

**FOR
LEASE**



Google Streetview



**CREILAND
CONSULTANTS**

**OFFICE UNITS
FOR LEASE**

UNITS: 3, 4, 5 & 7

**720
SHEPPARD AVE.
PICKERING, ON
L1V 1G4**

CREILAND CONSULTANTS REALTY INC., BROKERAGE

250 CONSUMERS ROAD, SUITE #1007

TORONTO, ONTARIO, M2J 4V6

www.creiland.com

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*Sales Representative **Broker



PROPERTY OVERVIEW

Exceptional office suites available which is perfect for healthcare business professionals conveniently located near Highway #401, public transit and public amenities. Surrounded by many residential roof tops along with 2 secondary schools. The main common hallways and front foyer have been nicely renovated. 24/7 access into the building.

UNIT NO.:	U#3, U#4, U#5 & U#7
ASKING RATE:	\$18.00 PSF NET
SIZE:	LEASED U#3 - 700 SF U#4 - 840 SF U#5 - 609 SF LEASED U#7 - 1,321 SF
T&O:	\$18.00 PSF (INCLUDES PROPERTY TAX, MAINTENANCE, INSURANCE & UTILITIES)
POSSESSION DATE:	IMMEDIATE



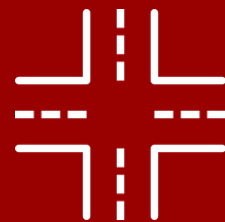
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AMENITIES MAP



PROPERTY TYPE

Office / Retail



PROPERTY INTERSECTION

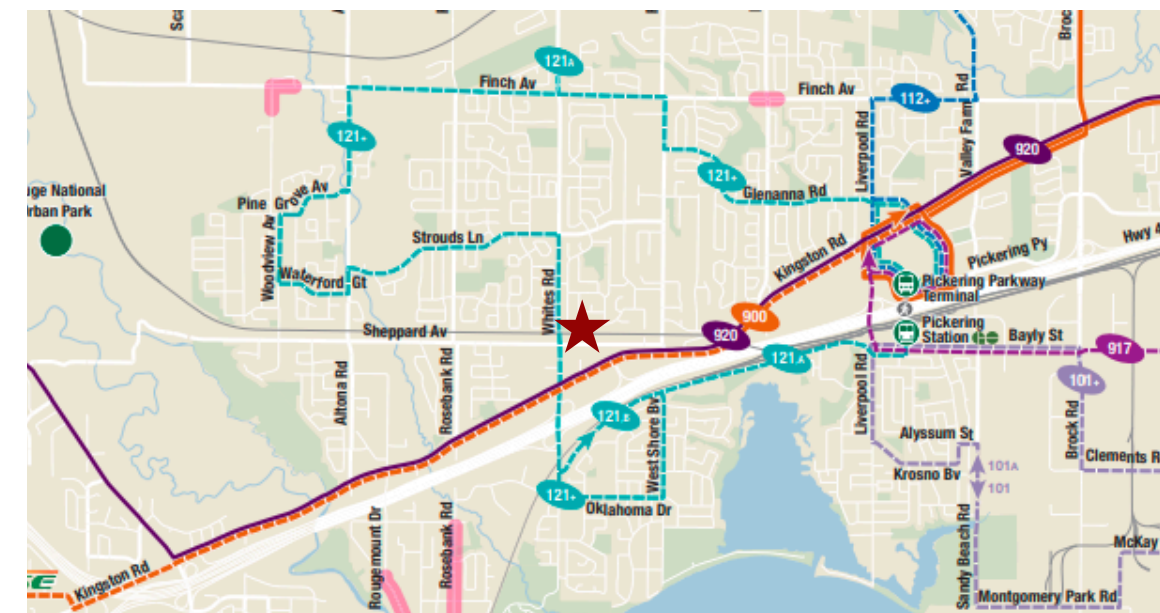
Whites Road North & Sheppard Avenue



ZONING

Special Commercial (SC-5)

TRANSIT MAP



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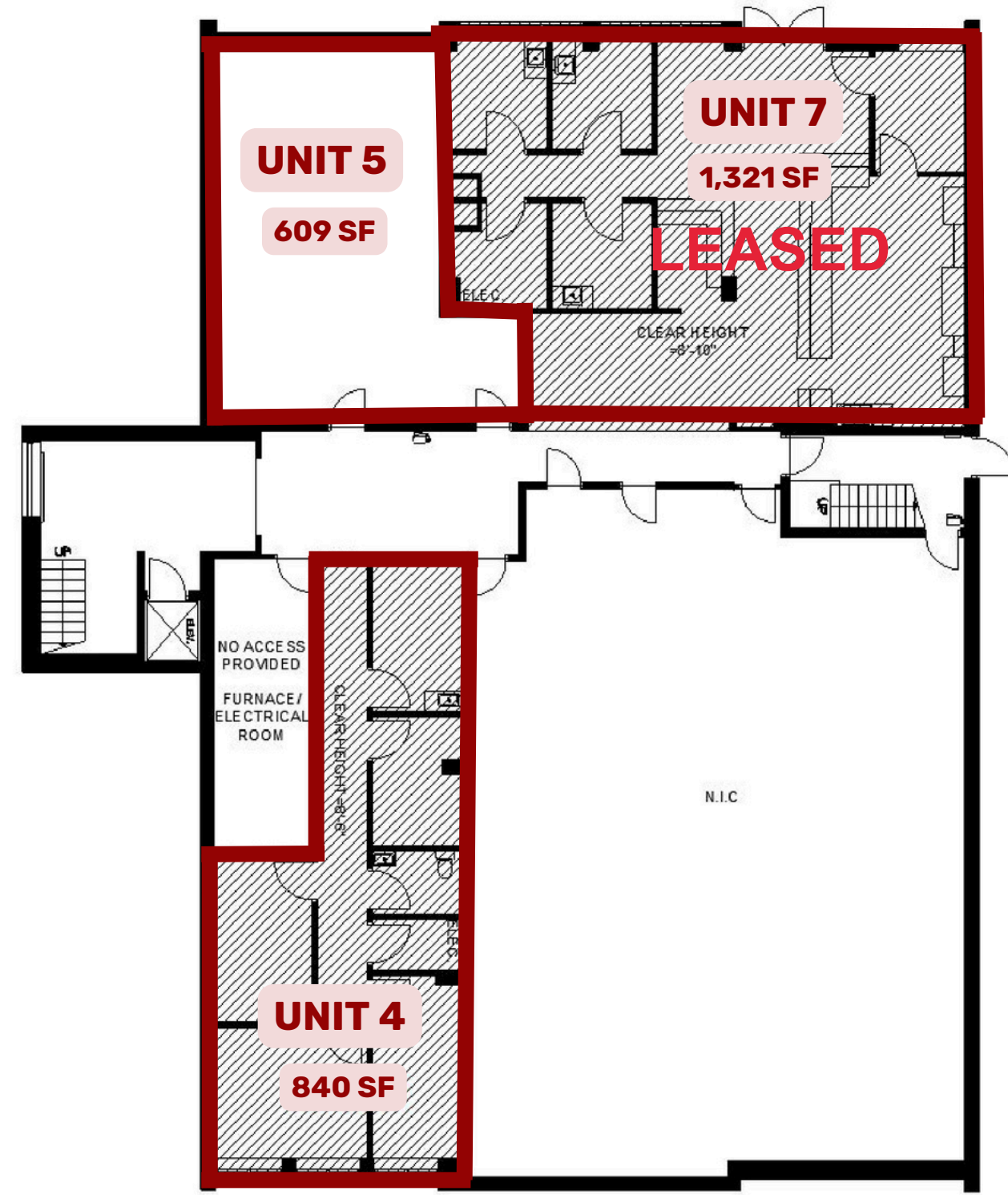


FLOOR PLAN

2ND FLOOR

FLOOR PLAN

BASEMENT



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PHOTOS

PHOTOS

EXTERIOR



U#4



U#5



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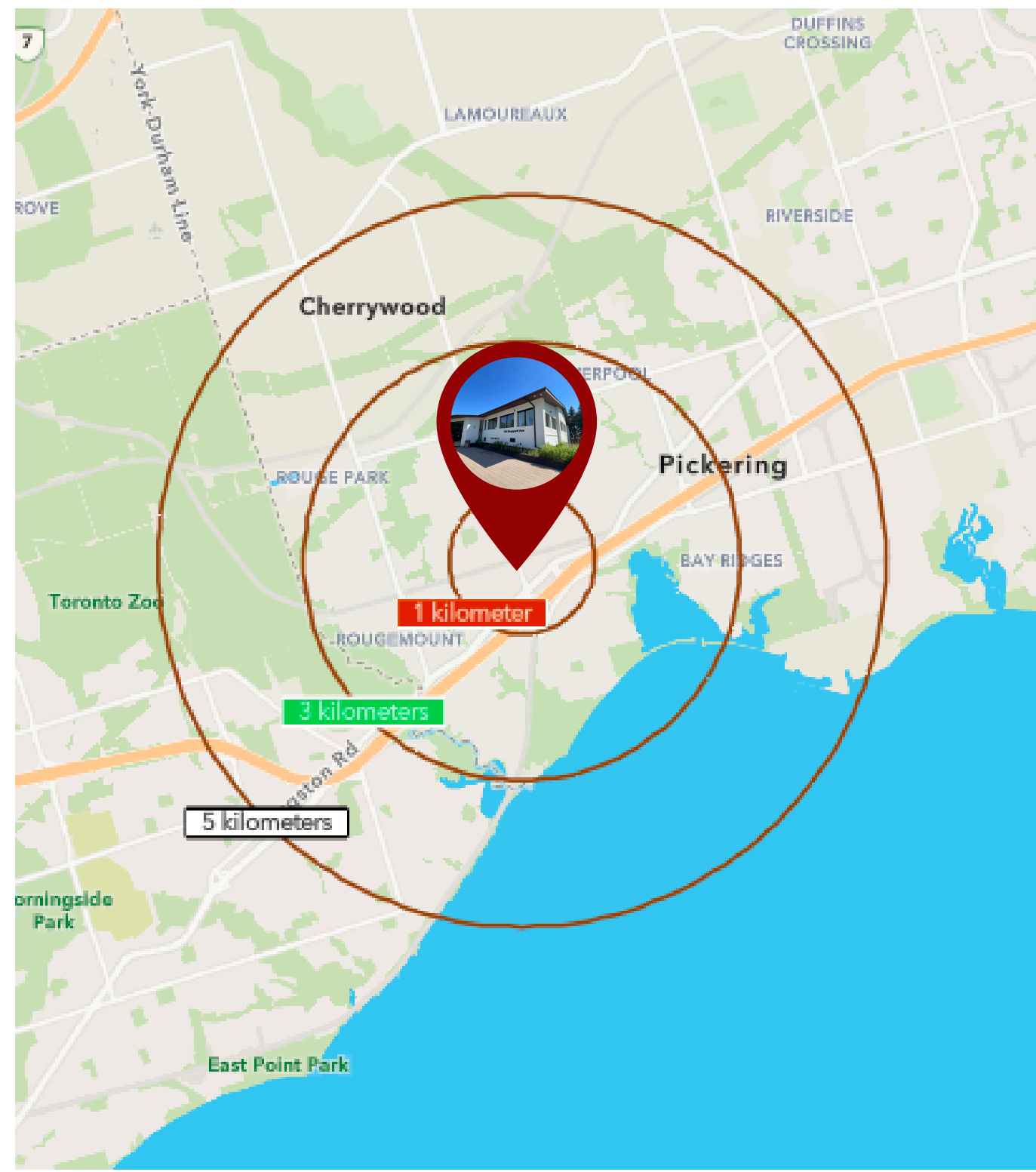


DISTANCE MAP

DEMOGRAPHICS

The population at 720 Sheppard Ave., Pickering, ON within a 5 km radius is 113,305. The median age for this population is 41.5. The number of households in this area is estimated at 38,409 within a 5 km area. The average household income is estimated to be CA\$153,835 within a 5 km radius.

Summary	1 Kilometer	3 Kilometers	5 Kilometers
2018 Total Population	7,811	59,944	109,211
2023 Total Population	7,894	63,677	113,305
2028 Total Population	9,489	75,366	127,847
2018-2028 Annual Rate	3.75%	3.43%	2.44%
2018 Households	2,610	20,690	37,726
2018 Average Household Size	3.0	2.9	2.9
2023 Households	2,578	21,338	38,409
2023 Average Household Size	3.1	3.0	2.9
2028 Households	3,068	24,921	42,831
2028 Average Household Size	3.1	3.0	3.0
2023-2028 Annual Rate	3.54%	3.15%	2.20%
2018 Families	2,385	18,157	32,292
2018 Average Family Size	3.1	3.1	3.1
2023 Families	2,356	18,729	32,920
2023 Average Family Size	3.1	3.1	3.1
2028 Families	2,798	21,907	36,851
2028 Average Family Size	3.1	3.1	3.1
2023-2028 Annual Rate	3.50%	3.18%	2.28%
2018 Dwellings	2,610	20,690	37,726
Owned Dwellings	2,352	18,522	32,353
Rented Dwellings	258	2,168	5,373
Band Housing	0	0	0
2023 Dwellings	2,578	21,338	38,409
Owned Dwellings	2,264	18,700	32,309
Rented Dwellings	314	2,638	6,100
Band Housing	0	0	0
2028 Dwellings	3,068	24,921	42,831
Owned Dwellings	2,640	21,383	35,377
Rented Dwellings	428	3,538	7,454
Band Housing	0	0	0
Average Household Income			
2018	CA\$133,076	CA\$136,841	CA\$125,980
2023	CA\$164,909	CA\$168,593	CA\$153,835
2028	CA\$188,943	CA\$194,232	CA\$178,895
Per Capita Income			
2018	CA\$44,467	CA\$47,232	CA\$43,519
2023	CA\$53,855	CA\$56,495	CA\$52,148
2028	CA\$61,089	CA\$64,226	CA\$59,933
Median Age			
2018	40.3	41.3	41.6
2023	40.8	41.0	41.5
2028	41.1	40.5	41.3

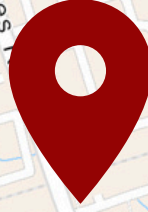


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720 Sheppard Ave., Pickering, ON



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