



CREILAND
CONSULTANTS

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UNDER CONSTRUCTION
POSSESSION Q1 2024

COMMERCIAL - RETAIL UNIT AVAILABLE FOR LEASE

20 Meadowglen Place,
Toronto, Ontario
M1H 2Y5

CREILAND CONSULTANTS REALTY INC.

250 CONSUMERS ROAD, SUITE #1007
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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	
	B4	774 SF	668 SF
	B5	801 SF	692 SF
	B6	762 SF	658 SF
	B4-B5	1,575 SF	1,360 SF
	B5-B6	1,563 SF	1,350 SF
	B4-B6	2,337 SF	2,018 SF
TMI	\$12.00 PSF (EST. 2024)		
POSSESSION	IMMEDIATE		

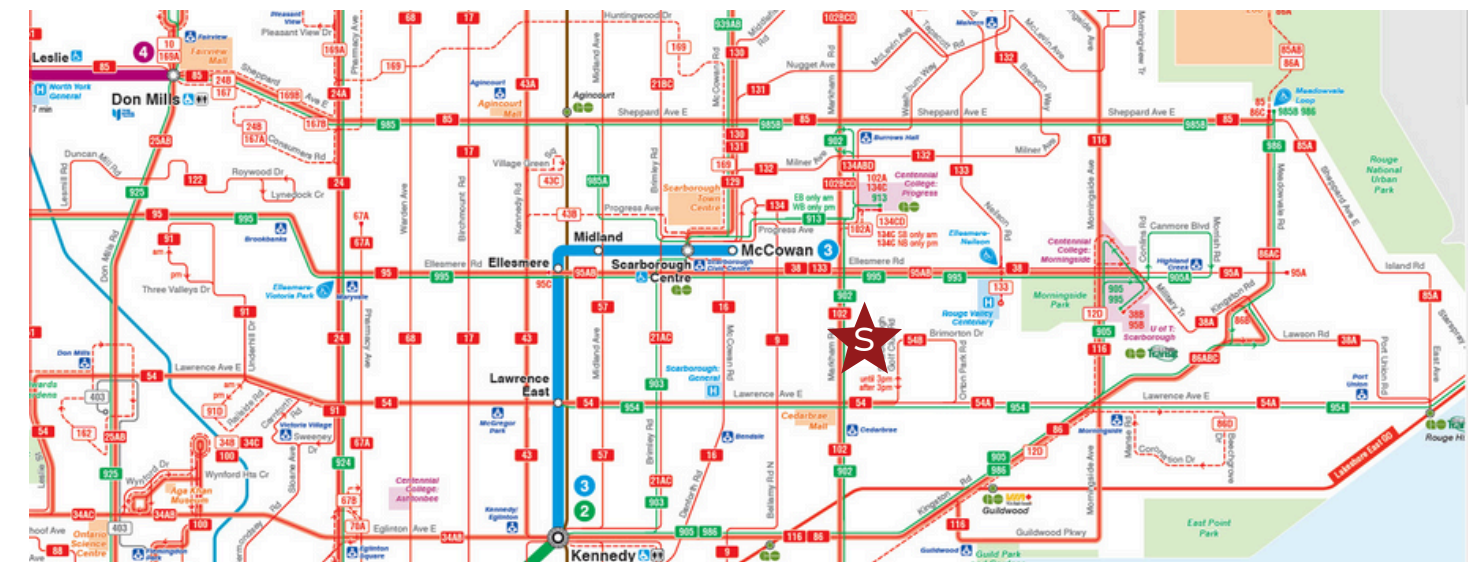


AMENITIES MAP

🚗 DRIVE TIMES

- Downtown Toronto - 53 mins
- Pearson International Airport - 51 mins
- The Beaches - 31 mins
- Shops at Don Mills - 15 mins
- Scarborough Town Centre - 9 mins

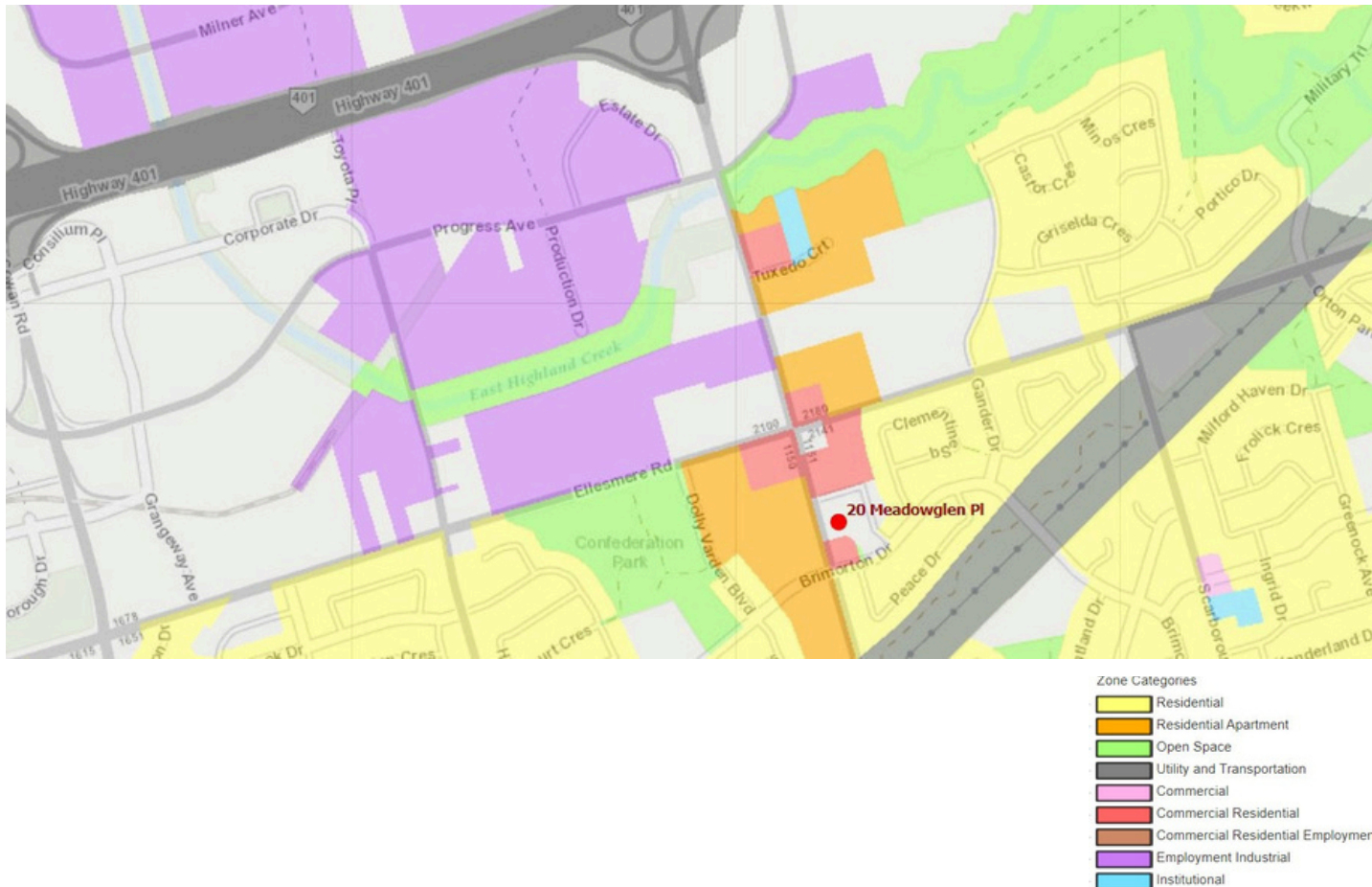
TRANSIT MAP



SITE UPDATE (AS OF FEB 1ST)



ZONING MAP



PERMITTED USES

20 Meadowglen Place falls under Former City of Scarborough Woburn Community By-Law No.9510. The property is designated as **A, CC (Apartment Residential and Community Commercial)**. Below is a list of Permitted Uses:

Apartment Residential (A) Zone

(a) Permitted Uses

- Apartment Buildings
- Day Nurseries
- Group Homes
- Nursing Homes
- Senior Citizens Homes

(b) Ancillary Uses Permitted

- Private Home Day Care

(c) Supplementary Regulations

Community Commercial (CC)

(a) Permitted Uses

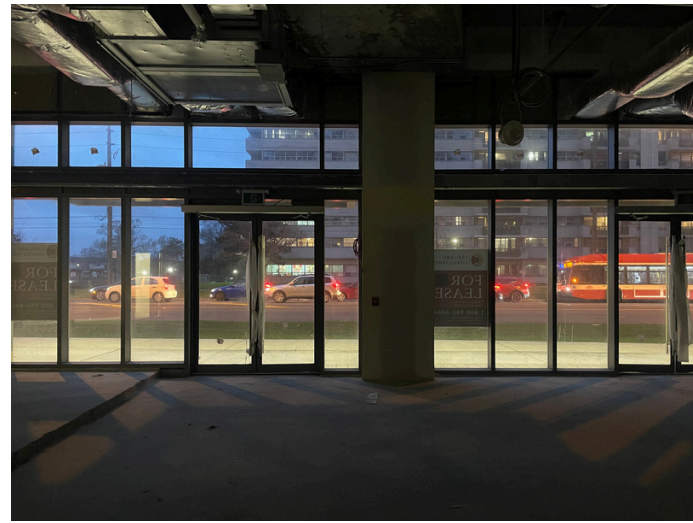
- Community Commercial Uses
- Day Nurseries
- Neighbourhood Commercial Uses

(b) Definition

For the purposes of this By-law, Community Commercial shall include one or more of the following Commercial Uses:

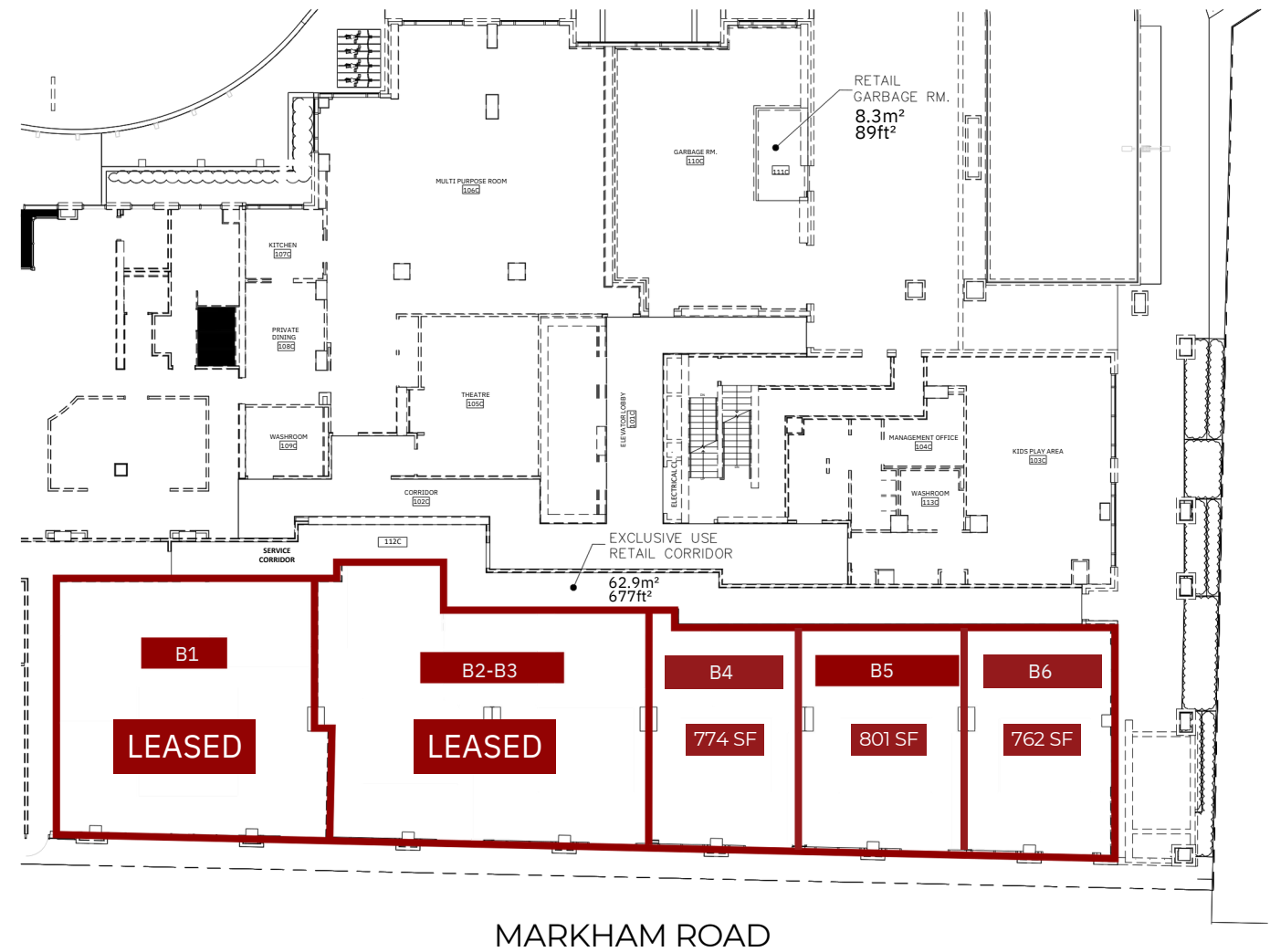
- Auto Sales Rooms
- Automobile Service Stations
- Banks
- Business and Professional Offices
- Commercial Storage
- Custom Workshop for Sale of Goods on Premises
- Frozen Food Storage and Space Rental
- Places of Entertainment or Recreation
- Restaurants, Tea Rooms, Cafeterias, Taverns
- Retail Stores
- Service Shops and Agencies
- Studios

UNIT PHOTOS



FLOOR PLAN

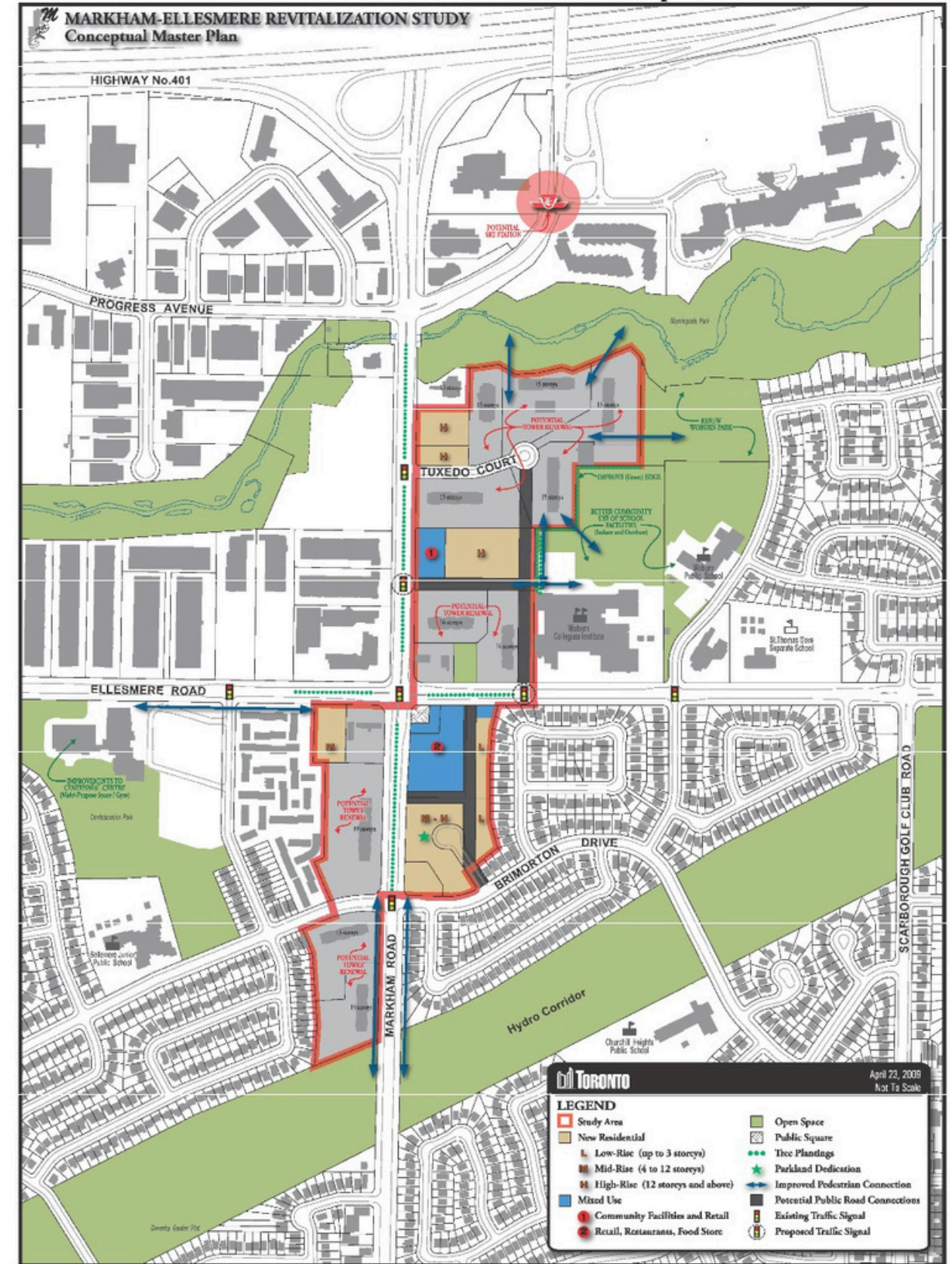
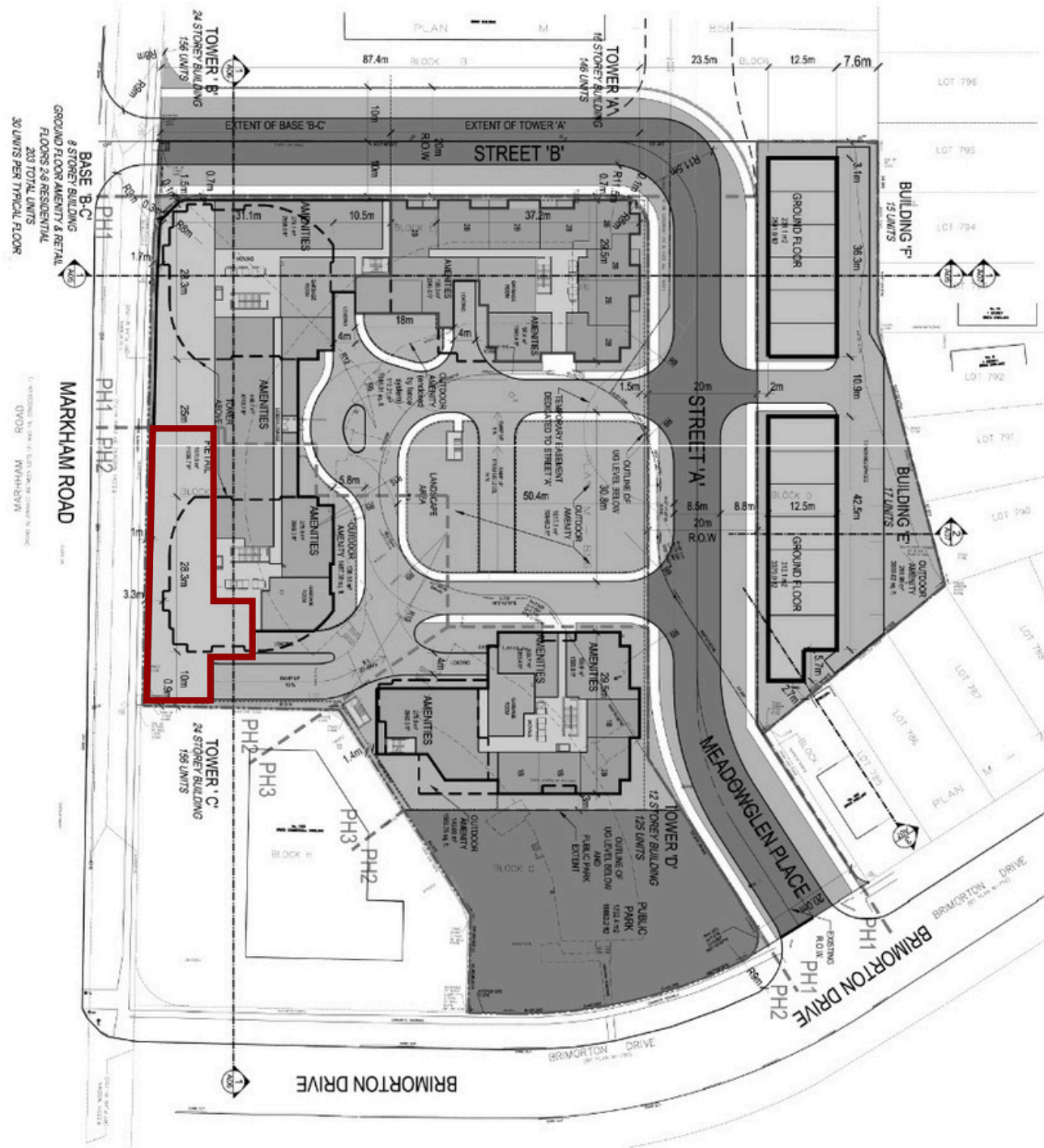
BUILDING C



MARKHAM ROAD

NOTE: Sizes mentioned are based on rentable area.

SITE MAP



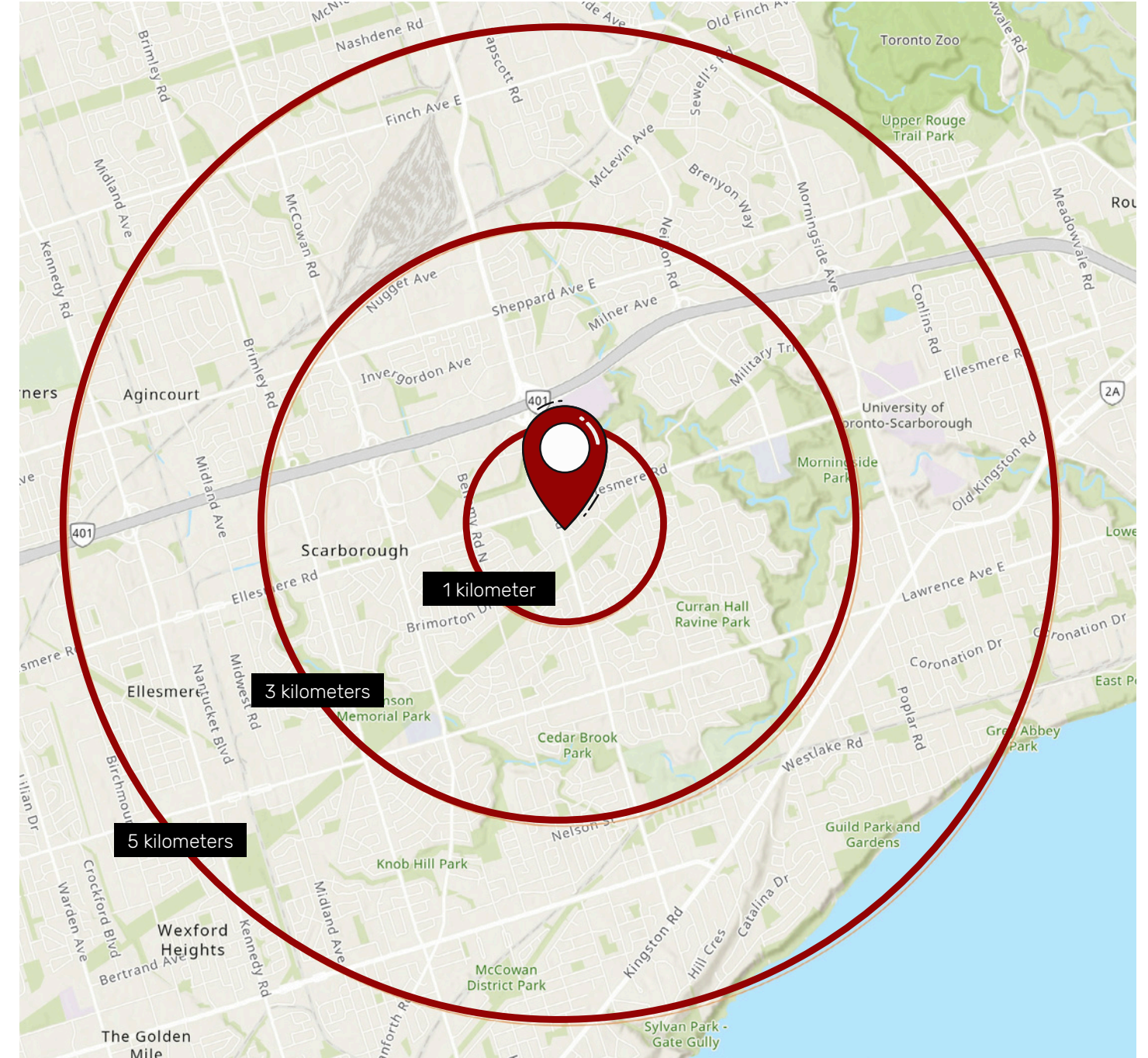


DEMOGRAPHICS

The population at 20 Meadowglen Place within a 5 kilometer radius is 338,770. The median age for this population is 40.6. The number of households in this area is estimated at 112,926 within a 5 km area. The average household income is estimated to be CA\$99,238 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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