

# WOODBINE AVENUE & DOVEDALE DRIVE

Keswick, Ontario

## PROPOSED RETAIL DEVELOPMENT



**RETAIL DEVELOPMENT SALES  
& LEASING GROUP**

Woodbine Avenue

**CBRE**

# The Location

The Woodbine Avenue retail and residential node in Keswick, Ontario, serves as a vital hub for local commerce and community living. Strategically located along Woodbine Avenue, this area features a mix of retail shops, restaurants, and service-oriented businesses catering to the needs of residents and visitors.

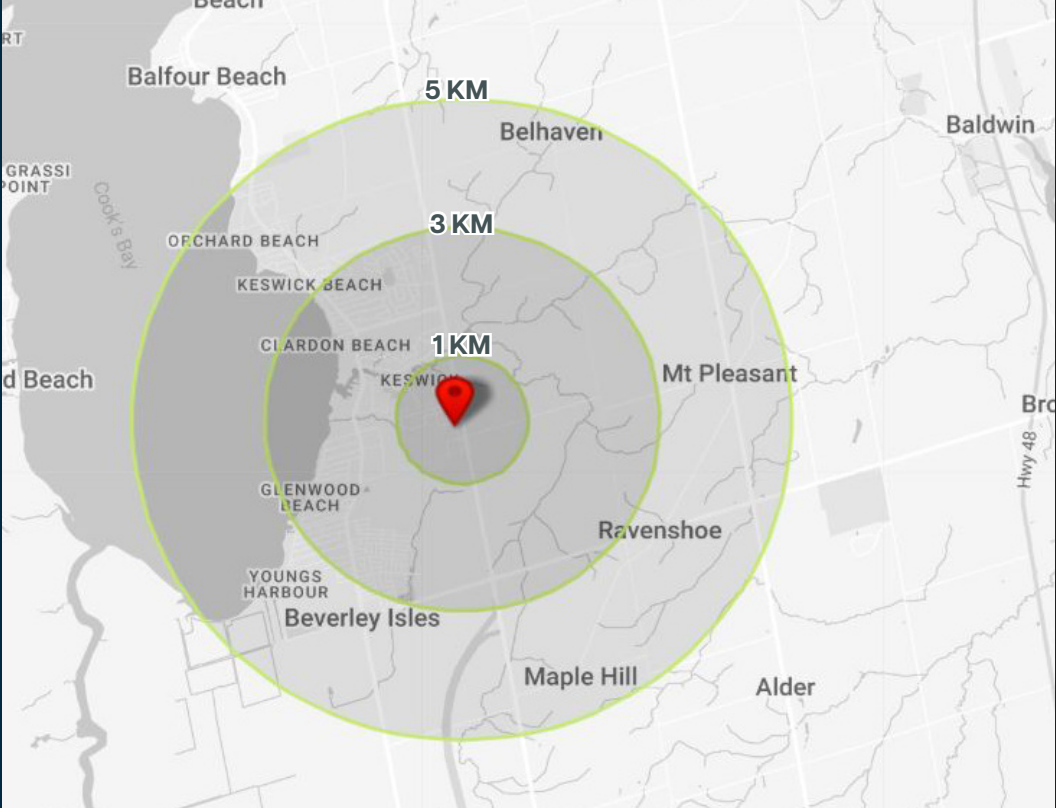
Residential developments in the vicinity range from single-family homes to townhouses, fostering a diverse community. The node benefits from its proximity to essential amenities, schools, and recreational facilities, enhancing the quality of life for its residents.

Keswick, Ontario, has access to Highway 404, which connects to the Greater Toronto Area. The highway provides convenient routes for travel north and south, making it accessible for commuters and travelers. Additionally, Highway 48 also serves the area, connecting Keswick to other regional routes.



## Demographic Snapshot

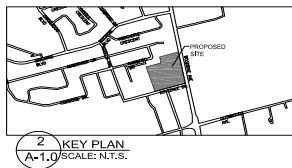
Area below shaded in green shows the location of customers accessing the centre using Mass Mobile Data. 70% of the customers come from within a 15 minute drive time.



## Demographic Snapshot

1 KM	3 KM	5 KM
<b>3,532</b> Total Population	<b>21,275</b> Total Population	<b>29,965</b> Total Population
<b>\$140,917</b> Avg Household Income	<b>\$130,214</b> Avg Household Income	<b>\$130,641</b> Avg Household Income
<b>1,139</b> # of Households	<b>7,162</b> # of Households	<b>10,409</b> # of Households
<b>2,589</b> Daytime Population	<b>15,422</b> Daytime Population	<b>20,260</b> Daytime Population
<b>73</b> Total Business	<b>366</b> Total Business	<b>481</b> Total Business

# Site Plan



## Property Details

Proposed retail development fronting Woodbine Avenue at Dovedale Drive in Keswick, ON.

<b>Size:</b>	Units from 1,050 sq. ft. to 10,000 sq. ft. Drive thrus available
<b>Asking Rent:</b>	Speak with Listing Agent
<b>TMI (2025):</b>	\$14.00 (estimate)
<b>Availability:</b>	2027



Shadow anchored by Walmart, KFC, Symposium, Subway, Pizza Nova, McDonald's, TD Bank and Scotiabank, and other National retailers



Situated in the fast growing community of Keswick in Georgina, ON. with approximately 7,162 households within a 3km radius



Once predominantly cottage country, Georgina is expected to see a rise in urban growth with approximately 3,800 approved and proposed residential homes/condo units

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