



FOR LEASE - RETAIL

10650 LESLIE STREET

Richmond Hill, ON



REDUCED RATE!

6 months net free rent*

tenant inducement allowance available*

NET RATE: ~~\$25.00 psf~~ | **\$24.00 psf** | **1,200 SF | 1,279 SF**
RETAIL SPACE



PYLON & BUILDING SIGNAGE



AMPLE PARKING



HIGH TRAFFIC PLAZA



EASY ACCESS TO HWY #404, ELGIN MILLS RD AND LESLIE STREET

For more information please contact:

*Qualified prospects only

ALI ASGARY*, CCIM
Associate Vice President
416 756 5430
ali.asgary@ca.cushwake.com

CUSHMAN & WAKEFIELD LTD., BROKERAGE
3100 Steeles Avenue East, Suite 1100
Markham, ON L3R 8T3
www.cushmanwakefield.com

HIGHLIGHTS



AVAILABLE SPACE:	UNIT 2	UNIT 4
SIZE:	1,279 SF	1,200 SF
NET RENT:	\$24.00 PSF	\$24.00 PSF
T.M.I:	\$13.50 PSF	\$13.50 PSF
OCCUPANCY:	Immediate	Immediate

- 6 months net free rent*
- Tenant inducement allowance available*
- Easy access to Highway #404, Elgin Mills Rd and Leslie St
- Ample parking
- Pylon and building signage



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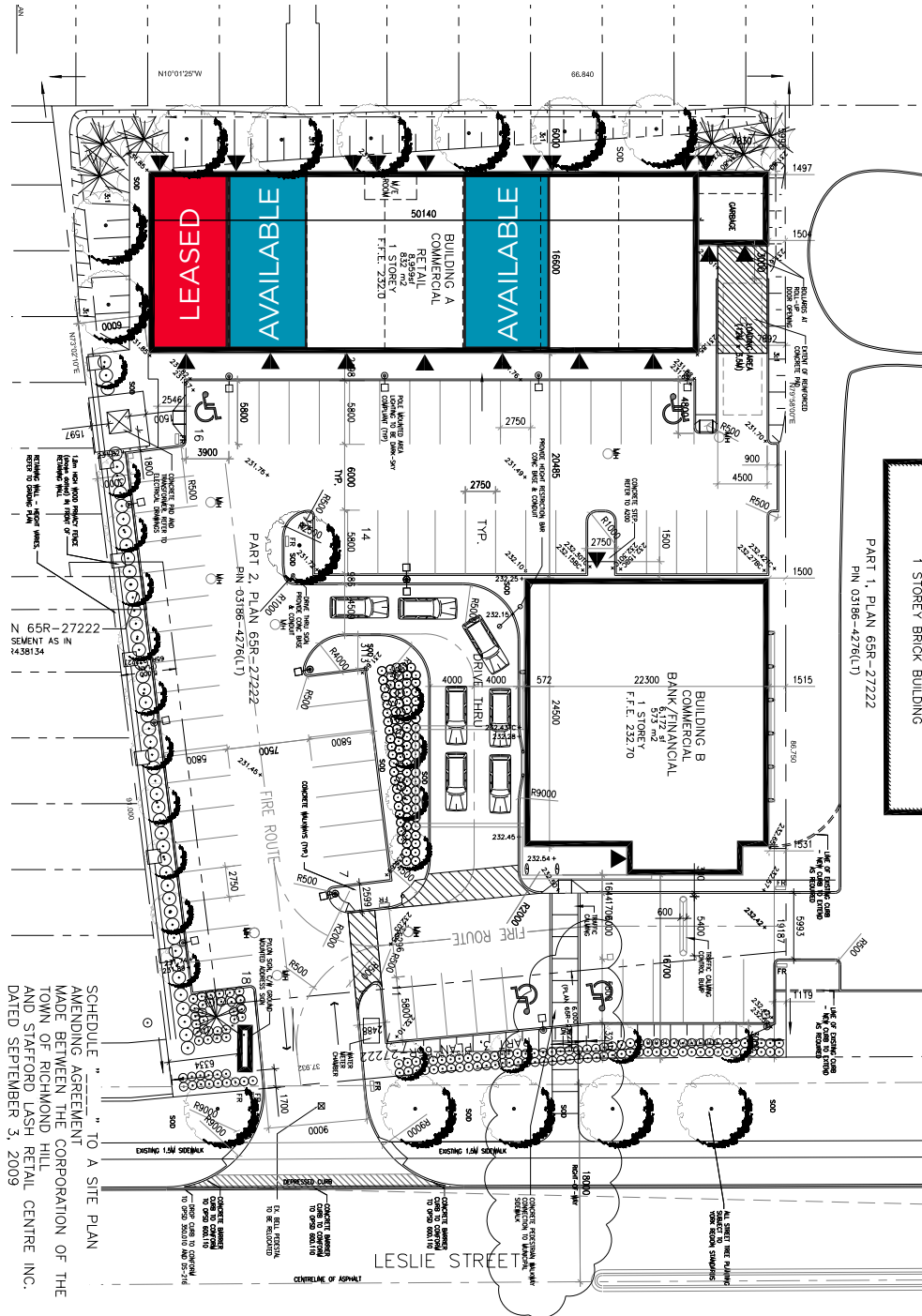


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SITE PLAN



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ZONING

NC - Neighbourhood Commercial Zone

PERMITTED USES

No person shall within any GI Zone use any land or erect or use any building or structure for any purpose or use other than the uses listed below:

- Heath Centres
- Cafes
- Travel Agencies
- Laundromats
- Community Facilities
- Artist Studios and Galleries
- Designer's Studios
- Computer Services and Sale Establishments
- Courier Service Shops
- Performing Arts Studios
- Printing and Copy Shops
- Showrooms
- Veterinary Clinics
- Post Offices
- Public Libraries
- Photography Studio
- Bake Shop
- Business Professional Offices
- Convenience Retail Store
- Day Nursery
- Department Store
- Dry Cleaning Depot
- Fast Food Restaurant
- Financial Institution
- Personal Service Shop
- Pet Shop
- Restaurant
- Retail Shop
- Supermarket
- Take Out Restaurant
- Video Establishment



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DEMOGRAPHICS

The population at 10560 Leslie Street, Richmond Hill, in a 0-5 km radius is expected to grow from 126,069 to 137,569 resulting in a growth of 1.76% between the years 2015 – 2020. The median age for this population is projected to be 42.14. The number of households in this area is estimated to expand from 40,498 to 46,535, resulting in an increase of 0.34% based in a 5 km radius. The average household income is estimated to be \$120,956 by the year 2020.

	1 kilometer	3 kilometers	5 kilometers
Summary			
2010 Total Population	5,695	41,681	115,450
2015 Total Population	6,592	47,000	126,089
2020 Total Population	8,658	50,845	137,569
2015-2020 Annual Rate	5.60%	1.59%	1.76%
Households			
2010 Households	1,629	12,312	35,605
2010 Average Household Size	3.49	3.38	3.22
2015 Households	1,916	14,295	40,498
2015 Average Household Size	3.44	3.29	3.09
2020 Households	2,579	16,113	46,535
2020 Average Household Size	3.36	3.15	2.94
2015-2020 Annual Rate	6.12%	2.42%	2.82%
Families			
2010 Families	1,546	12,102	33,148
2010 Average Family Size	3.14	3.08	3.05
2015 Families	1,899	13,577	35,706
2015 Average Family Size	3.15	3.07	3.03
2020 Families	2,351	14,133	36,313
2020 Average Family Size	3.14	3.06	3.01
2015-2020 Annual Rate	4.36%	0.81%	0.34%
2010 Dwellings			
Owned Dwellings	1,629	12,312	35,605
Rented Dwellings	1,592	11,374	30,198
Band Housing	37	938	5,407
2015 Dwellings			
Owned Dwellings	1,916	14,295	40,498
Rented Dwellings	1,878	13,180	34,260
Band Housing	39	1,115	6,238
2020 Dwellings			
Owned Dwellings	2,579	16,113	46,535
Rented Dwellings	2,516	14,929	39,441
Band Housing	63	1,184	7,094
Average Household Income			
2010	\$93,024	\$106,141	\$105,088
2015	\$101,362	\$113,976	\$111,710
2020	\$110,896	\$123,528	\$120,956
Per Capita Income			
2010	\$26,609	\$31,353	\$32,409
2015	\$29,461	\$34,666	\$35,880
2020	\$33,033	\$39,146	\$40,915
Median Age			
2010	36.68	38.17	39.80
2015	38.43	39.97	41.25
2020	38.65	41.08	42.14

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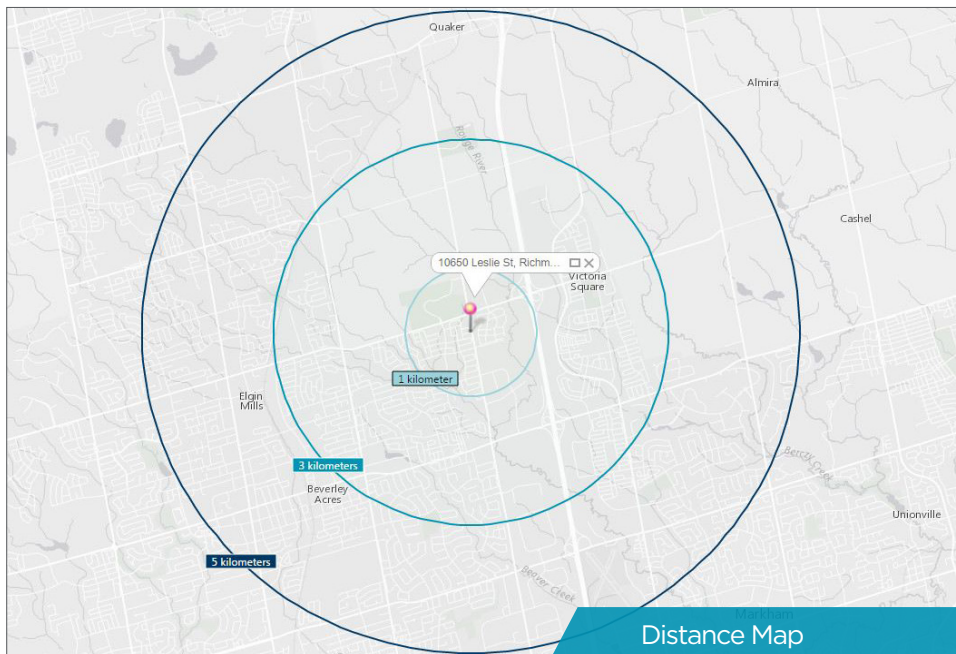
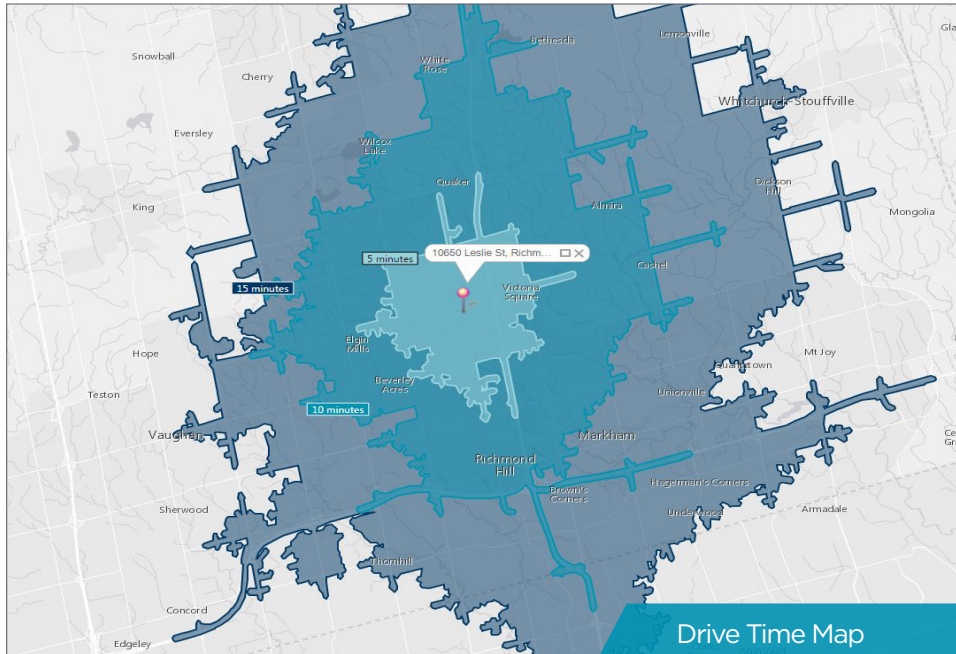
**CUSHMAN &
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DRIVE TIME & DISTANCE MAP



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