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CREILAND CONSULTANTS REALTY INC.

250 CONSUMERS ROAD, SUITE #1007
TORONTO, ONTARIO, M2J 4V6
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COMMERCIAL- RETAIL SPACE FOR LEASE

18 FRED VARLEY DRIVE,
MARKHAM, ON
UNIT#3

Google Streetview





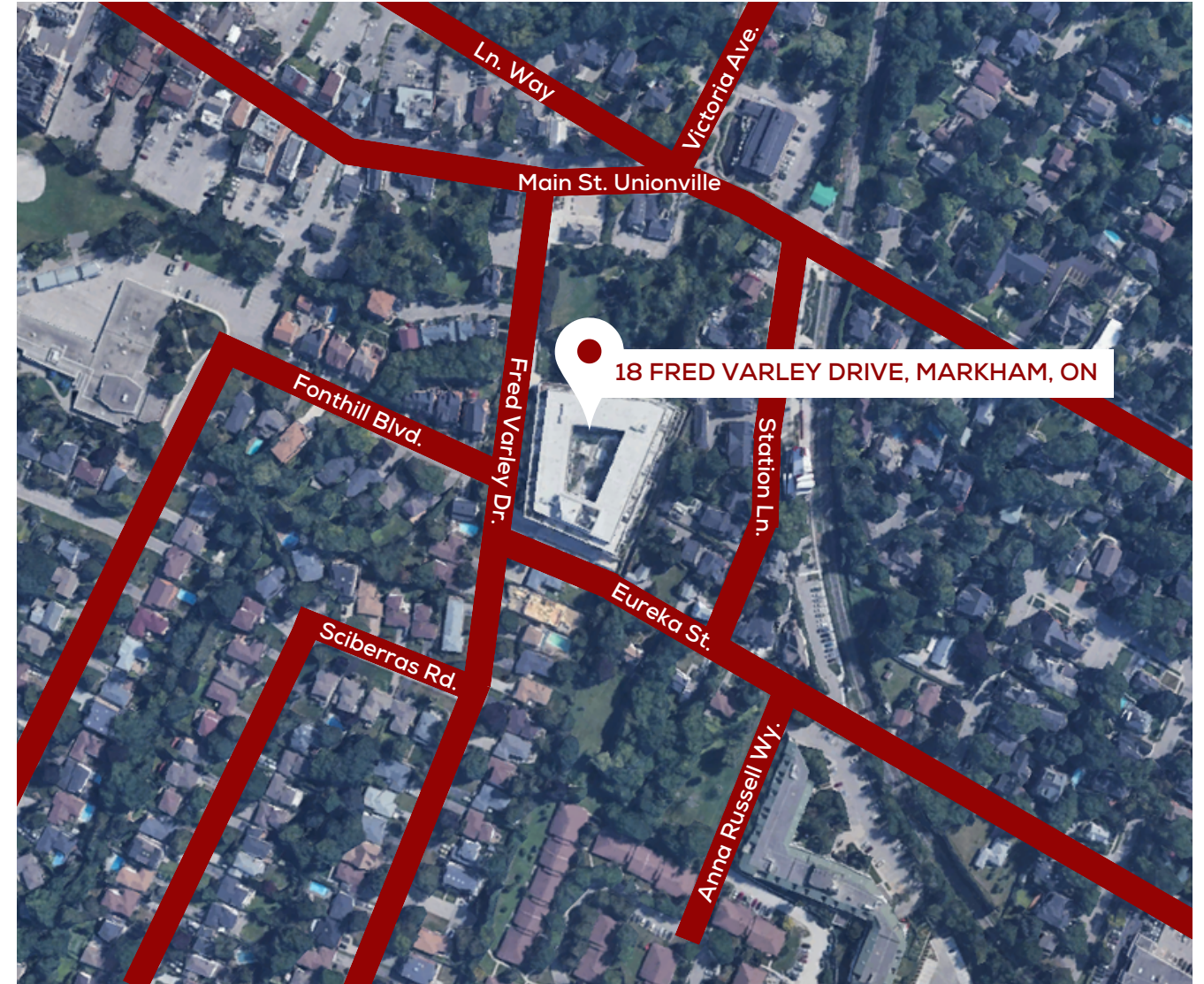
PROPERTY OVERVIEW

The subject property boasts an enviable location, situated mere steps away from Main Street Unionville and offering prime exposure onto Fred Varley Drive. With building signage and parking available, it presents an ideal opportunity for a range of businesses, including professional restaurants, retail establishments, and office users. The unit already comes equipped with a built-out washroom, adding to the convenience factor. Moreover, the property's appeal is further enhanced by its anchor tenants, which currently include a hair studio, lash bar, beauty salon, kids boutique store, bakery and cafe, optometrist, dental clinic, ice cream parlor and more, making it a promising hub for diverse businesses and services.

PROPERTY DETAILS

ADDRESS:	18 FRED VARLEY DRIVE, MARKHAM, ON
UNIT NO.:	U#3
SIZE:	742 SF
ZONING:	MIXED USE LOW RISE
RENTAL RATE:	\$35.00 PSF NET
CAM:	\$9.50 PSF
TAX(2023):	\$6.50 PSF
POSSESSION:	IMMEDIATE

LOCATION MAP



PERMITTED USES

The following permitted uses are allowed under the Mixed Use Low Rise zoning of the property.

- a. Commercial fitness Centre
- b. Commercial school
- c. Day care
- d. Dwelling unit
- e. Financial institution
- f. Office
- g. Place of worship
- h. Public school and private school provided these are located on an arterial or major collector road
- i. Restaurant
- j. Retail
- k. Secondary suite
- l. Service



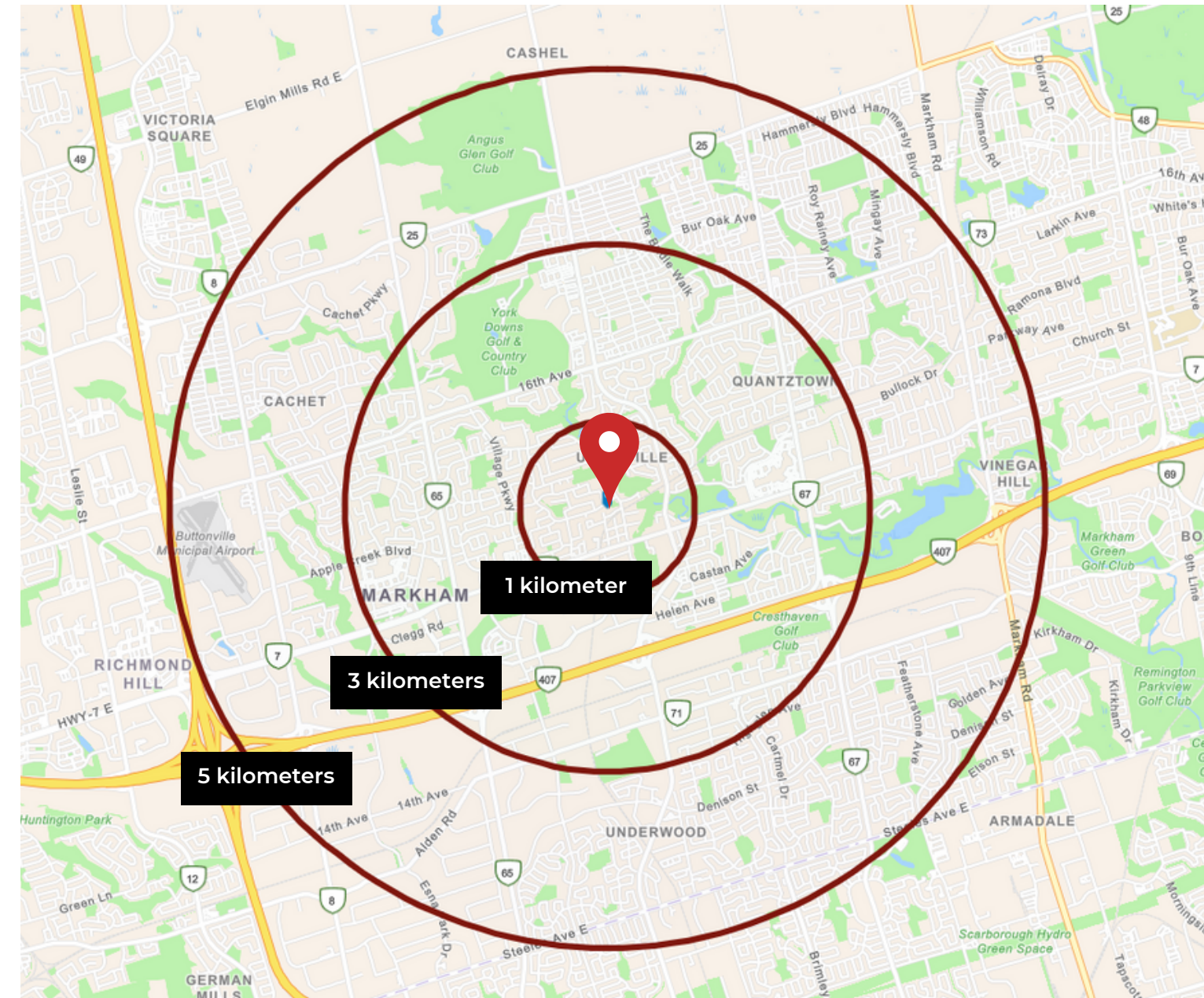
DEMOGRAPHICS

The population at 18 Fred Varley Drive, Markham within a 5 kilometer radius is 205,025. The median age for this population is 42.3. The number of households in this area is estimated at 62,196 within a 5 km area. The average household income is estimated to be CA\$130,198 within a 5 km radius.

Summary	1 kilometer	3 kilometers	5 kilometers
2017 Total Population	5,481	69,776	196,531
2022 Total Population	5,783	75,013	205,025
2027 Total Population	6,258	80,040	214,558
2017-2027 Annual Rate	1.59%	1.31%	0.91%
2017 Households	1,846	23,345	59,364
2017 Average Household Size	2.9	3.0	3.3
2022 Households	1,935	25,370	62,196
2022 Average Household Size	2.9	2.9	3.3
2027 Households	2,098	27,203	65,336
2027 Average Household Size	2.9	2.9	3.3
2022-2027 Annual Rate	1.63%	1.40%	0.99%
2017 Families	1,556	20,413	56,714
2017 Average Family Size	3.0	3.0	3.1
2022 Families	1,638	21,839	58,937
2022 Average Family Size	3.0	3.0	3.1
2027 Families	1,693	23,330	61,538
2027 Average Family Size	3.1	3.0	3.1
2022-2027 Annual Rate	0.66%	1.33%	0.87%
2017 Dwellings	1,846	23,345	59,364
Owned Dwellings	1,577	19,643	51,223
Rented Dwellings	269	3,702	8,141
Band Housing	0	0	0
2022 Dwellings	1,935	25,370	62,196
Owned Dwellings	1,637	20,902	53,146
Rented Dwellings	298	4,468	9,050
Band Housing	0	0	0
2027 Dwellings	2,098	27,203	65,336
Owned Dwellings	1,767	22,182	55,512
Rented Dwellings	330	5,022	9,824
Band Housing	0	0	0
Average Household Income			
2017	CA\$152,853	CA\$116,331	CA\$113,517
2022	CA\$172,784	CA\$131,742	CA\$130,198
2027	CA\$193,639	CA\$149,045	CA\$148,156
Per Capita Income			
2017	CA\$51,481	CA\$38,921	CA\$34,289
2022	CA\$57,814	CA\$44,556	CA\$39,497
2027	CA\$64,918	CA\$50,656	CA\$45,116
Median Age			
2017	46.5	42.3	41.2
2022	47.8	43.3	42.3
2027	48.8	44.0	43.0

DISTANCE MAP

The ring below outlines the 1km, 3km, and 5km radius distance from 18 Fred Varley Drive.





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