

NEW RETAIL DEVELOPMENT | FOR LEASE

# THE Shops AT SHARON

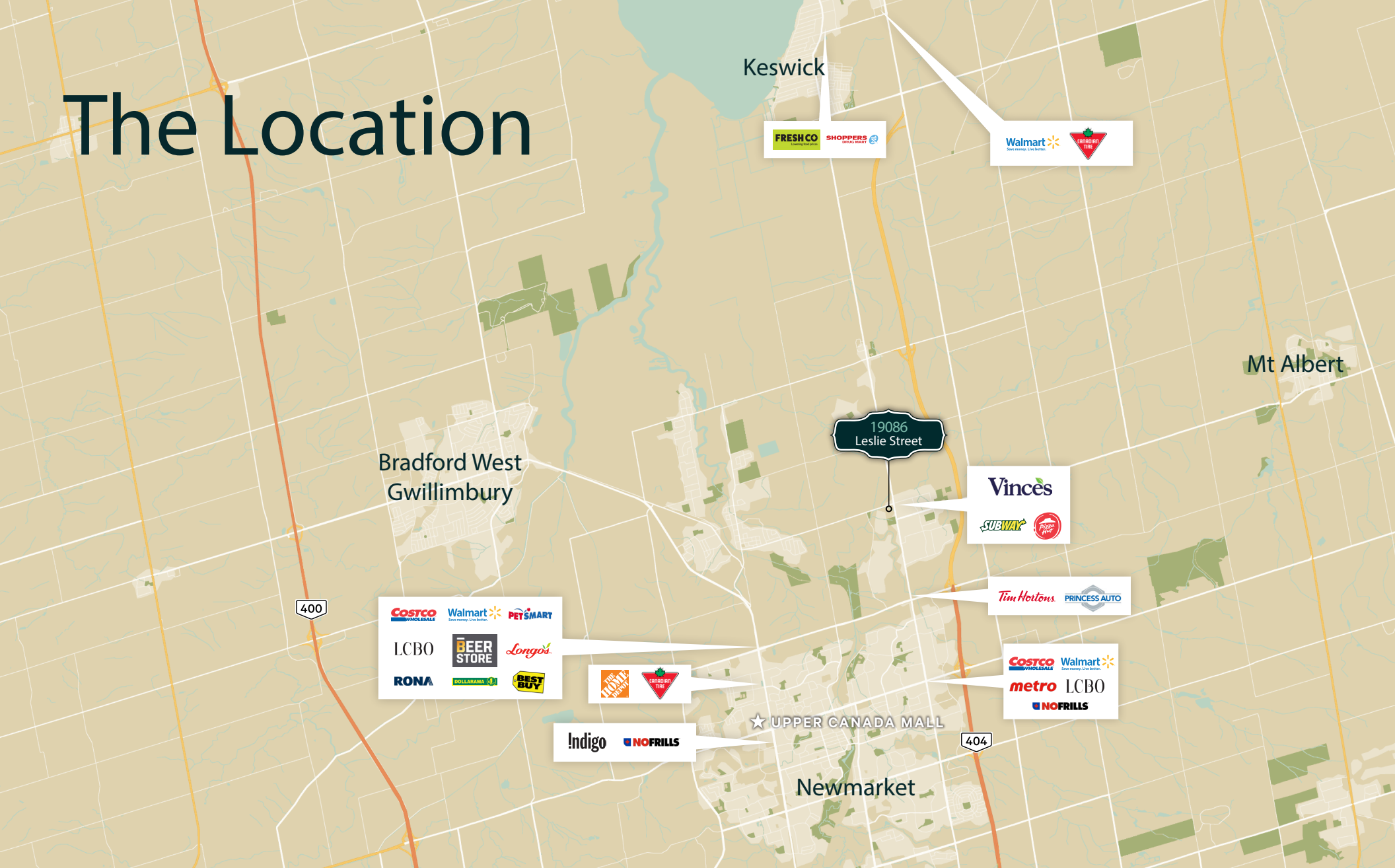


**SOLMAR**  
DEVELOPMENT CORP.



**CBRE**

# The Location



## A charming town in close proximity to the Greater Toronto Area

Join Solmar's newest mixed-use development showcasing ~240 new luxury residential units and ~70,000 SF of retail. This fast-growing community currently has ~27,000 people residing within a 10 minute drive time from the site, with many new developments being constructed.

# Demographic Snapshot

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27,946

POPULATION

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\$187,741

AVERAGE HOUSEHOLD INCOME

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16.4%

EXPECTED POPULATION GROWTH  
(2025-2030)

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40.5

MEDIAN AGE

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9,542

# OF HOUSEHOLDS

10 MIN DRIVE TIME FROM SITE (2025)

# By The Numbers - Sharon Wins

SHARON VS. ONTARIO



\$199,488 / \$157,974

TOTAL SPEND



\$15,716 / \$12,611

TRANSPORTATION



\$4,271 / \$3,058

CLOTHING & ACCESSORIES



\$14,250 / \$12,313

FOOD



\$10,240 / \$8,723

FOOD PURCHASED FROM STORES



\$3,943 / \$3,556

FOOD PURCHASED FROM RESTAURANTS

\*AVERAGE EXPENDITURES PER HOUSEHOLD (2025)

\*10 MIN DRIVE TIME FROM SITE (2025)

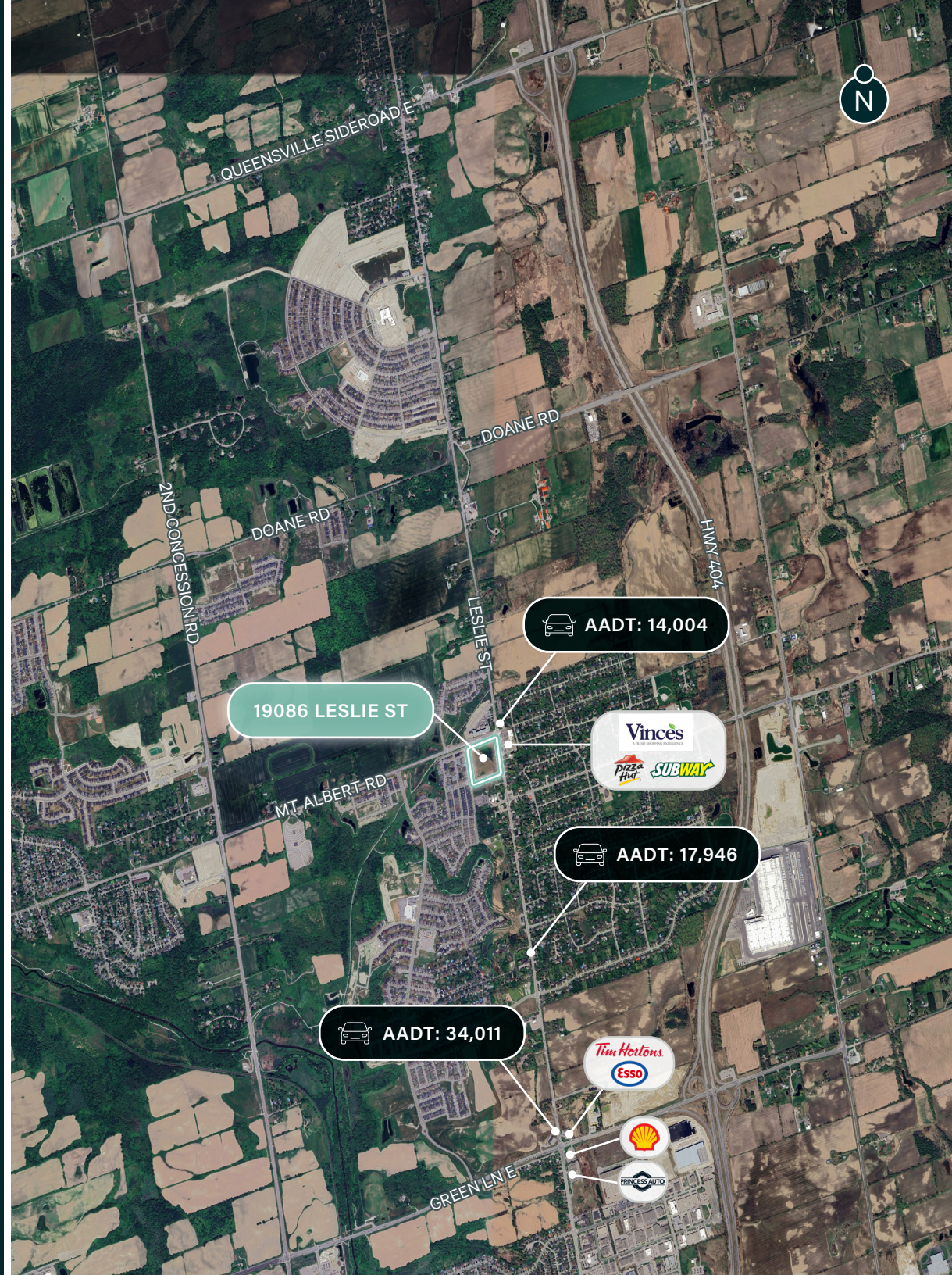
# Property Details

- Intersection: Leslie St / Mt Albert Rd
- ~70,000 SF new proposed shopping centre
- Units ranging from ~1,600 to 10,000 SF
- ~240 residential units to be constructed
- Zoning: MU5
- Timing: Fall 2027
- TMI: \$14.50 PSF (estimate)
- Net Rent: Contact listing agents

## Zoning MU5 Permitted Uses:

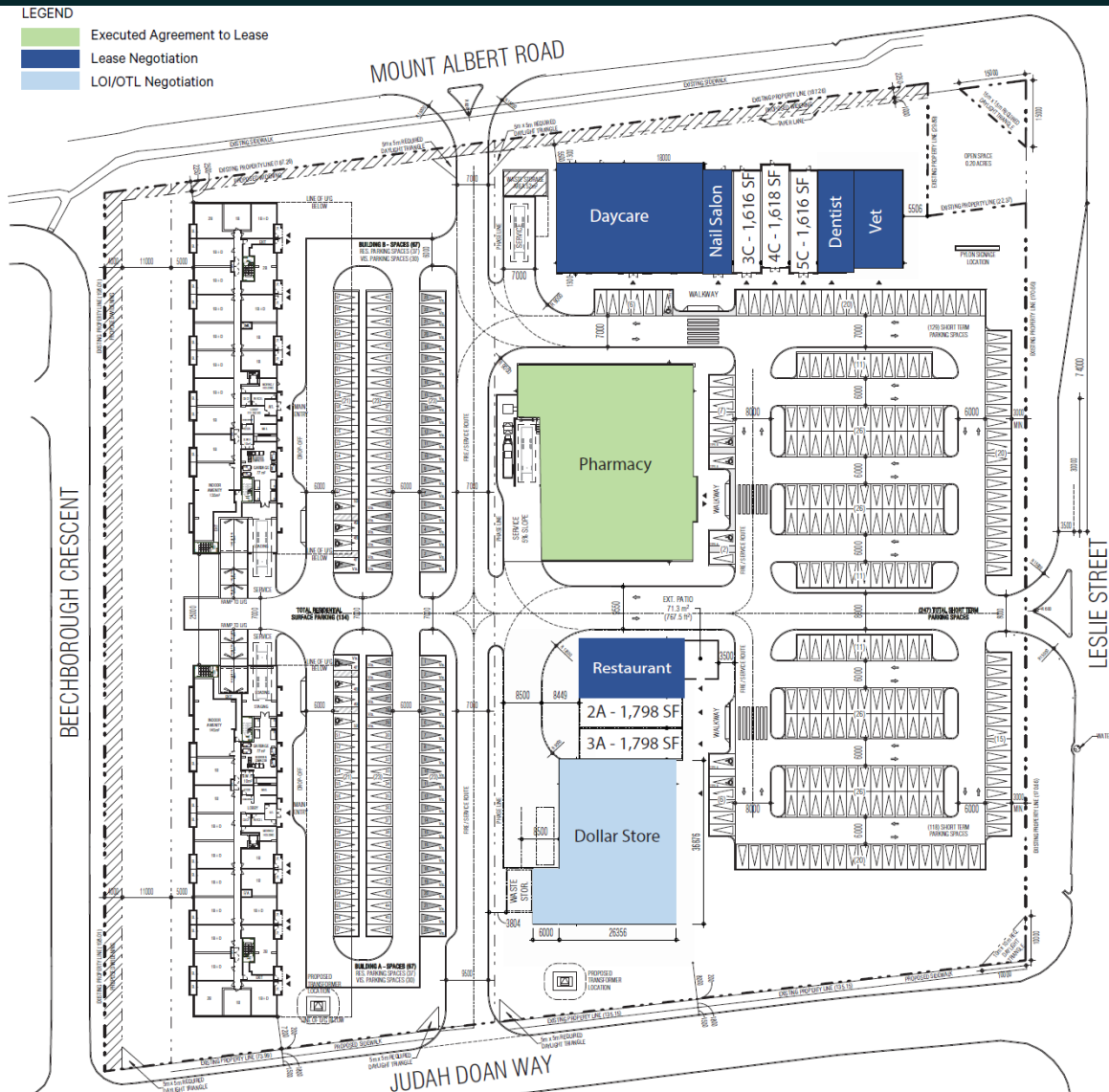
- Financial institution
- Restaurant
- Retail store
- Fitness centre
- Child care centre
- Animal clinic
- And more - contact listing agents

AADT: Annual Average Daily Traffic (Q2 2025)



# Site Plan

NOW LEASING



**TIMING: FALL 2027**

NOTE: CONCEPTUAL PLAN, NOT FINAL AND SUBJECT TO CHANGE

# THE Shops AT SHARON

FOR MORE INFORMATION, PLEASE CONTACT



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