

531

Atkinson Avenue

Retail for Lease in Thornhill | ON





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PROPERTY HIGHLIGHTS

Address	531 Atkinson Avenue, Thornhill		
Unit #	Unit 4	Unit 5 UNIT 5 LEASED	Unit 8 & 9
Total Unit Size	1,004 sq ft	1,004 sq ft	1,509 sq ft
Net Rent	\$45.00 Per Sq. Ft.		
TMI(2025)	\$17.50 Per Sq. Ft.		
Possession	Immediate		

Location Highlights:

- Excellent visibility at the busy intersection of Bathurst St and Atkinson Ave
- Ample surface parking on site with dual access points
- Minutes away from Highway 407
- Minutes from major landmarks like Promenade Shopping Centre, Westmount Collegiate Institute, and Uplands Golf & Ski Club.
- Strong co-tenancy with national and local retailers including Dairy Queen, Domino's Pizza, and Atkinson Medical Centre
- Situated within one of the area's most active retail corridors.

Unit 4&5:

- Former hair salon unit
- No food users permitted
- Suitable for wide variety of uses including learning centre, specialty medical, office, service retail, fashion and more

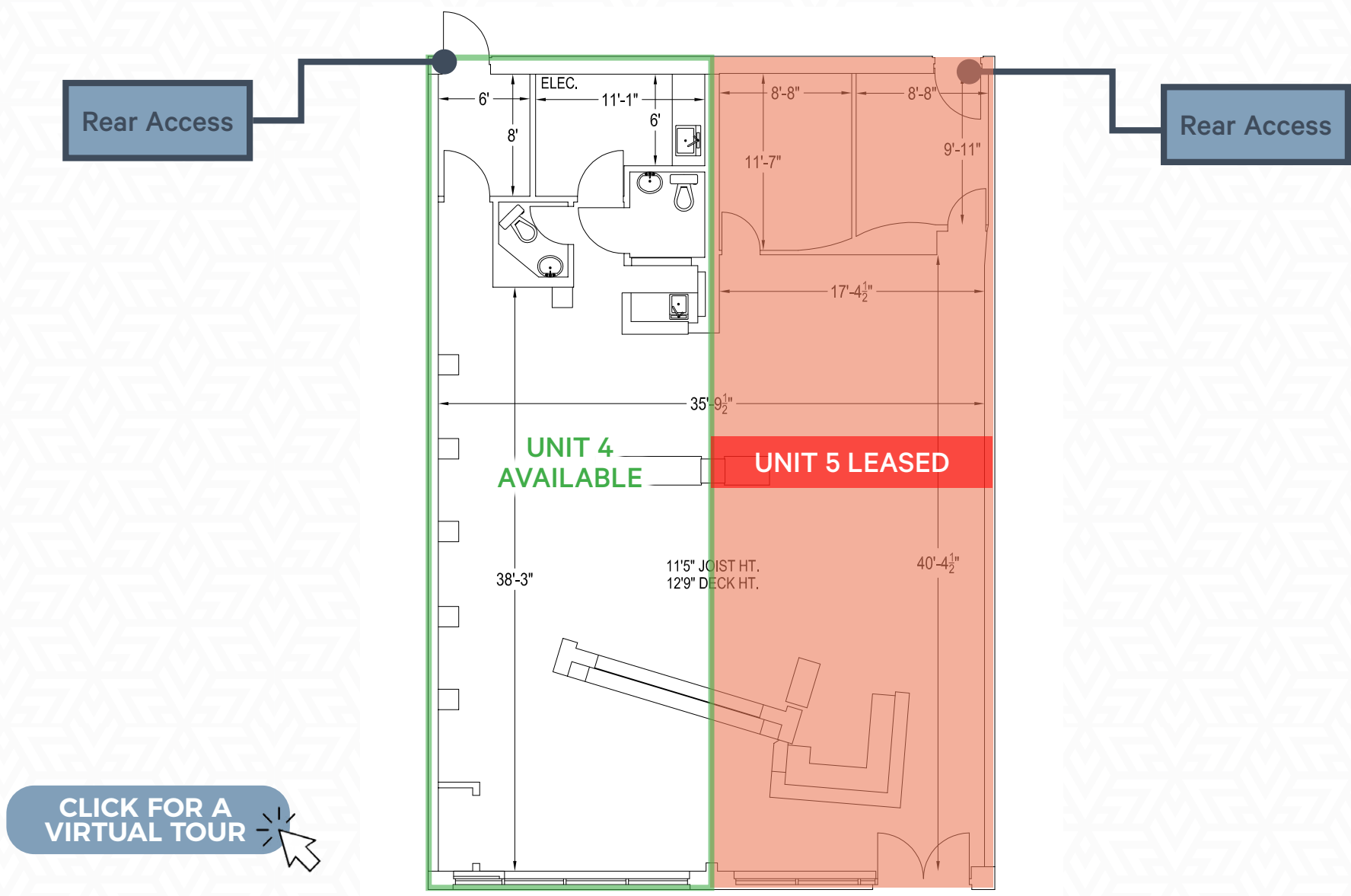
Unit 8&9:

- Former bakery space

Site Plan



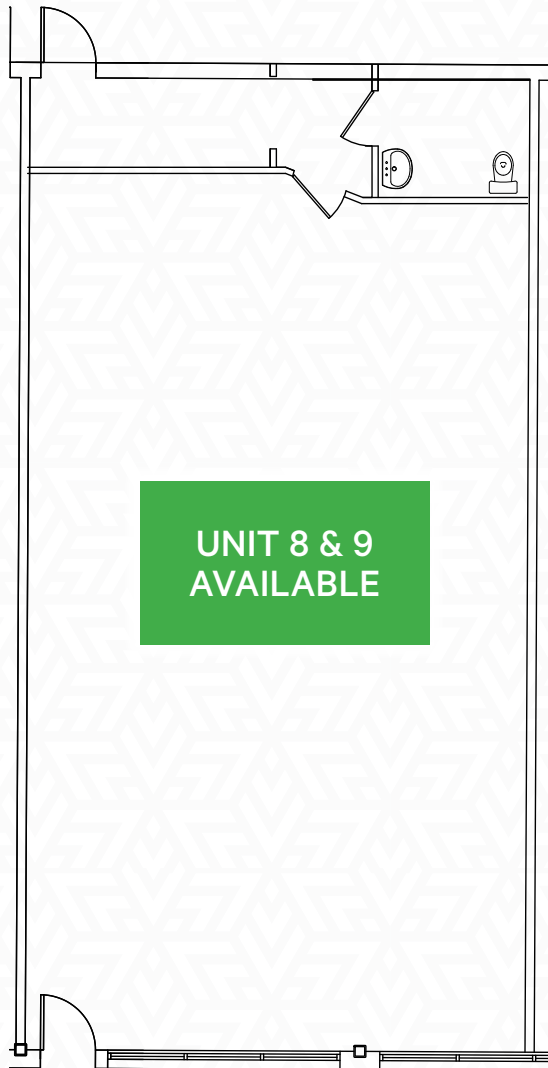
Floor Plan - UNIT 4 & 5



UNIT 4 & 5 - EXTERIOR



Floor Plan - UNIT 8 & 9



UNIT 8 & 9
AVAILABLE



Site Photos



AMENITIES & LOCATION



TRAFFIC COUNT

41,898





Cars Per Day
Bathurst St

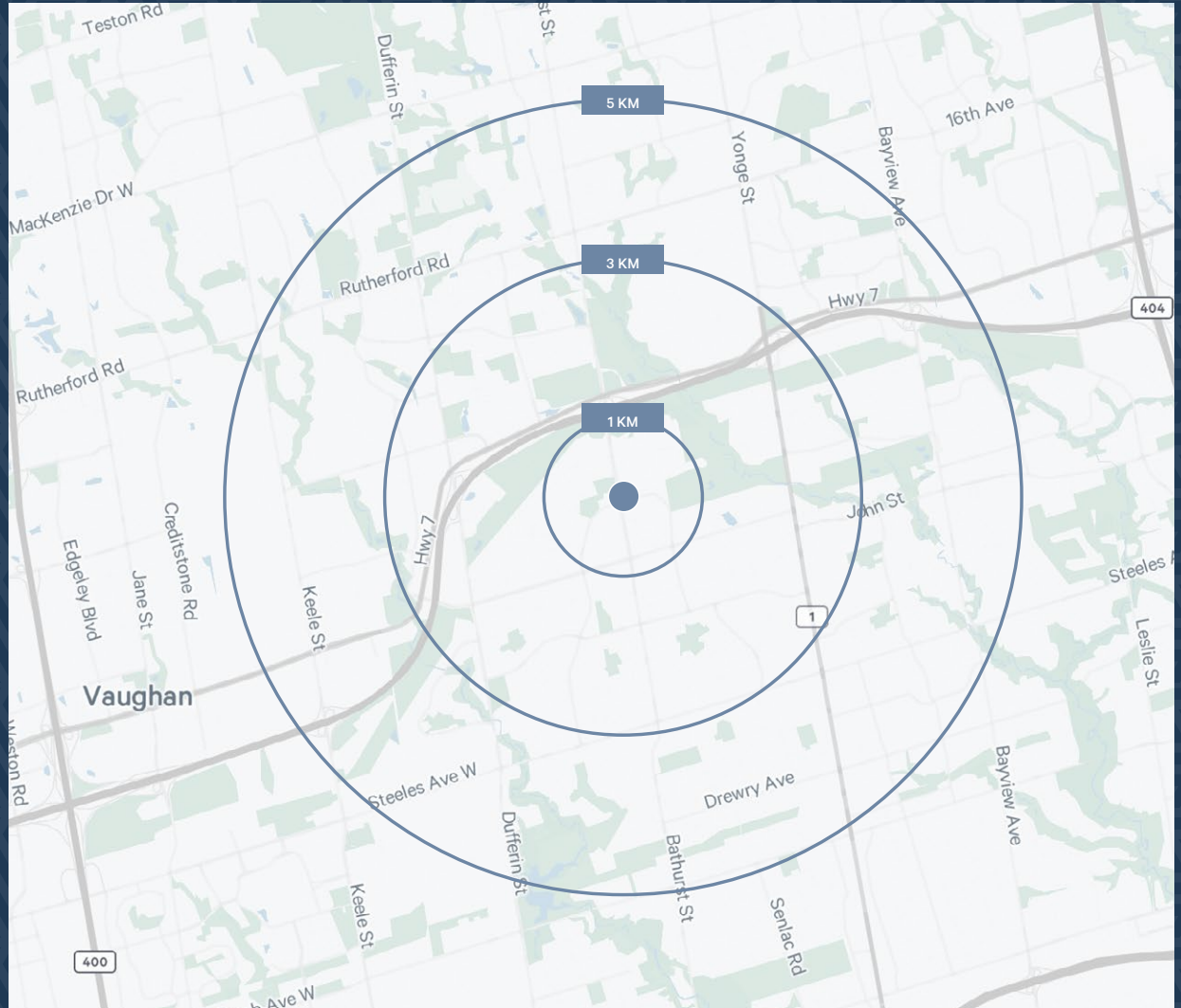
THORNHILL TRANSIT ROUTE:

- 003 - NEW WESTMINSTER DR
- 105 - DUFFERIN ST / RACCO PKWY
- 105 - DUFFERIN ST / CARAWAY DR
- 023 - MAPLE SUGAR LANE



Demographics

	1 KM	3 KM	5 KM
 Total Population 2025	13,951	94,538	247,909
 Daytime Population 2025	10,106	81,173	261,874
 Population Growth 2025 - 2030	2.9%	5.9%	4.0%
 Household Income 2025	\$169,639	\$179,033	\$153,352



Zoning and Permitted Uses



CITY OF VAUGHAN | ZONING BY-LAW (C3 COMMERCIAL ZONE)

PERMITTED USES INCLUDING BUT NOT LIMITED TO:

- Bank or Financial Institution
- Brewers Retail Outlet
- Business or Professional Office
- Club or Health Centre
- Eating Establishment
- Eating Establishment, Convenience
- Eating Establishment, Take-Out
- L.C.B.O. Outlet
- Personal Service Shop
- Pet Grooming Establishment
- Pharmacy
- PhotographyStudio
- Place of Entertainment
- Retail Store
- Service or Repair Shop
- Supermarket
- Veterinary Clinic
- Video Store

[CLICK TO VIEW
C3 LOCAL COMMERCIAL
ZONING BY LAW](#)

[CLICK TO VIEW
VAUGHAN
ZONING DEFINITIONS](#)

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

FOR MORE INFORMATION, PLEASE CONTACT:**Karlyn Knafo***

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