homes are coming to Sutton over the next 2-3 years, which equates to approximately **2,485** new residents based on the average of 2.9 people per household from the 2025 Total Census Families.



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SUBURBAN RETAIL TEAM

CBRE