

# GOLFDALE PLAZA

FOR LEASE



MCCOR

Scarborough, ON

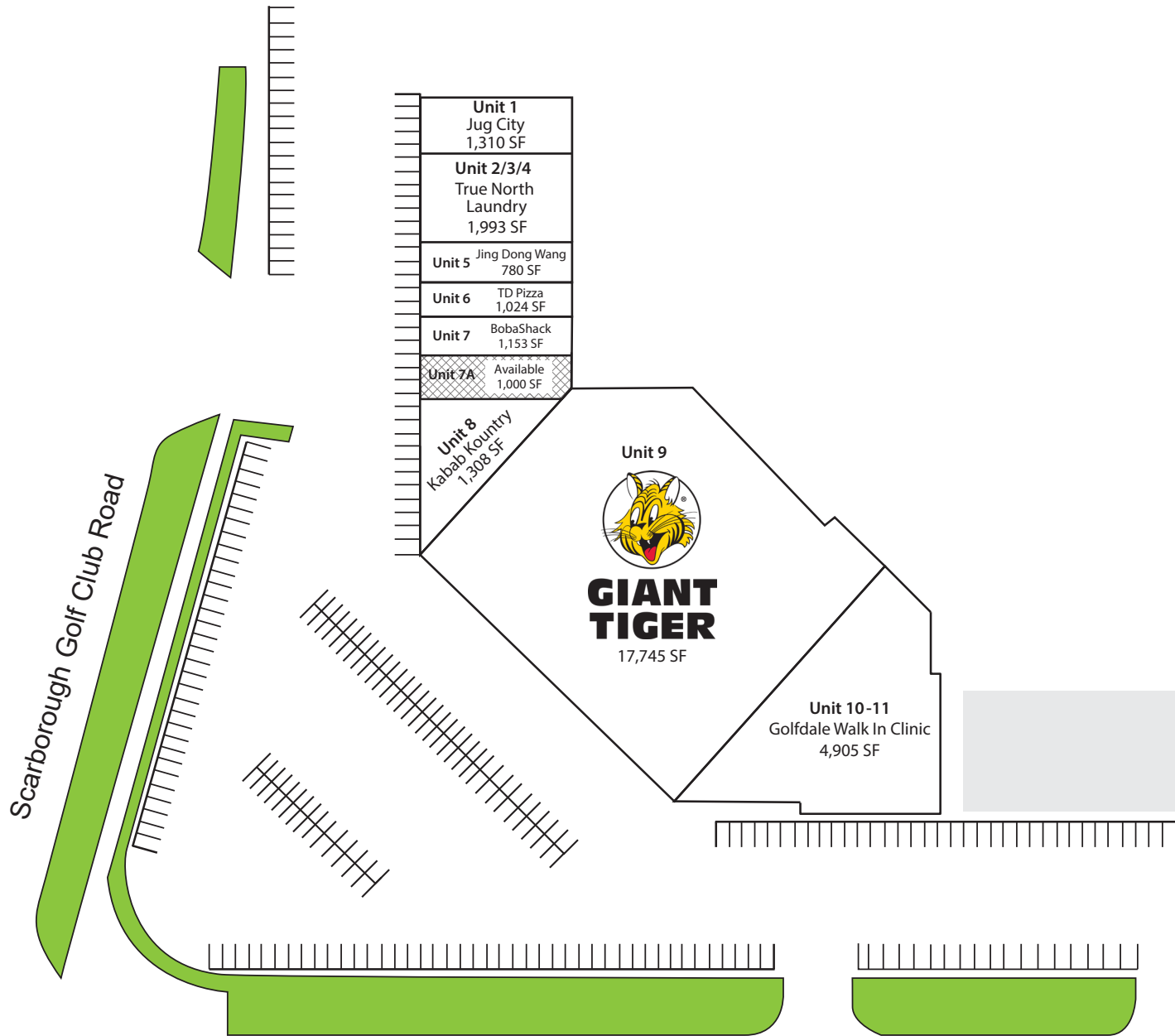
# AERIAL



# REGIONAL RETAIL NODE



# SITE PLAN



# DEMOGRAPHICS (2025)



## POPULATION

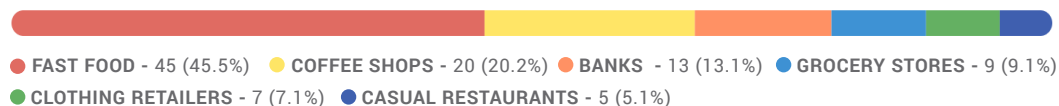
General Trade Area	3km
Estimate	111,820
Daytime Worker Population	130,894
Total Households	38,995
Median Age	40
Visible Minority	75%

## EDUCATION

Highest Education Attained	3km
Apprenticeship or trades certificate or diploma	25.1%
High school diploma or equivalent	22.1%
College, CEGEP or other non-university certificate or diploma	18%
Bachelor's degree	19.8%

## RETAIL LANDSCAPE

RETAIL LANDSCAPE (TRADE AREA)

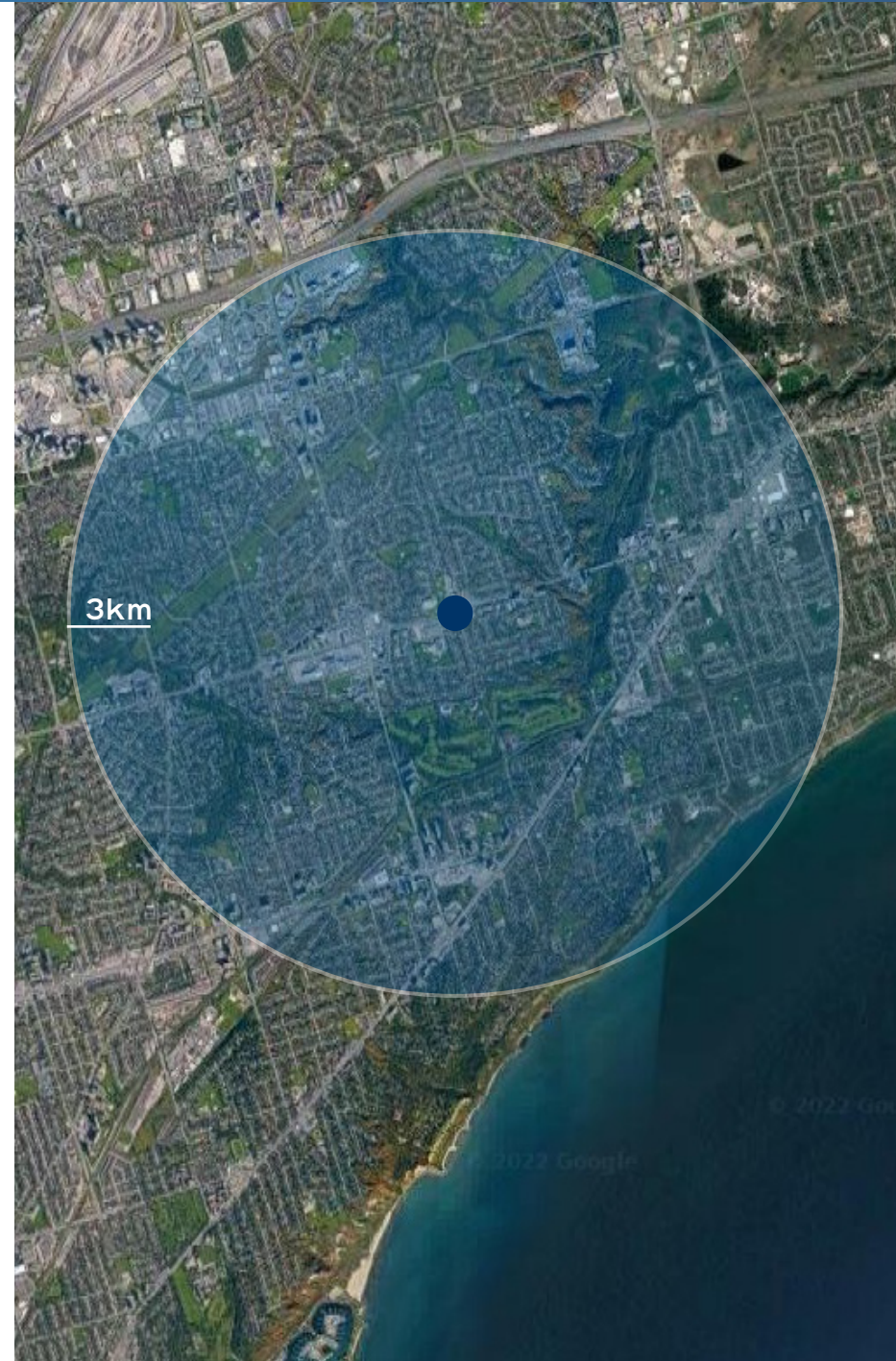


## INCOME

General Trade Area	3km
Median Household Income	\$78,937
Earn Below \$49k	28.7%
Earn \$50k - 99k	35.1%
Earn \$100,000 +	36.2%
Employment Rate	48%

## EMPLOYMENT

Industry	3km
Health care and social assistance	14.6%
Retail trade	12.3%
Manufacturing	9.9%
Professional, scientific and technical services	8.1%
Administrative and support, waste management and remediation services	8.0%



# PROPERTY FACTS



## GOLFDALE PLAZA

The property is neighbourhood shopping centre with 29,863 square feet of retail space built in 1968. At the intersection of Lawrence Avenue East and Scarborough Golf Club Road, a high traffic intersection, with exposure of over 32,000 vehicles daily on average. Current average contractual rent of \$14.31 PSF is below market rent providing excellent rental growth upon lease renewals.

Location	3750 Lawrence Ave E., Scarborough ON
Intersection	Lawrence Avenue & Scarborough Golf Club Road
Site Area	2.84 Acres
Anchor Tenants	Giant Tiger
Rentable Area	29,863
Parking (Ratio)	139 stalls (4.7:1,000 SF)
TMI	\$14 psf





**MCCOR**

REALTIES

(ONTARIO) INC.; BROKERAGE



**MCCOR**

**MCCOR REALTIES (ONTARIO) INC.; BROKERAGE**

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