

FOR LEASE

RETAIL SPACE



CREILAND
CONSULTANTS



7381
KENNEDY ROAD,
MARKHAM, ON



GOOGLE STREETVIEW



PROPERTY WEBSITE

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PROPERTY OVERVIEW

Prime ground-floor retail shell space in the high-traffic Kennedy/Denison Plaza, just north of Steeles. Situated in the heart of Markham's well-established commercial corridor, this unit offers exceptional exposure along Kennedy Road with strong daily traffic. The space fronts directly onto Kennedy Road with large windows and abundant natural light. Conveniently located just minutes from Highway 407 and Highway 401, making it easily accessible for both customers and staff. Food uses not permitted.



\$29.00 PSF Net
RENTAL RATE



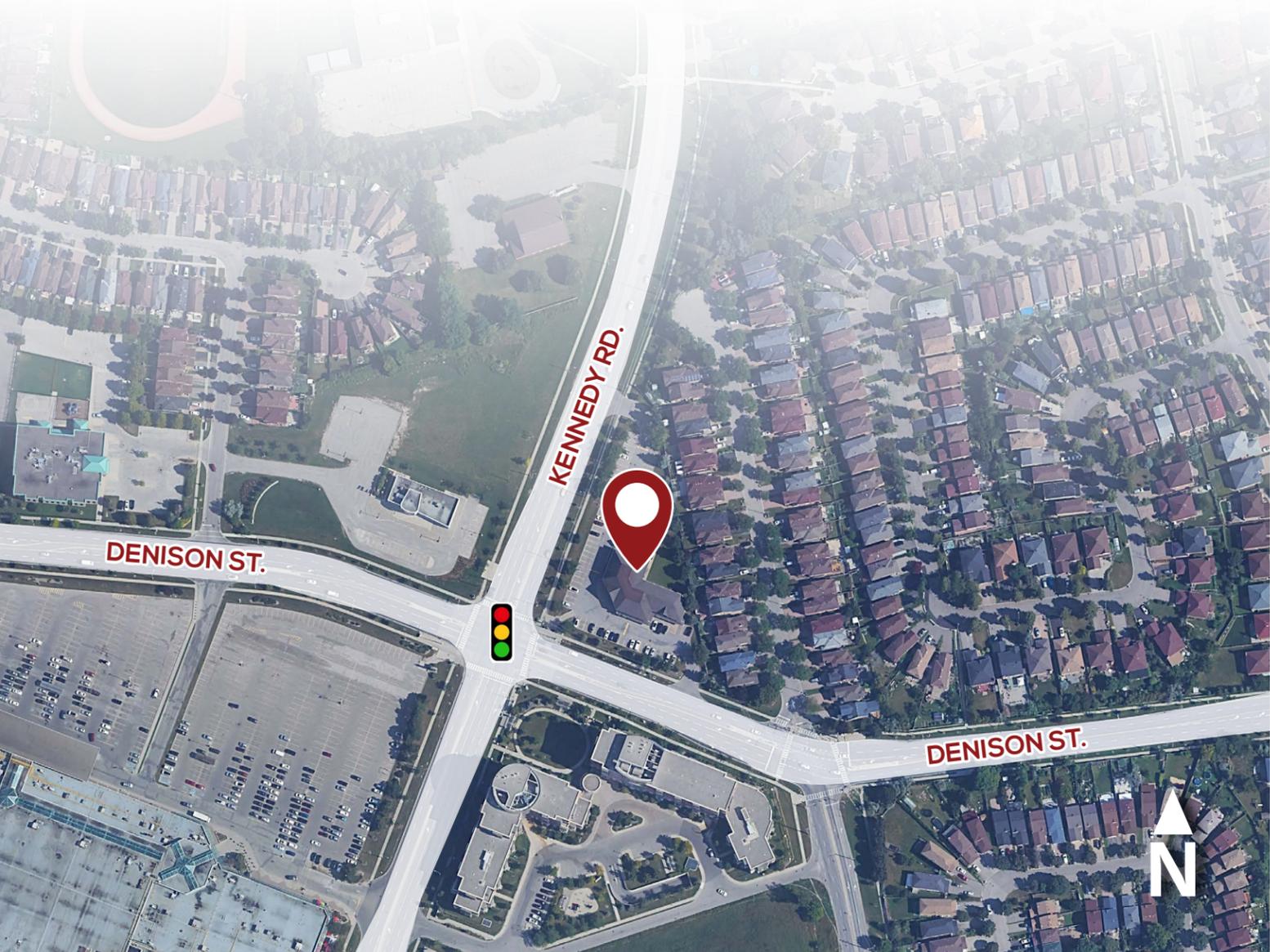
\$12.00 PSF
TMI (EST. 2026)



MU-FD
(Mixed Use Future Development)
ZONING



U#103
UNIT



PROPERTY TYPE
RETAIL

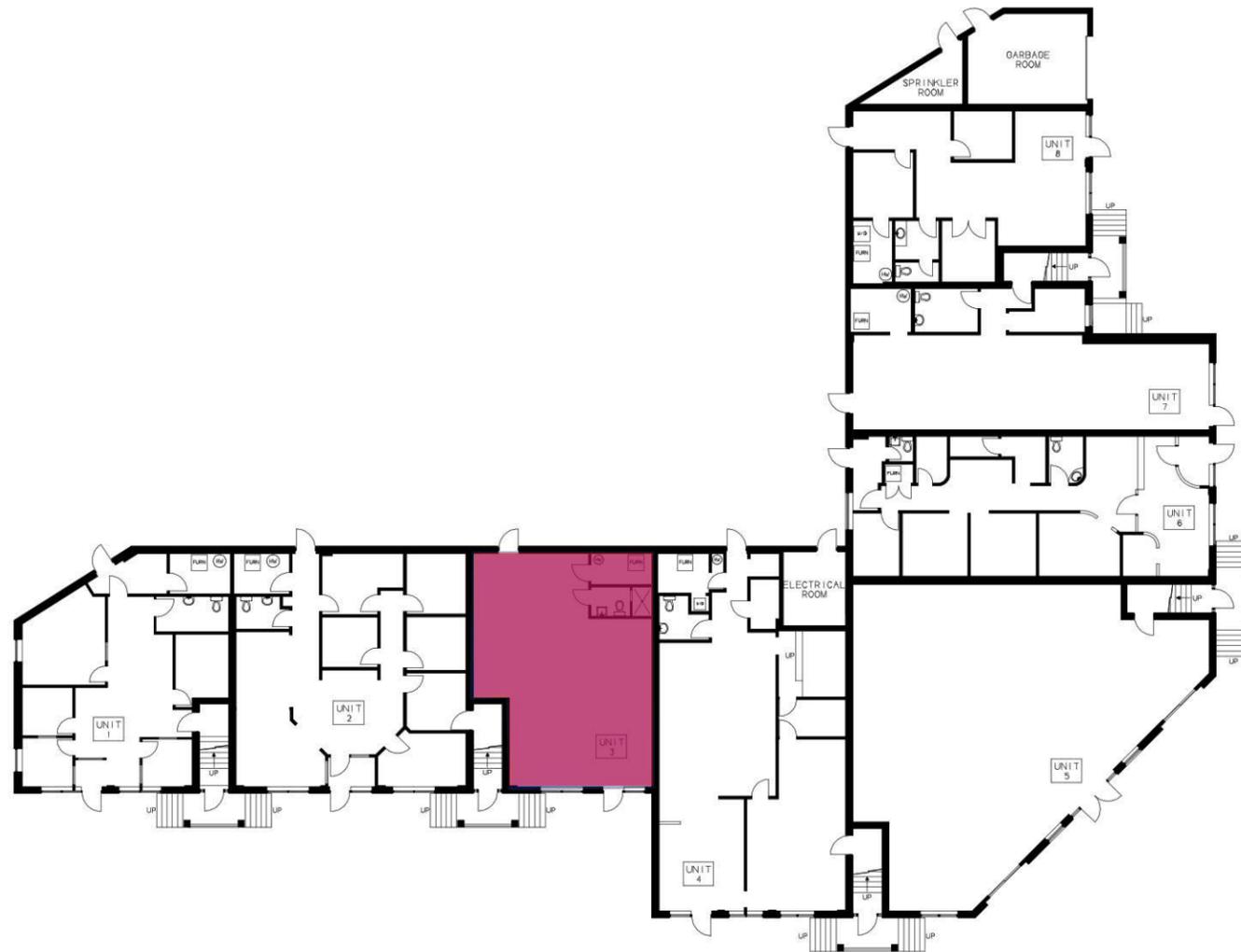


PROPERTY INTERSECTION
KENNEDY ROAD & DENISON STREET

AMENITIES MAP



FLOOR PLAN



ZONING

MU-FD (Mixed Use Future Development)

The Mixed Use – Future Development (MU-FD) zone applies to existing developed lands. Over time, these areas are expected to transform into multi-use, multi- purpose areas that offer a diverse range of residential, retail, service, restaurant, and office type uses serving nearby residents and businesses.

In order to implement the Official Plan, the MU-FD zone only recognizes existing uses and buildings as well as compatible uses customarily found in traditional shopping plazas. A Zoning By-law Amendment would be required to properly assess the merits of the redevelopment of these sites, with urban design, land use compatibility and off-site impacts being the primary considerations.

Permitted Uses

- Art gallery
- Artist studio
- Business office
- Child Care Centre
- Commercial school
- Financial institution
- Medical office
- Personal service establishment
- Pet services establishment
- Non-profit private club
- Restaurant
- Retail store (2)
- Fitness centre, studio (3)
- Service and repair establishment
- Veterinary clinic

Special Use Provisions

- The expansion of an existing building, structure or, use provided the expansion does not exceed 3 storeys.
- Outdoor display and sales area is permitted
- This use shall not exceed a net floor area of 250 square metres



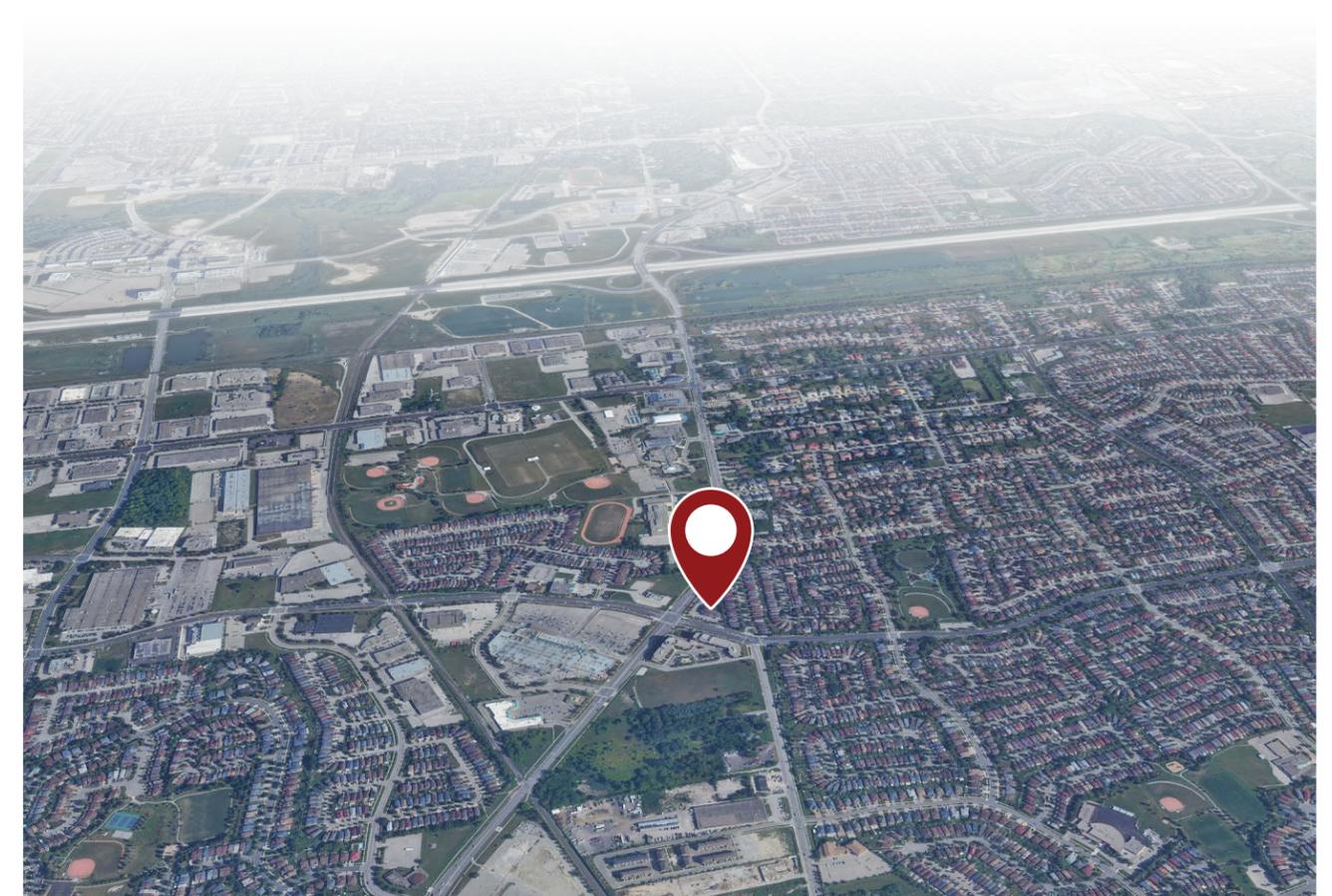
PHOTOS



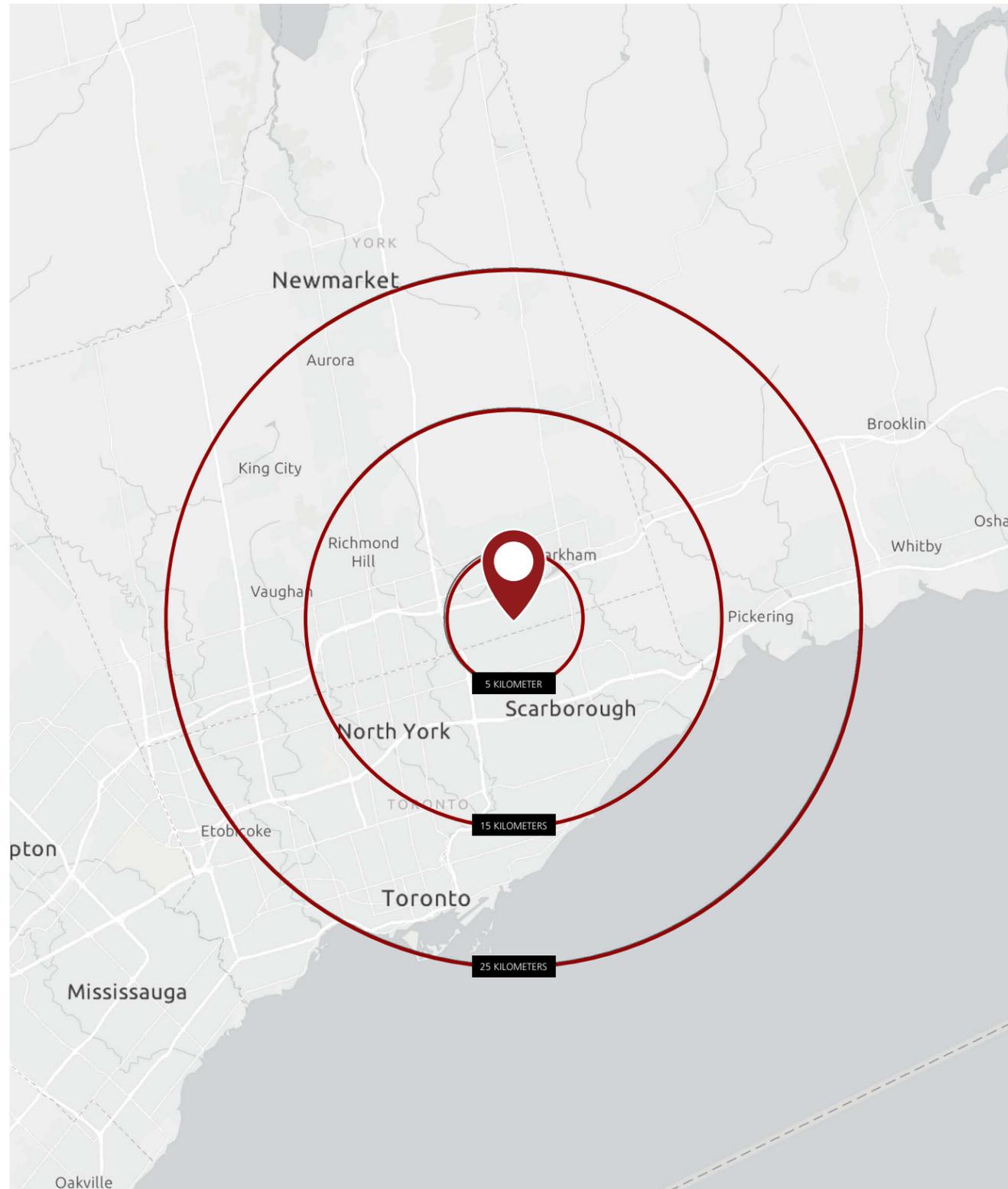
LOCATION OVERVIEW

Markham is a thriving city located in York Region in the Greater Toronto Area (GTA), about 30 km northeast of downtown Toronto. Covering roughly 210 km², it is one of the largest and most populous municipalities in Canada, with a population of over 350,000 residents. Markham's landscape blends historic villages and modern suburbs, with communities like Unionville — known for its preserved Main Street and heritage architecture — alongside contemporary neighbourhoods and expanding urban centres. The city experiences a humid continental climate similar to Toronto, with warm summers and snowy winters.

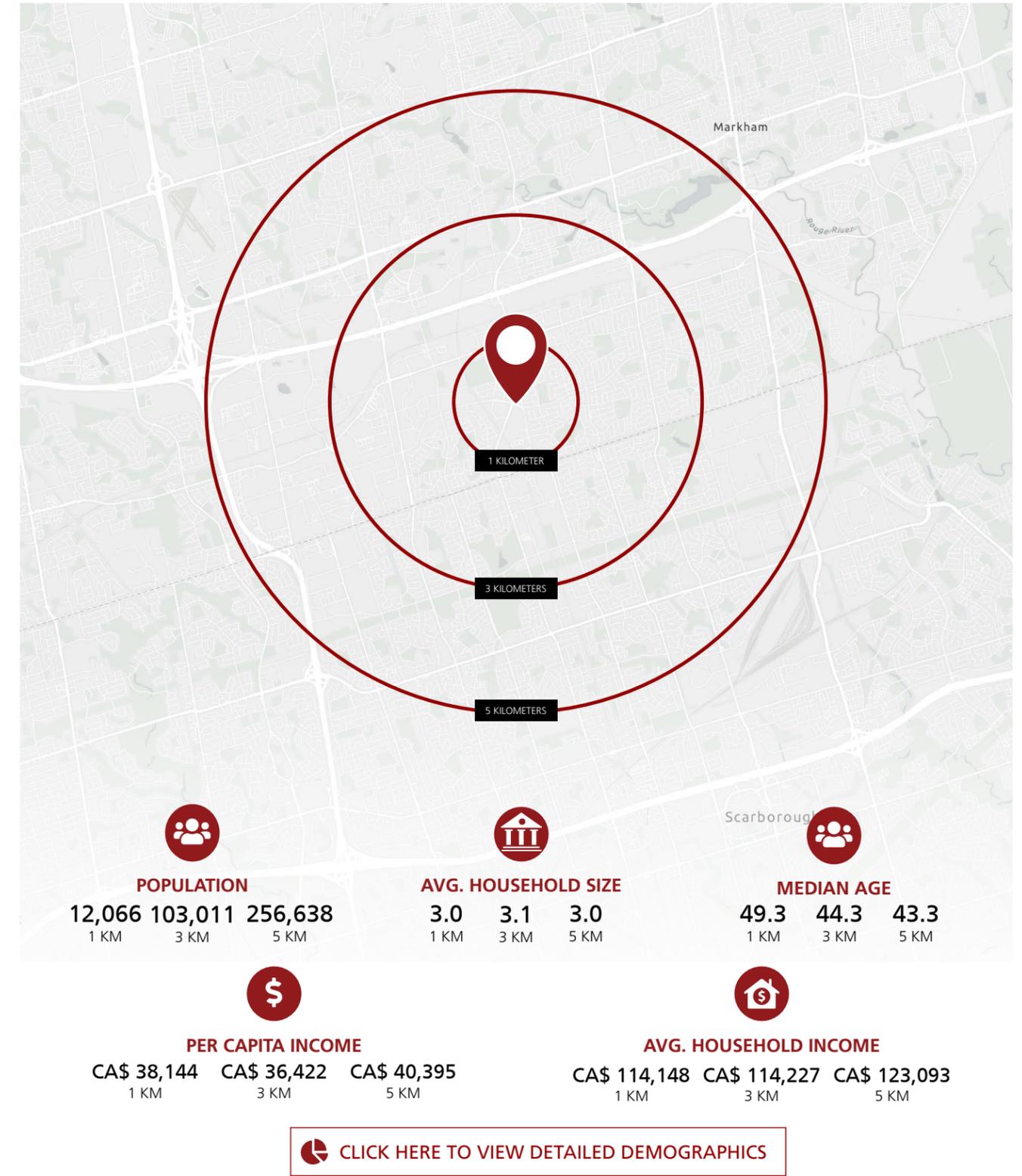
Markham has built a reputation as Canada's high-tech capital, hosting over 1,000 technology and life sciences companies and numerous corporate headquarters, including major global employers in tech, manufacturing, and professional services. This dynamic economic base fuels over 10,000 local businesses and contributes to a robust job market, making the city a major economic engine within the GTA. Beyond its tech focus, Markham's multicultural community — one of the most diverse in the country — enriches the local culture, with residents representing a wide array of ethnic backgrounds and languages, reflected in its food, festivals, and community life.

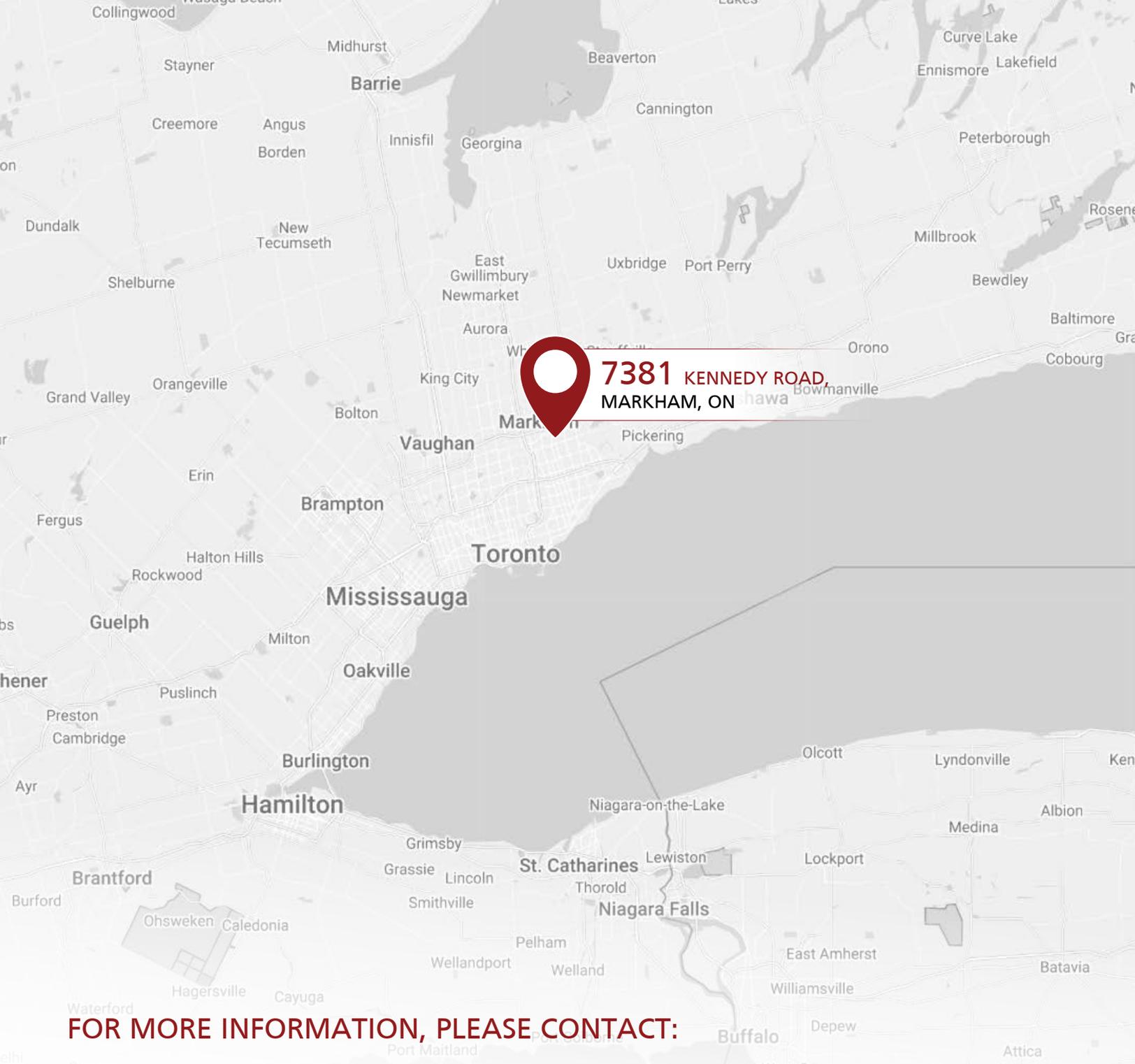


DISTANCE MAP



DEMOGRAPHICS





**7381 KENNEDY ROAD,
MARKHAM, ON**

FOR MORE INFORMATION, PLEASE CONTACT:



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