

**AVISON
YOUNG**



850 MILNER AVENUE

For Lease

SCARBOROUGH, ONTARIO

New Retail Development Opportunity

18 York Street, Suite 400, Mailbox #4, Toronto, ON, M5J 2T8

The information contained herein was obtained from sources deemed reliable and is believed to be true; it has been verified and as such, cannot be warranted nor from any part of future contract.

Avison Young Commercial Real Estate Services, LP, Brokerage

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DEVELOPMENT & Amenities

401 3MINS
0.3 Kilometers

2MINS
250 Meters

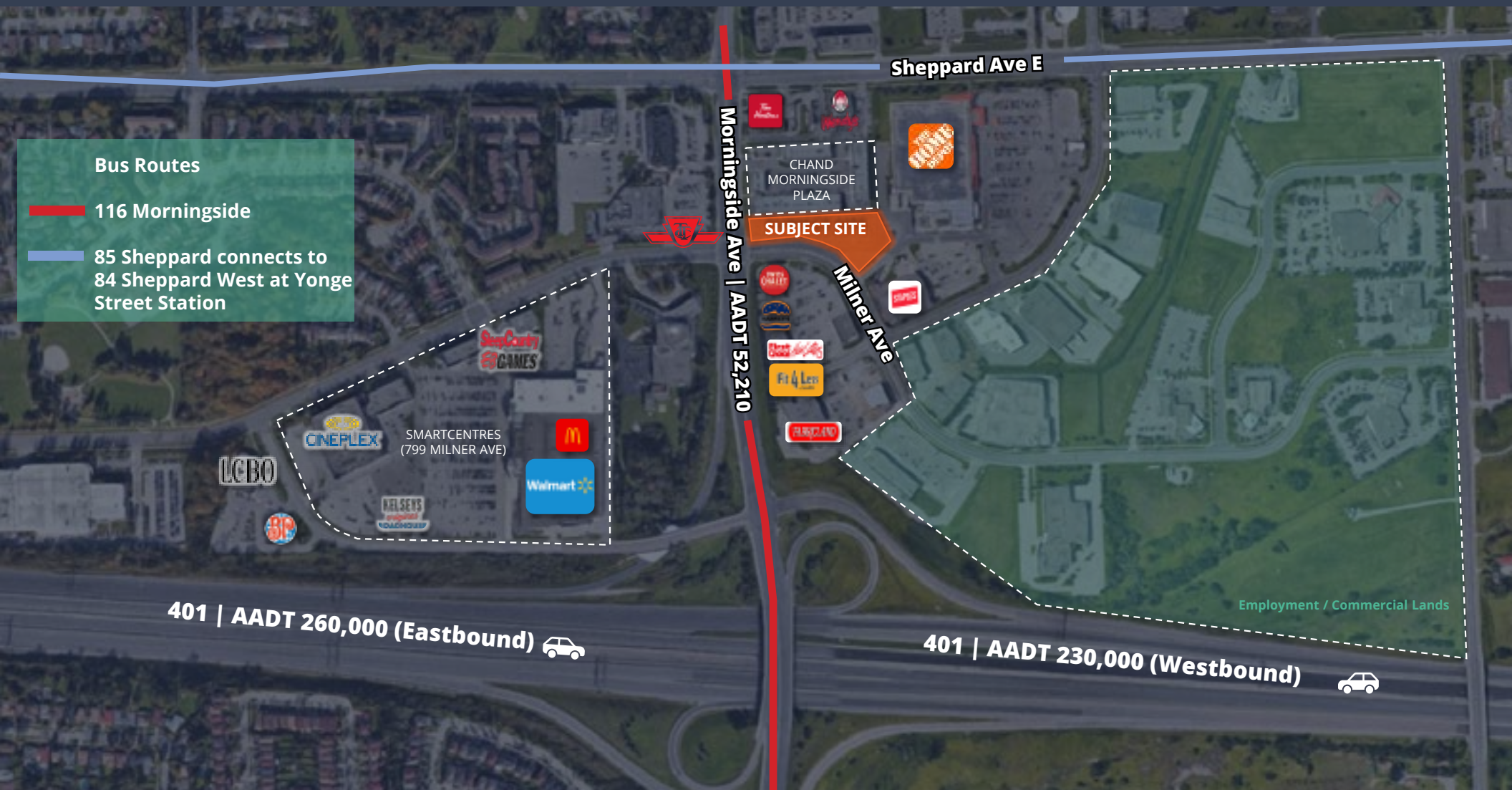
404 25MINS
12.5 Kilometers

17MINS
8.4 Kilometers

25MINS
29.5 Kilometers

Bus Routes

- 116 Morningside
- 85 Sheppard connects to 84 Sheppard West at Yonge Street Station



PROPERTY Details

LOCATION

Milner Avenue and Morningside Avenue

SPACE:

Unit 1: 1,887 sf
 Unit 2: 1,235 sf
 Unit 3: 1,235 sf
 Unit 4: 1,235 sf
 Unit 5: 2,505 sf
 Total: 8,095 sf

Units can be combined for flexible size options

TERM:

5-10 years

NET RENT:

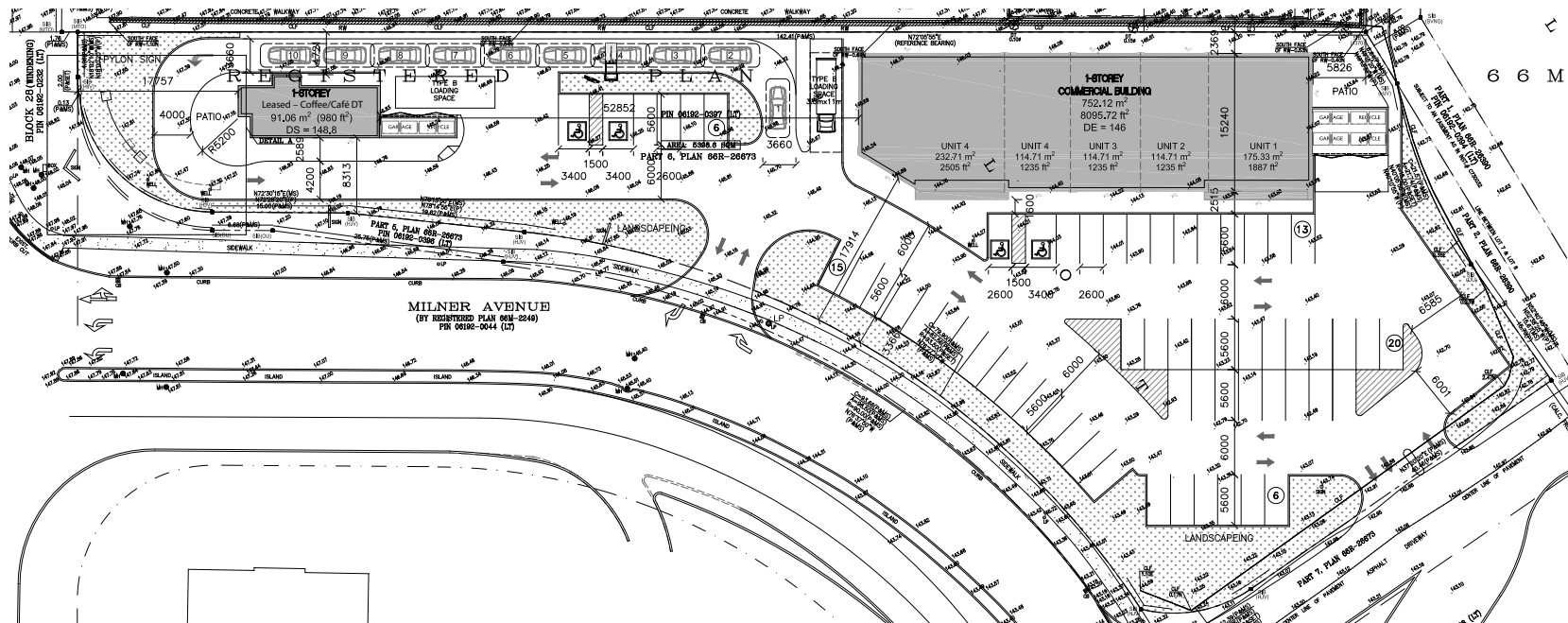
Contact Listing Agents

ADDITIONAL RENT:

\$28.38 (2022 est.)

TIMING:

Q3/4 2022



HIGHLIGHTS

- New construction, right sized retail available at the NE corner of Milner Ave and Morningside Avenue (lit intersection)
- The site benefits from strong vehicular traffic due to its proximity to the Hwy 401 interchange, which is amplified during peak hours
- Ideal for convenience based retail services, QSR and amenities
- National Coffee Brand secured for DT fronting Morningside Avenue
- Abundant parking available on-site

Demographics & Zoning

[ME Zoning - CLICK HERE FOR PERMITTED ZONING](#)

2020 Demographics

	5km	3km	1km
2020 Total Populations	214,753	90,249	4,787
2020 Total Daytime Populations	180,837	63,251	3,638
Average Household Income	\$97,301.92	\$98,549.62	\$101,926.95
2020 Households	67,609	27,190	1,335
Median Age	39.2	39.2	39.3



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