



CREILAND
CONSULTANTS

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UNDER CONSTRUCTION
POSSESSION Q3 2023

COMMERCIAL - RETAIL UNIT AVAILABLE FOR LEASE

20 Meadowglen Place,
Toronto, Ontario
M1H 2Y5

CREILAND CONSULTANTS REALTY INC.

250 CONSUMERS ROAD, SUITE #1007
TORONTO, ONTARIO, M2J 4V6
www.creiland.com

MIR ALI ASGARY, MRICS CCIM**

President

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ADAM G. WATSON*

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PROPERTY OVERVIEW

The subject property is strategically located in close proximity to Highway #401, ME residents can be on their way both east and west of the city in just moments and downtown Toronto is easily accessible via the Don Valley Parkway. Shopping is within walking distance and for those wishing greater choices the Scarborough Town Centre to the west is just minutes away.

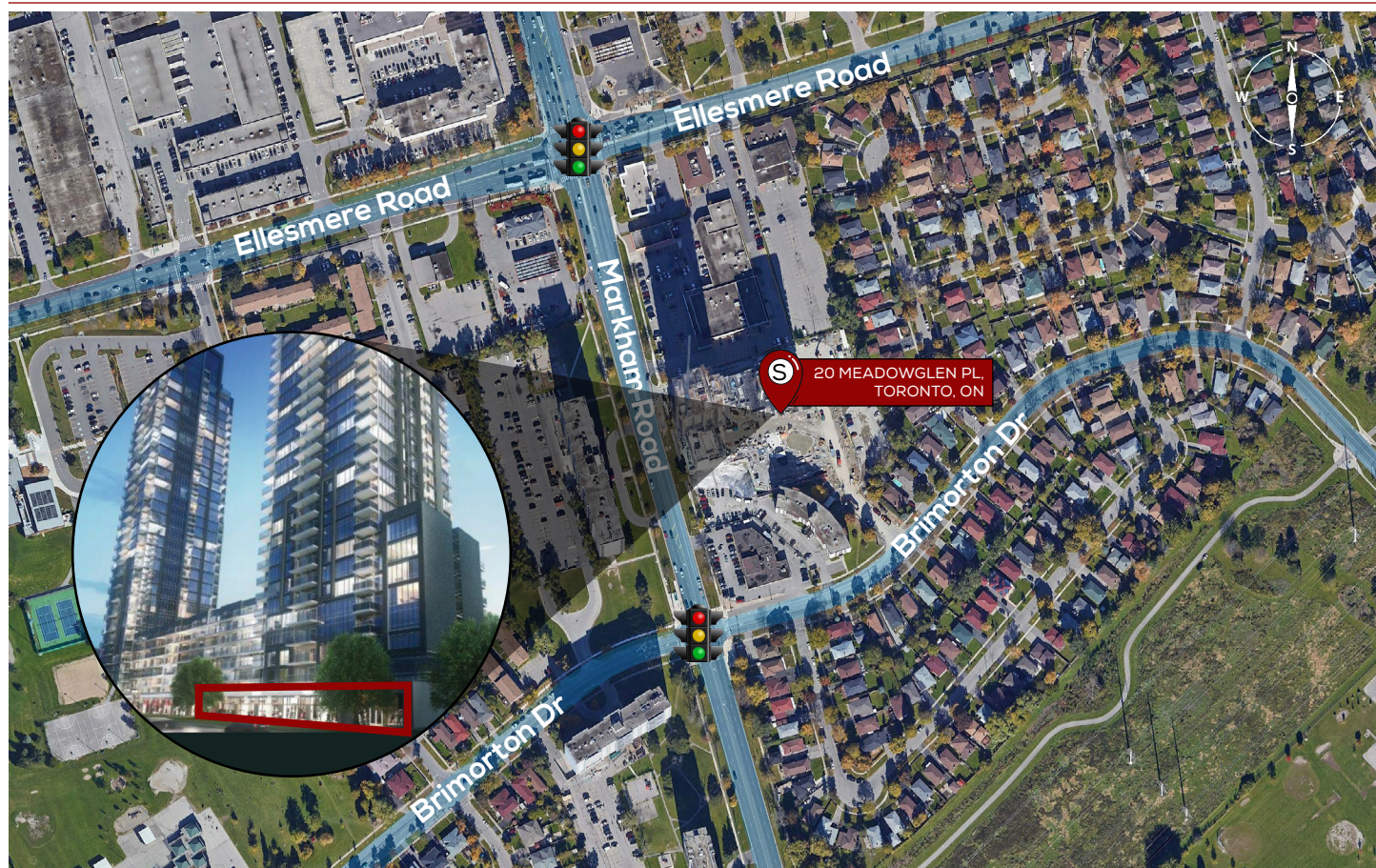
ADDRESS ME Phase 2 - Building C
20 Meadowglen Place, Toronto, ON

ASKING RATE \$36.00 PSF Net

UNIT SIZE	RENTABLE AREA	USEABLE AREA
B0	5,616 SF	4,850 SF
B1	1,492 SF	1,288 SF
B2 - B3	1,788 SF	1,544 SF
B4 - B6	2,337 SF	2,018 SF

TMI \$12.00 PSF (EST. 2022)

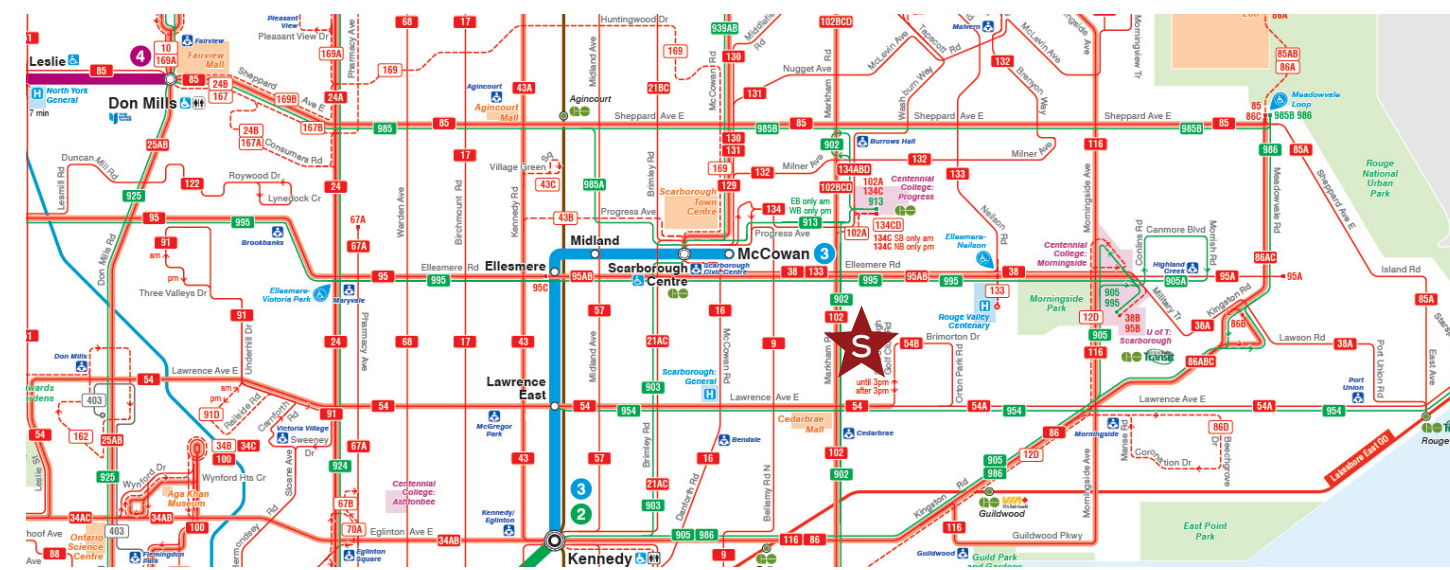
POSSESSION Currently Under Construction - Est. Q3 2023



AMENITIES MAP



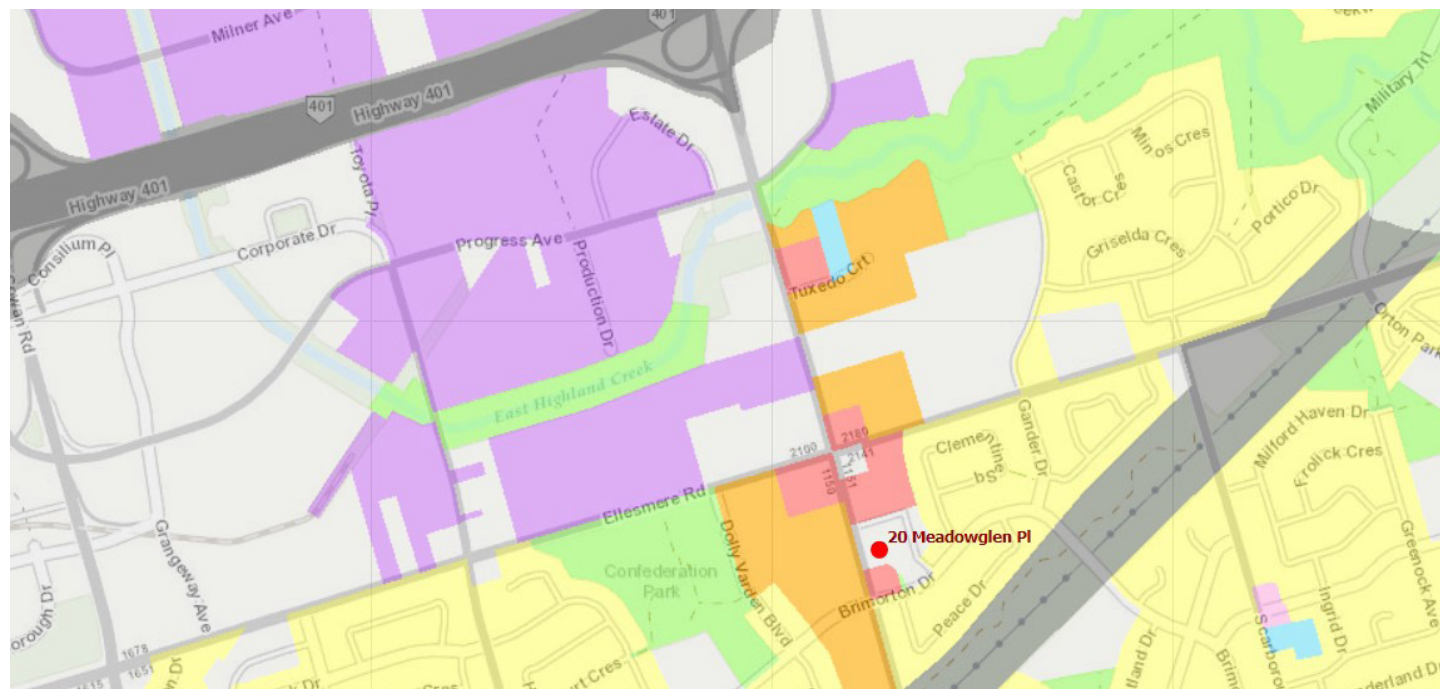
TRANSIT MAP



SITE UPDATE (AS OF FEB 1ST)

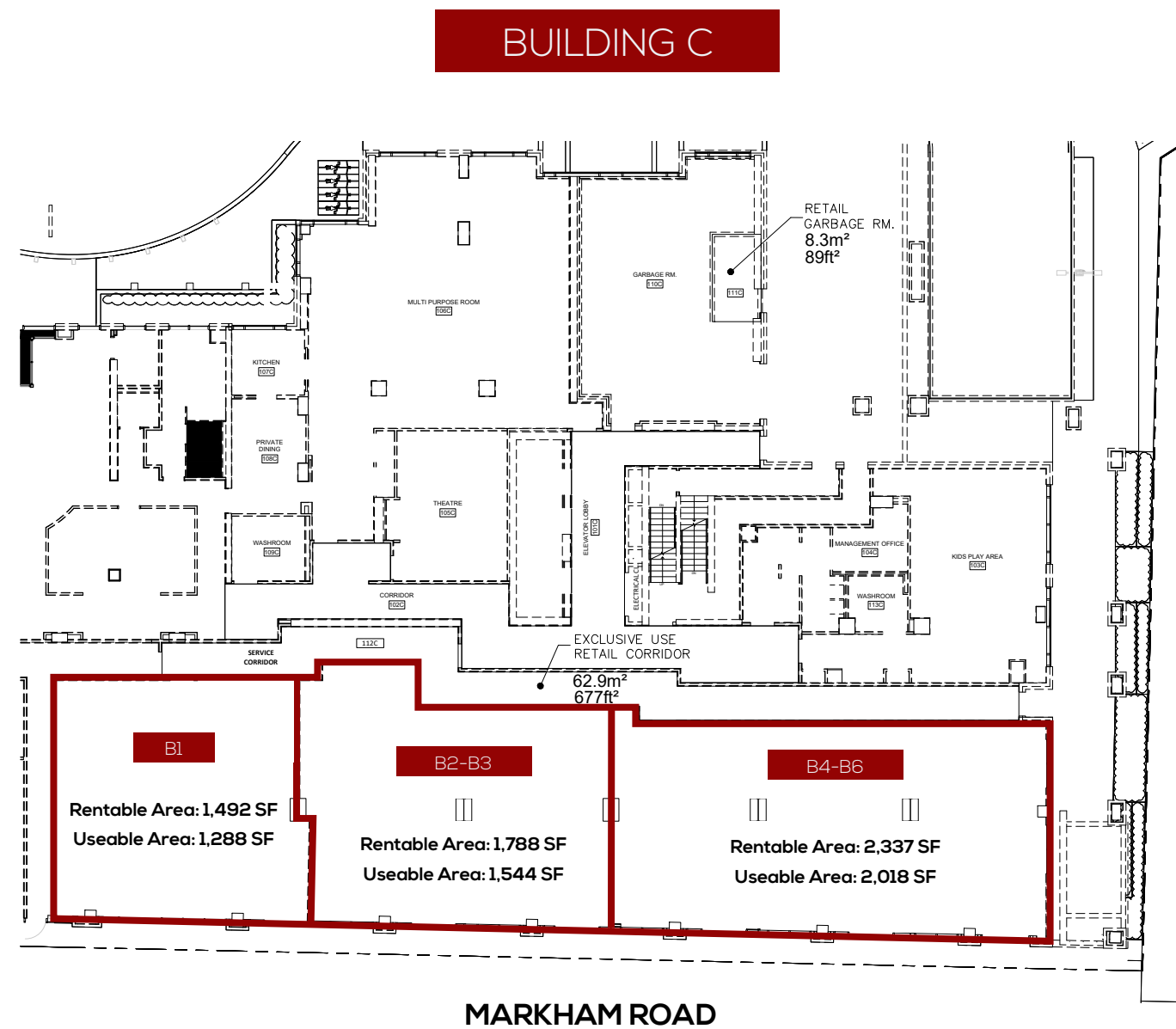


ZONING MAP



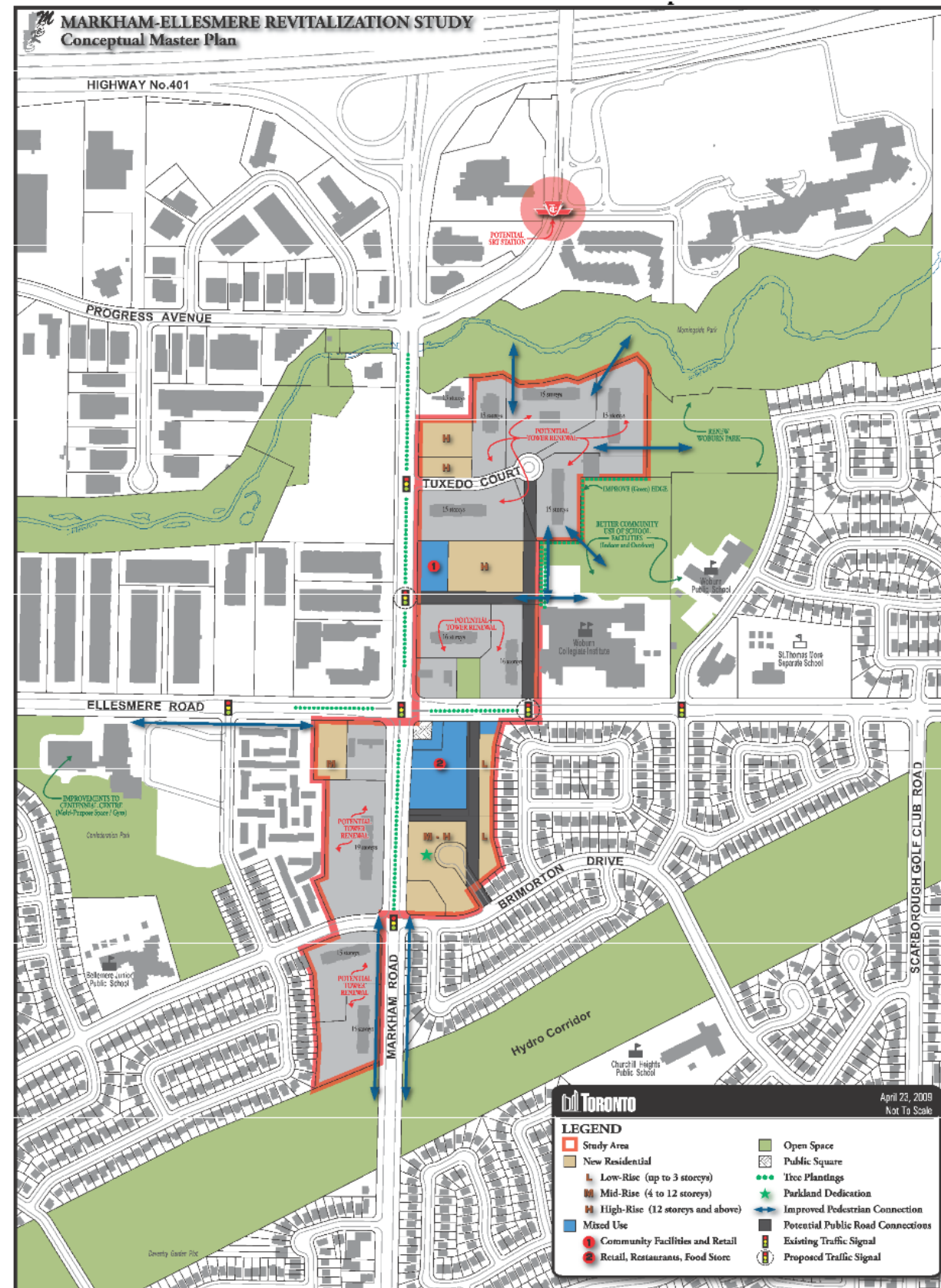
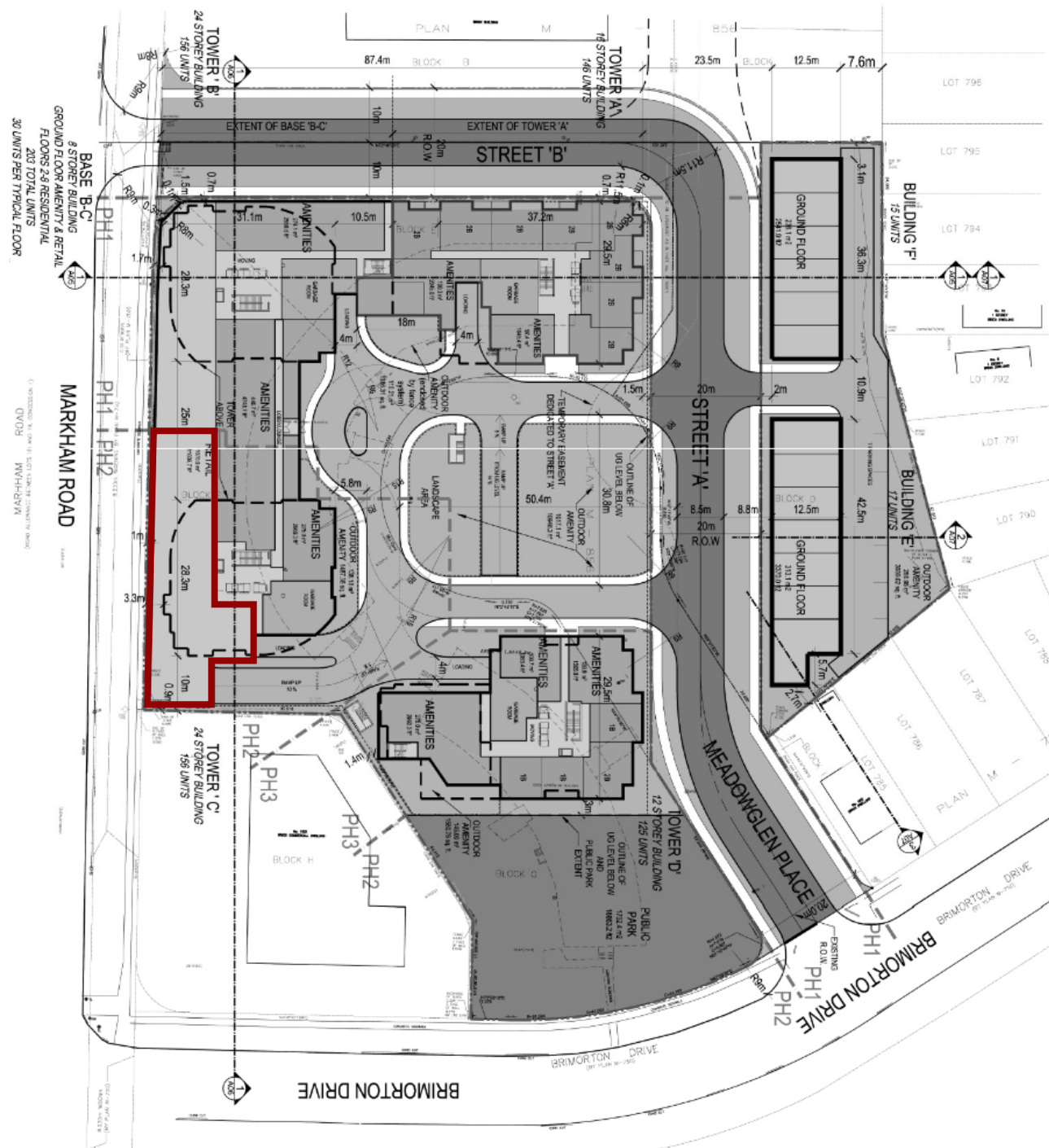
- Zone Categories
- Residential
 - Residential Apartment
 - Open Space
 - Utility and Transportation
 - Commercial
 - Commercial Residential
 - Commercial Residential Employment
 - Employment Industrial
 - Institutional

FLOOR PLAN



NOTE: Unit B0 which consists of the whole floorplan (B1-B6) can be leased out to a single tenant

SITE MAP



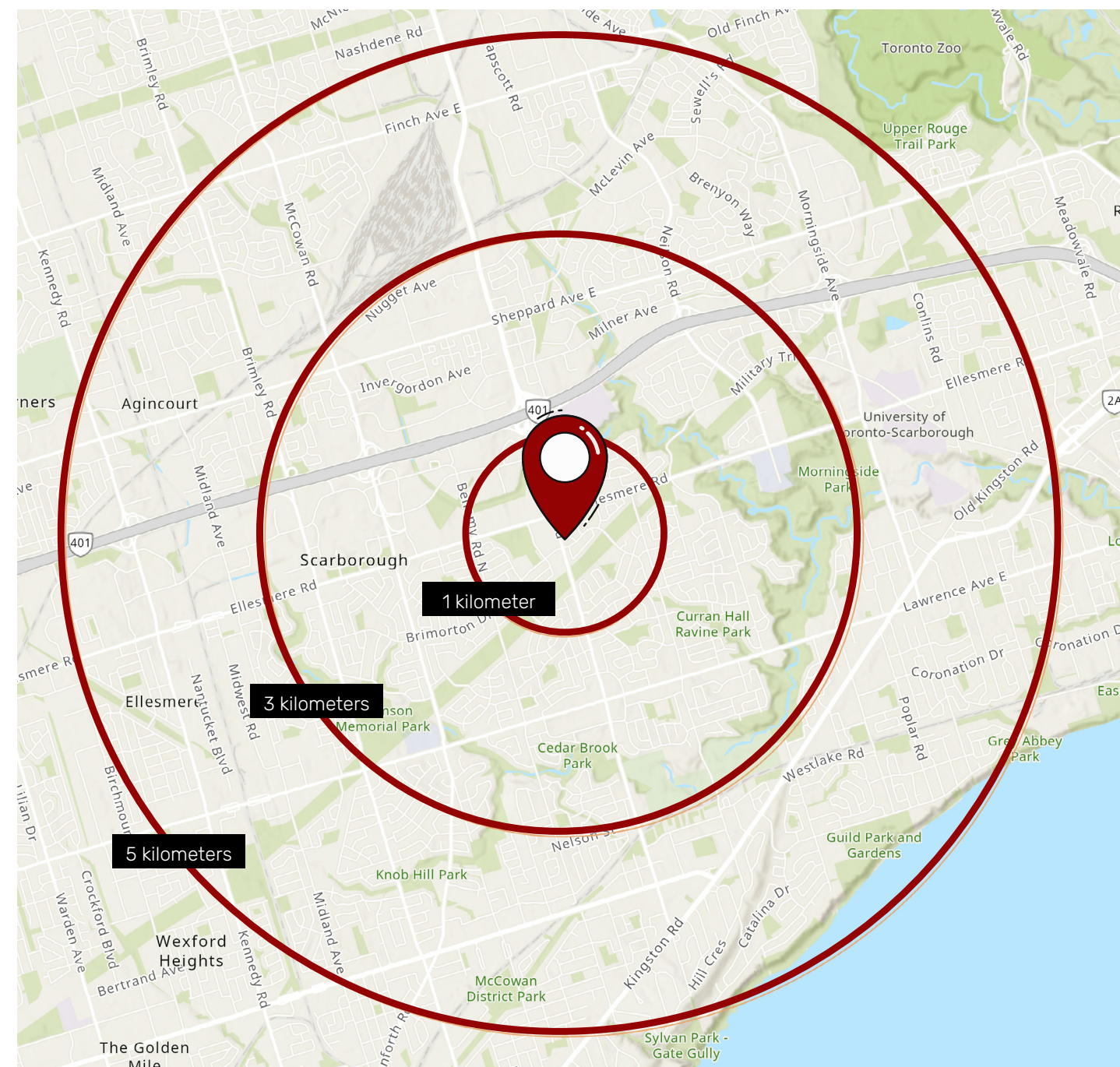


DEMOGRAPHICS

The population at 20 Meadowglen Place within a 5 kilometer radius is 319,884. The median age for this population is 39.5. The number of households in this area is estimated at 107,165 within a 5 km area. The average household income is estimated to be CA\$85,508 within a 5km radius.

Summary	1 kilometer	3 kilometers	5 kilometers
2015 Total Population	15,102	112,076	300,991
2020 Total Population	16,114	118,965	319,884
2025 Total Population	17,138	125,133	338,770
2015-2025 Annual Rate	1.24%	1.02%	1.15%
2015 Households	4,865	38,708	102,836
2015 Average Household Size	3.1	2.8	2.9
2020 Households	5,057	40,307	107,165
2020 Average Household Size	3.2	2.9	2.9
2025 Households	5,326	42,209	112,926
2025 Average Household Size	3.2	2.9	3.0
2020-2025 Annual Rate	1.04%	0.93%	1.05%
2015 Families	3,901	30,090	81,375
2015 Average Family Size	3.2	3.0	3.1
2020 Families	4,057	31,030	84,125
2020 Average Family Size	3.2	3.0	3.1
2025 Families	4,320	32,392	88,036
2025 Average Family Size	3.2	3.0	3.1
2020-2025 Annual Rate	1.26%	0.86%	0.91%
2015 Dwellings	4,865	38,708	102,836
Owned Dwellings	2,063	23,290	63,380
Rented Dwellings	2,802	15,418	39,456
Band Housing	0	0	0
2020 Dwellings	5,057	40,307	107,165
Owned Dwellings	2,147	24,094	65,923
Rented Dwellings	2,910	16,213	41,242
Band Housing	0	0	0
2025 Dwellings	5,326	42,209	112,926
Owned Dwellings	2,299	25,214	69,740
Rented Dwellings	3,027	16,995	43,187
Band Housing	0	0	0
Average Household Income			
2015	CA\$65,998	CA\$71,314	CA\$73,954
2020	CA\$78,081	CA\$82,418	CA\$85,508
2025	CA\$91,954	CA\$96,436	CA\$99,238
Per Capita Income			
2015	CA\$21,261	CA\$24,630	CA\$25,267
2020	CA\$24,504	CA\$27,924	CA\$28,646
2025	CA\$28,465	CA\$32,529	CA\$33,080
Median Age			
2015	34.5	37.9	39.1
2020	35.2	38.4	39.5
2025	36.5	39.5	40.6

DISTANCE MAP





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