



CREILAND
CONSULTANTS

TECH DRIVEN

**7800
KENNEDY ROAD
UNIT 303A
MARKHAM, ON**



Google Streetview

Creiland Consultants Realty Inc.

250 Consumers Road, Suite #1007
North York, Ontario, M2J 4V6

www.creiland.com

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PROPERTY OVERVIEW

The subject property is located just south of Highway #407 with excellent exposure on Kennedy Road. The site also provides convenient transit connectivity, with easy access to Unionville Go Station. The office space can be accessed by elevator and staircase. This solar-power supported net-zero carbon emission building is quiet and well-maintained. Moreover, ample free surface parking is available for visitors and clients as well. There is a garbage and recycling room in the underground parking area of this building.

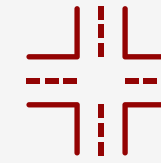
ASKING RENT: \$1,800 / MONTH GROSS + HST (T.M.I., HEATING, AND WATER INCLUDED)

TOTAL AREA: RENTABLE AREA: 556 SF
USABLE AREA: 496 SF

POSSESSION DATE: IMMEDIATELY



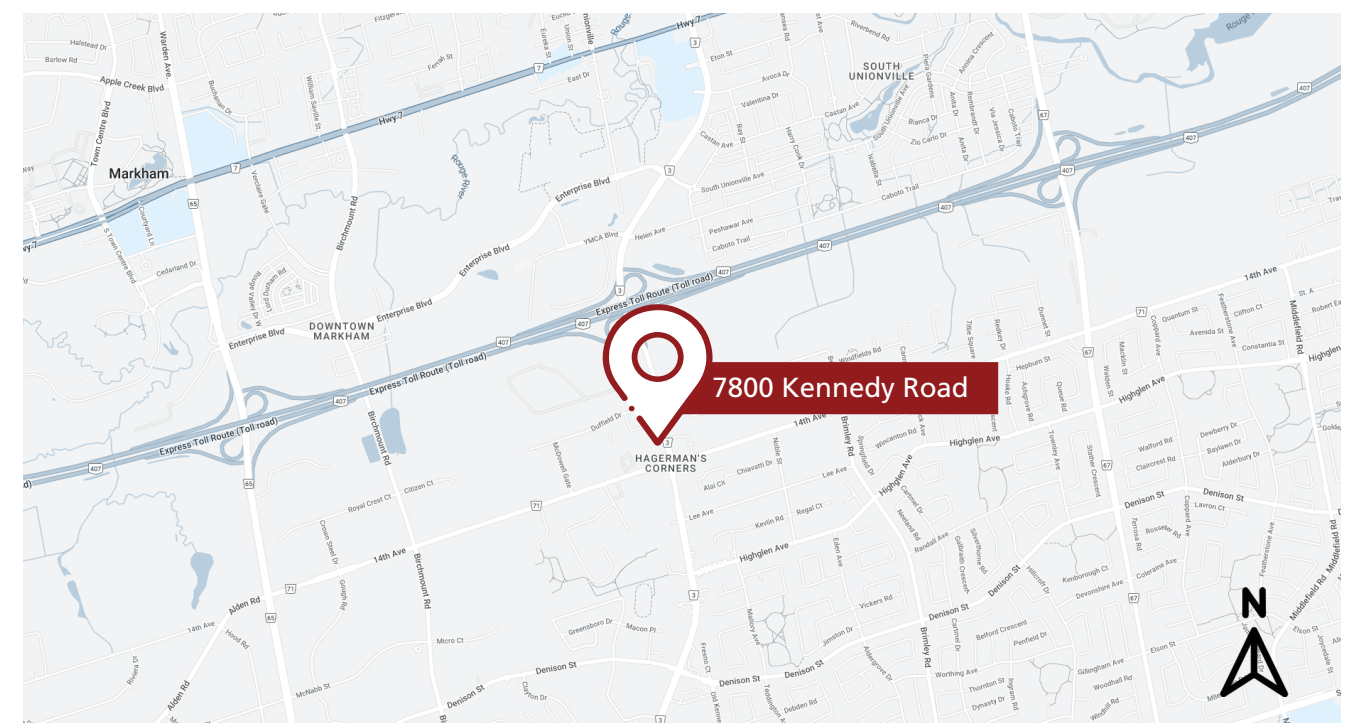
Property Type
Commercial-Office



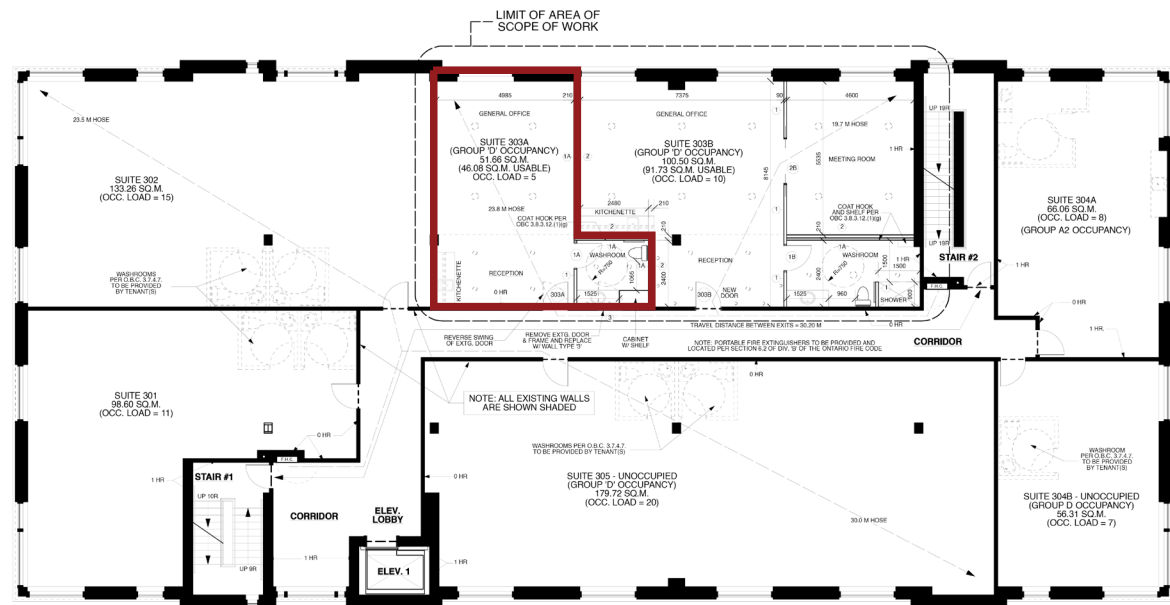
Property Intersection
Kennedy Road and Deverill Court



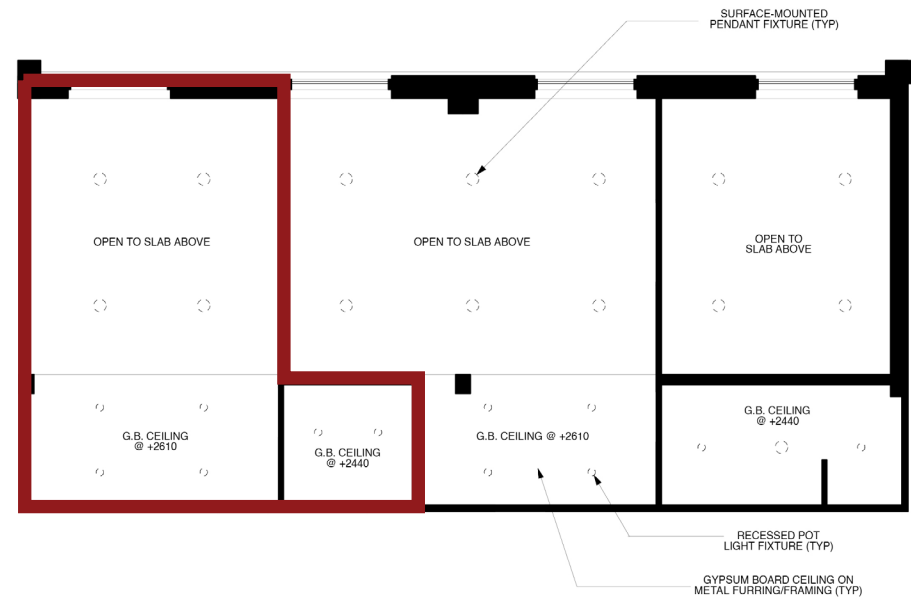
of Parking Stalls
1 designated underground parking spot for Tenant



FLOOR PLAN



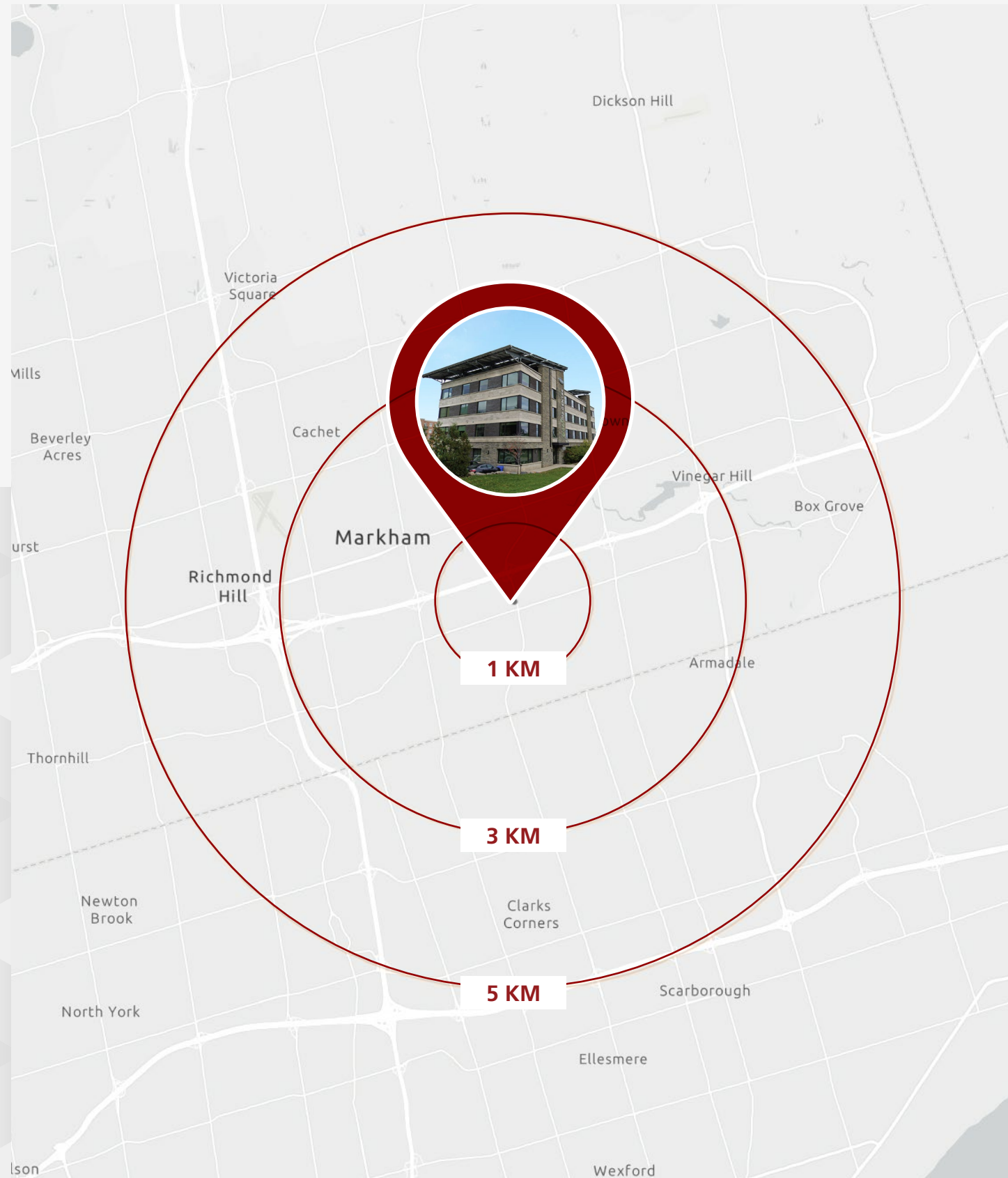
Third Floor



AMENITIES MAP



DISTANCE MAP



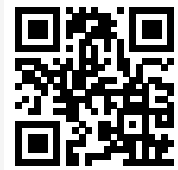
DEMOGRAPHICS

The population at 7800 Kennedy Rd, Markham, ON within a 5 kilometer radius is 613,383. The median age for this population is 42.5. The number of households in this area is estimated at 193,506 within a 5 km area. The average household income is estimated to be \$116,416 within a 5km radius.

Summary	1 km	3 km	5 km
2015 Total Population	16,389	211,406	579,965
2020 Total Population	17,660	222,725	613,383
2025 Total Population	18,807	232,496	642,695
2015-2025 Annual Rate	1.27%	0.86%	0.94%
2015 Households	4,763	63,368	184,109
2015 Average Household Size	3.4	3.3	3.1
2020 Households	5,102	66,621	193,506
2020 Average Household Size	3.5	3.3	3.1
2025 Households	5,449	69,753	203,029
2025 Average Household Size	3.4	3.3	3.1
2020-2025 Annual Rate	1.32%	0.92%	0.97%
2015 Families	4,732	60,769	166,262
2015 Average Family Size	3.0	3.0	3.0
2020 Families	5,025	63,211	173,449
2020 Average Family Size	3.0	3.0	3.0
2025 Families	5,178	65,750	181,186
2025 Average Family Size	3.1	3.0	3.0
2020-2025 Annual Rate	0.60%	0.79%	0.88%
2015 Dwellings	4,763	63,368	184,109
Owned Dwellings	4,035	54,174	147,949
Rented Dwellings	727	9,193	36,160
Band Housing	0	0	0
2020 Dwellings	5,102	66,621	193,506
Owned Dwellings	4,269	56,389	154,611
Rented Dwellings	833	10,232	38,895
Band Housing	0	0	0
2025 Dwellings	5,449	69,753	203,029
Owned Dwellings	4,537	58,727	161,868
Rented Dwellings	912	11,026	41,161
Band Housing	0	0	0
Average Household Income			
2015	CA\$97,492	CA\$97,642	CA\$98,369
2020	CA\$111,162	CA\$114,222	CA\$116,416
2025	CA\$123,369	CA\$129,015	CA\$132,746
Per Capita Income			
2015	CA\$28,333	CA\$29,268	CA\$31,227
2020	CA\$32,115	CA\$34,166	CA\$36,726
2025	CA\$35,744	CA\$38,707	CA\$41,935
Median Age			
2015	40.3	41.6	41.6
2020	41.9	42.8	42.5
2025	43.1	44.0	43.5



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*Sales Representative **Broker