

**FOR  
LEASE**

**Bayly Street**

**Brock Road**



Google Streetview



**985 BROCK ROAD,  
PICKERING, ON  
L1W 3A4**

**RETAIL UNITS  
FOR LEASE**

For more Information  
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**CREILAND CONSULTANTS REALTY INC., BROKERAGE**

250 CONSUMERS ROAD, SUITE #1007

TORONTO, ONTARIO, M2J 4V6

[www.creiland.com](http://www.creiland.com)

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\*Sales Representative \*\*Broker

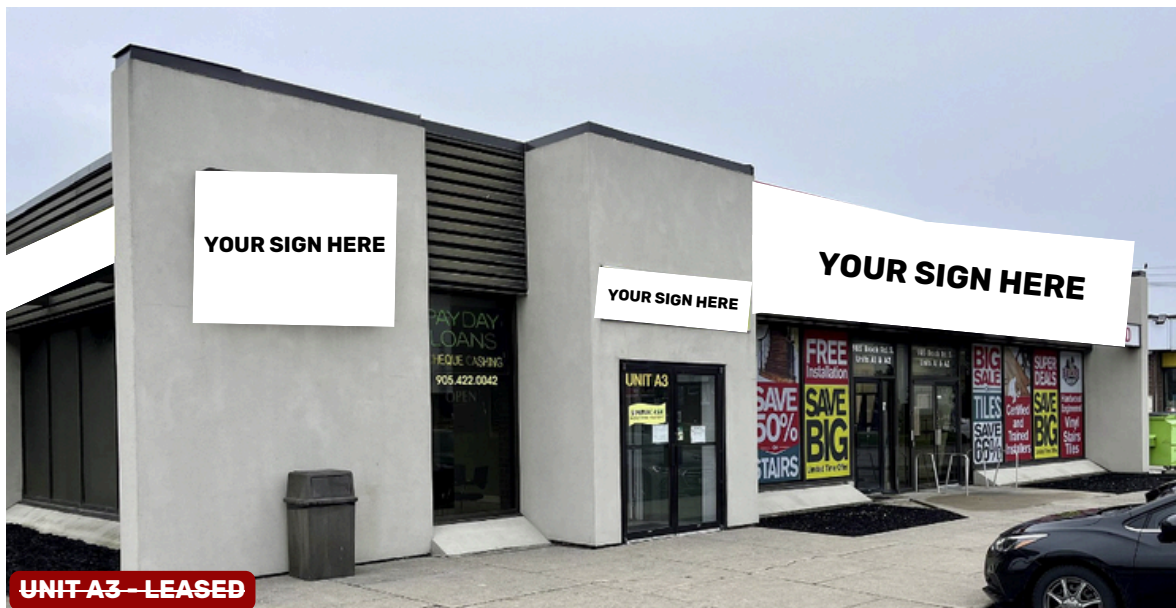




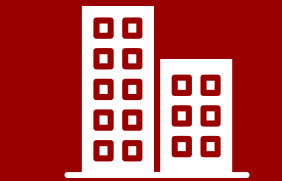
# PROPERTY OVERVIEW

Prime exposure with access and visibility right at Bayly Street and Brock Road intersection. Strategically situated near Highway #401 interchange, Pickering Casino Resort, Pickering Go Station and Major Shopping Centres, the property consists of a vast amount of potential customers and traffic flow from the surrounding businesses. Many permitted uses allowed. Ample surface parking with building signage available.

UNITS:	<b>U#A3 - LEASED</b> <b>U#B</b>
ASKING RATE:	<b>\$21.00 PSF NET</b>
SIZE:	<b>U#A3 - 1,170 SF - LEASED</b> <b>U#B - 1,536 SF</b>
T.M.I. (EST. 2024)	<b>\$13.00 PSF</b>
POSSESSION DATE:	<b>U#A3 - IMMEDIATE - LEASED</b> <b>U#B - IMMEDIATE</b>

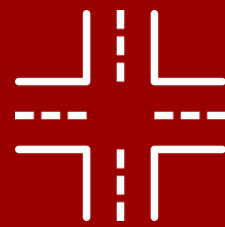


# AMENITIES MAP



## PROPERTY TYPE

Commercial



## PROPERTY INTERSECTION

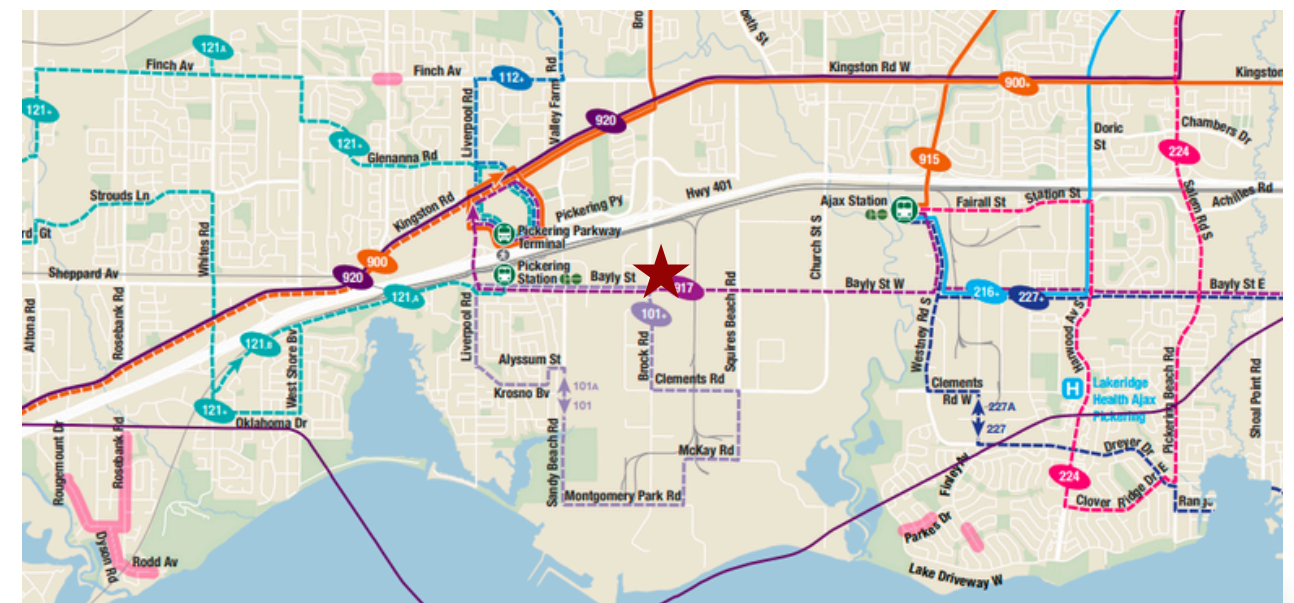
Bayly Street & Brock Road



## ZONING

MC 22

# TRANSIT MAP



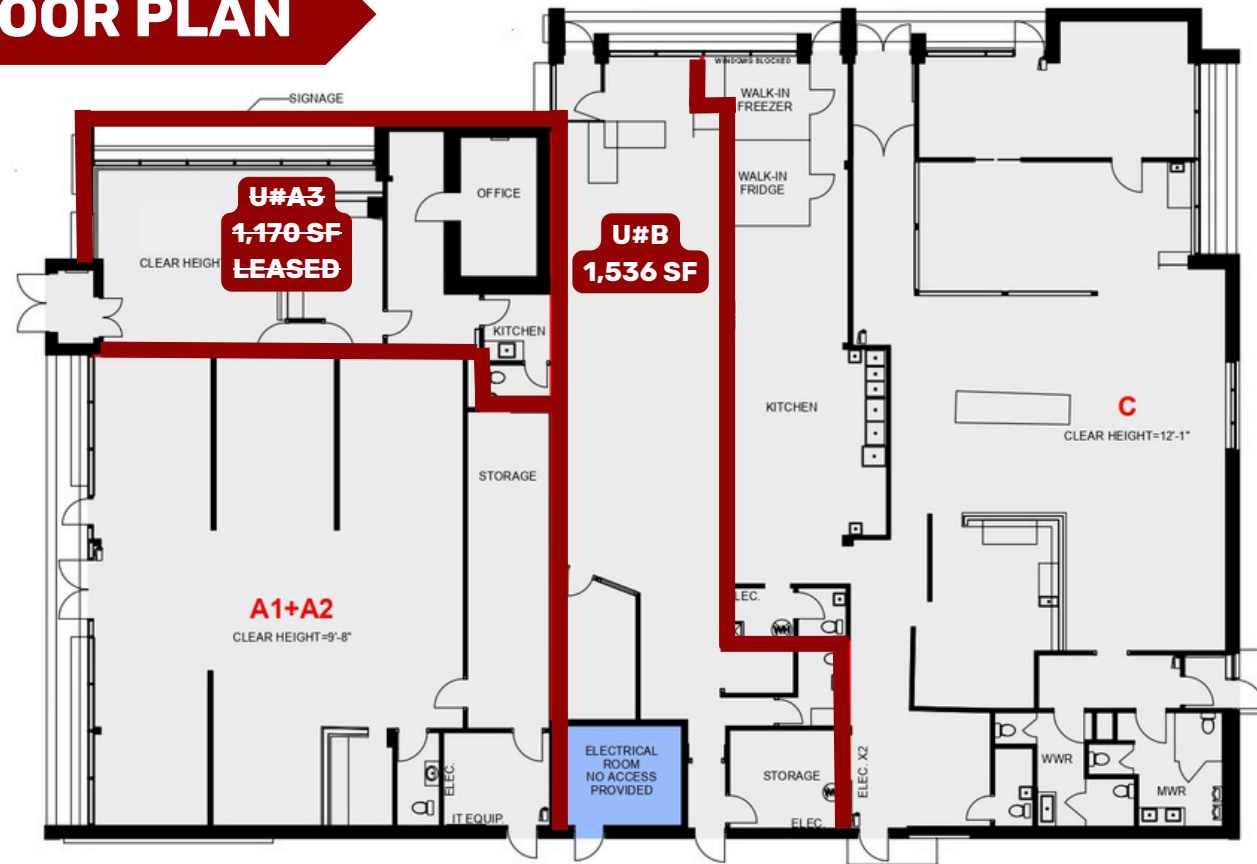
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# FLOOR PLAN



**NOTE: Both units totaling to 3,588 SF can be merged and leased out to a single Tenant.**

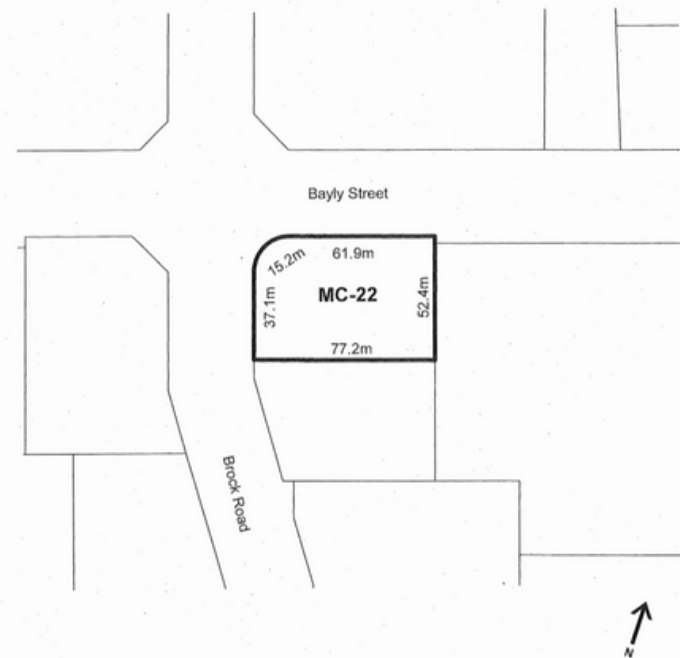
# UNIT PHOTOS

## UNIT B



# ZONING

The property is zoned "MC-22" under Zoning By-law 2511 as amended by site-specific by-law 7665/19.



- PERMITTED USES:**
- (i) Business Office
  - (ii) Dry Cleaning Depot
  - (iii) Dry Cleaning Establishment
  - (iv) Food Preparation Plant
  - (v) Light Manufacturing Plant
  - (vi) Merchandise Service Shop
  - (vii) Office-associated Commercial Establishment
  - (viii) Personal Service Shop
  - (ix) Printing Establishment
  - (x) Restaurant
  - (xi) Sales Outlet
  - (xii) Scientific or Medical Laboratory
  - (xiii) Vehicle Repair Shop
  - (xiv) Warehouse





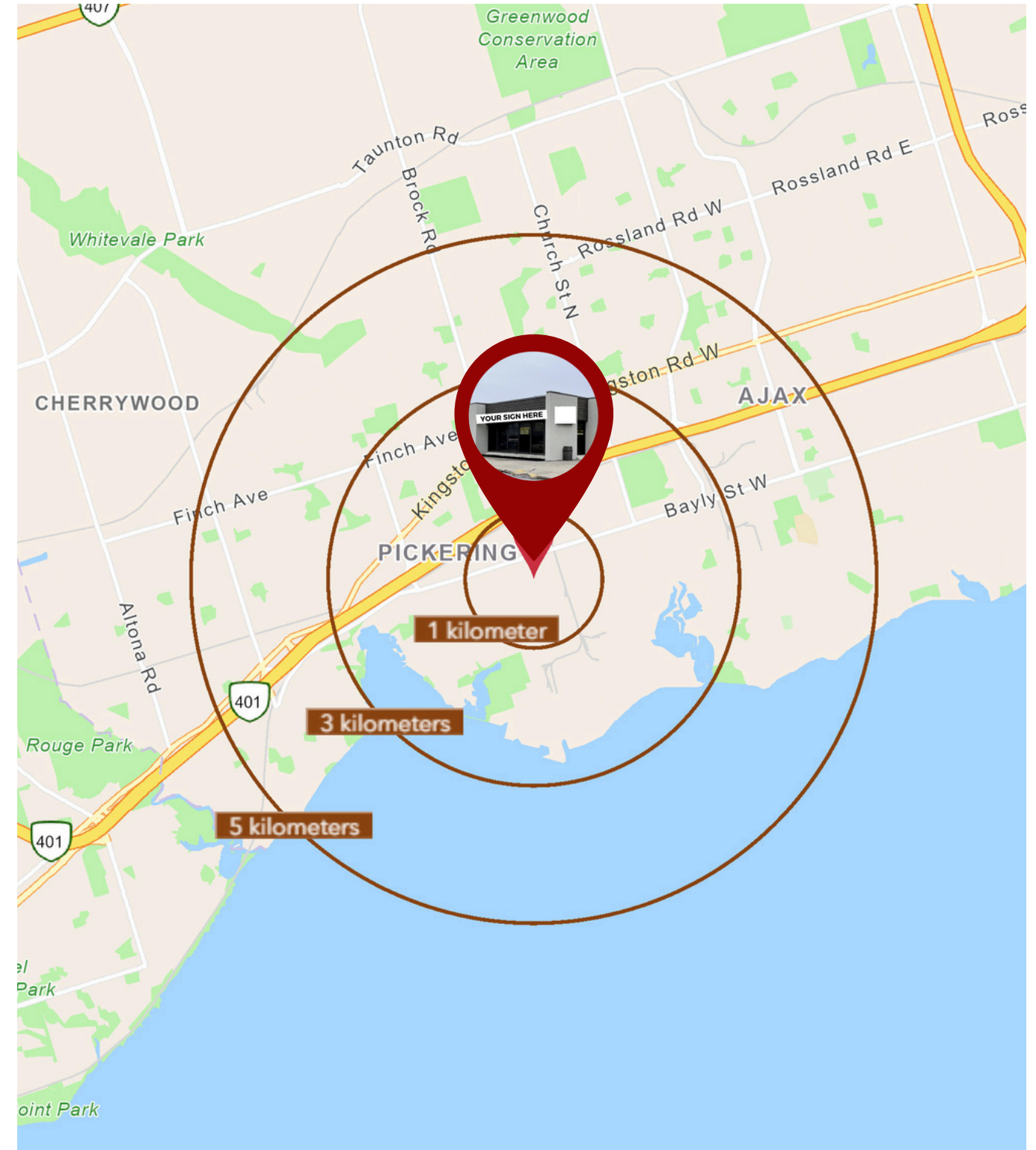


# DEMOGRAPHICS

The population at 985 Brock Rd., Pickering, ON within a 5 km radius is 136,254. The median age for this population is 40.6. The number of households in this area is estimated at 45,479 within a 5 km area. The average household income is estimated to be CA\$141,060 within a 5 km radius.

Summary	1 Kilometer	3 Kilometers	5 Kilometers
<b>2018 Total Population</b>	414	34,852	126,589
<b>2023 Total Population</b>	395	35,765	136,254
<b>2028 Total Population</b>	430	39,437	151,630
<b>2018-2028 Annual Rate</b>	1.71%	1.97%	2.16%
<b>2018 Households</b>	135	13,683	44,312
<b>2018 Average Household Size</b>	2.5	2.5	2.8
<b>2023 Households</b>	128	13,605	45,479
<b>2023 Average Household Size</b>	2.6	2.6	3.0
<b>2028 Households</b>	138	14,827	50,239
<b>2028 Average Household Size</b>	2.6	2.6	3.0
<b>2023-2028 Annual Rate</b>	1.52%	1.74%	2.01%
<b>2018 Families</b>	109	10,220	36,741
<b>2018 Average Family Size</b>	2.7	2.9	3.0
<b>2023 Families</b>	103	10,133	37,664
<b>2023 Average Family Size</b>	2.6	2.9	3.0
<b>2028 Families</b>	110	11,050	41,501
<b>2028 Average Family Size</b>	2.7	2.9	3.0
<b>2023-2028 Annual Rate</b>	1.32%	1.75%	1.96%
<b>2018 Dwellings</b>	135	13,683	44,312
Owned Dwellings	109	10,890	36,577
Rented Dwellings	27	2,793	7,735
Band Housing	0	0	0
<b>2023 Dwellings</b>	128	13,605	45,479
Owned Dwellings	97	10,509	36,455
Rented Dwellings	31	3,096	9,024
Band Housing	0	0	0
<b>2028 Dwellings</b>	138	14,827	50,239
Owned Dwellings	101	11,140	39,300
Rented Dwellings	37	3,687	10,939
Band Housing	0	0	0
<b>Average Household Income</b>			
2018	CA\$100,446	CA\$102,176	CA\$117,336
2023	CA\$118,305	CA\$122,945	CA\$141,060
2028	CA\$137,399	CA\$142,325	CA\$164,696
<b>Per Capita Income</b>			
2018	CA\$32,754	CA\$40,114	CA\$41,073
2023	CA\$38,337	CA\$46,768	CA\$47,083
2028	CA\$44,096	CA\$53,509	CA\$54,568
<b>Median Age</b>			
2018	52.8	42.9	41.5
2023	49.9	41.5	40.6
2028	44.9	40.8	40.2

# DISTANCE MAP



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**FOR  
LEASE**

Region Patrol  
Yard - Brock Rd

Toy Ave

Quartz St

Plummer St

Salk Rd

Brock Rd

**985 Brock Road, Pickering, ON**

Bayly St

Bayly St

Brock Rd

Billingham Rd

Orangebrook Crt

Canadian National



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