



# 19820 Holland Landing Road

East Gwillimbury, Ontario

## Property Overview

### Details

<b>Address:</b>	19820 Holland Landing Road, East Gwillimbury, Ontario
<b>Possession Date:</b>	March 2027
<b>Net Rent:</b>	Contact Listing Agents
<b>TMI (Estimate):</b>	\$18.00 PSF
<b>Ceilings:</b>	First Floor: 18 ft Second & Third Floors: 11.5 - 12 ft

### Highlights

-  **85,000 sq. ft. commercial space**
-  **61,150 SF medical/commercial building**
-  **353 parking stalls**  
(surface and underground)
-  **AADT 41,637 vehicles**
-  **Green roof**

### Description

New 85,000 SF national pharmacy anchored shopping centre development at gateway to Holland Landing & East Gwillimbury. This vibrant centre will feature a 61,150 sq. ft. medical/commercial building and offer 353 parking stalls, both surface and underground. Situated in a high-traffic area with an average annual daily traffic (AADT) of 41,637 vehicles, the centre will boast high ceilings with 18 ft on the first floor and 11.5-12 ft on the upper floors, along with a sustainable green roof.

Within a 10-minute drive, the surrounding area is home to 98,728 residents and a daytime population of 76,358, with an average household income of \$143,893, making this a prime location for business and community activities.

  
**Traffic Count**

**41,637**  
Vehicles Per Day

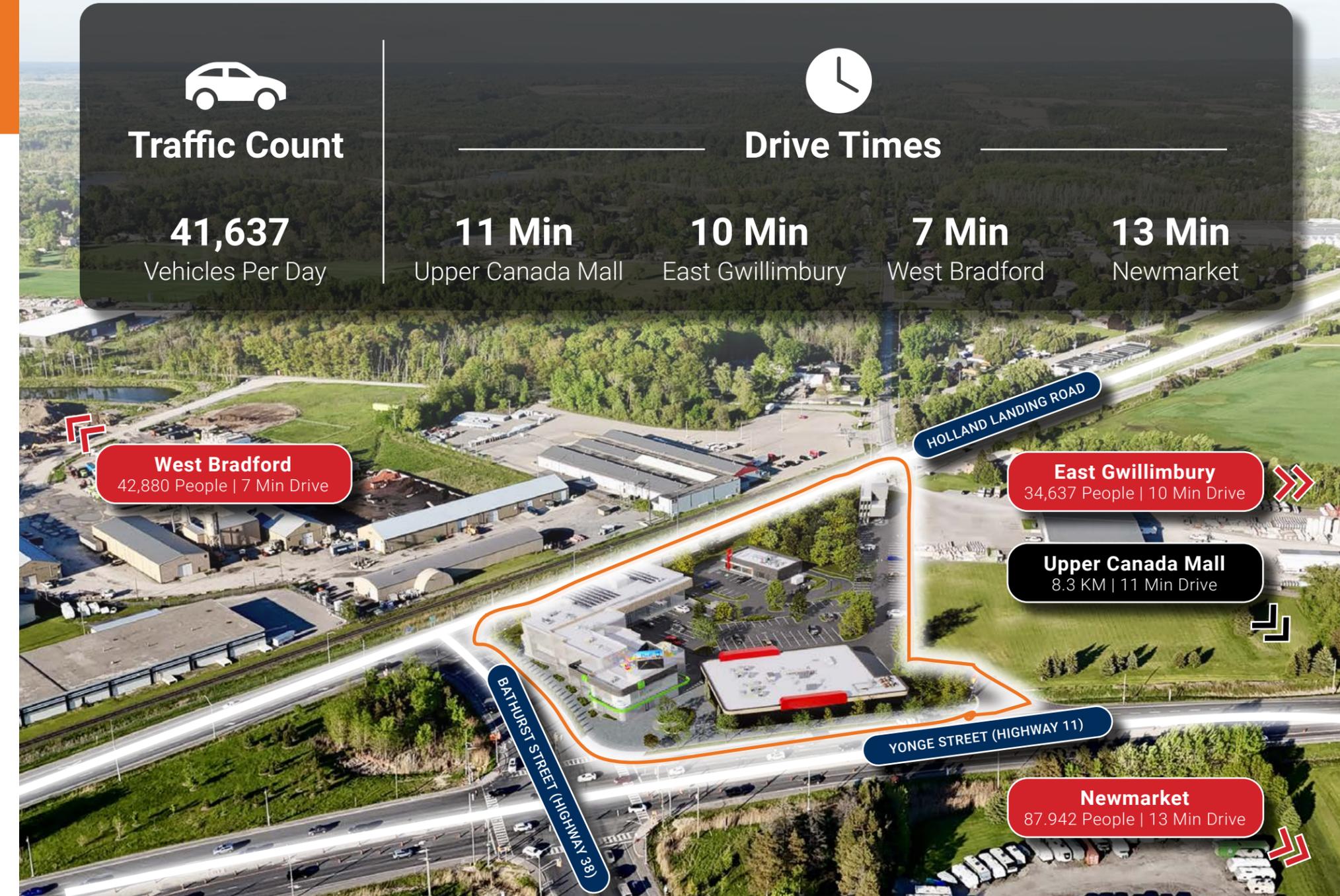
  
**Drive Times**

**11 Min**  
Upper Canada Mall

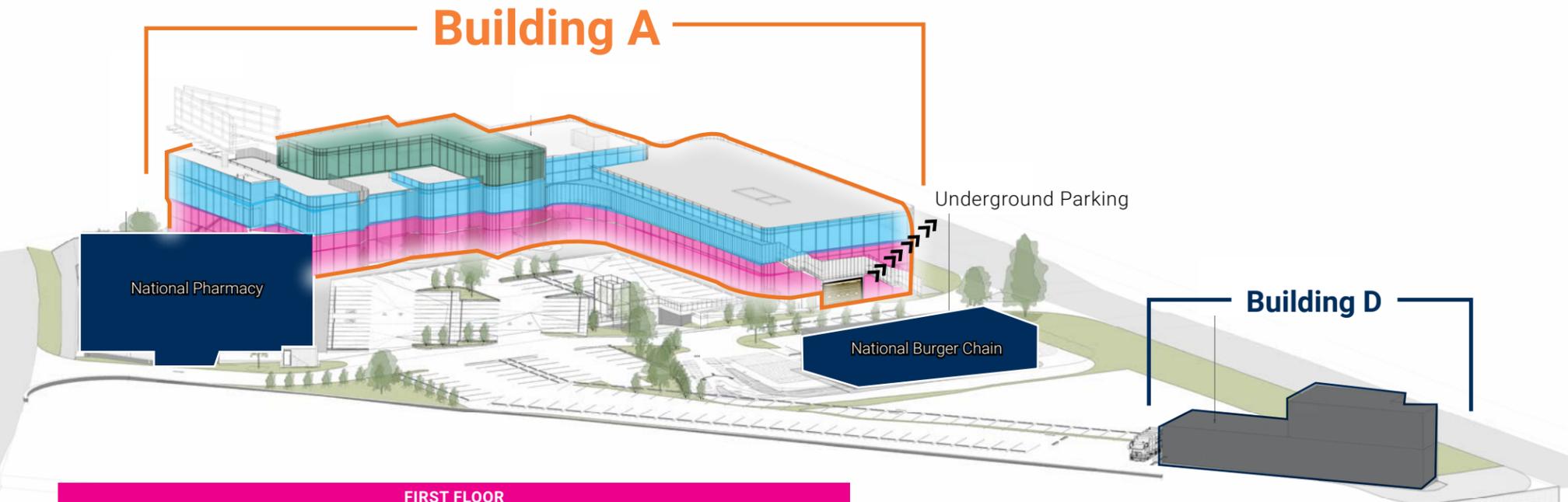
**10 Min**  
East Gwillimbury

**7 Min**  
West Bradford

**13 Min**  
Newmarket



# Site Plan - Overall



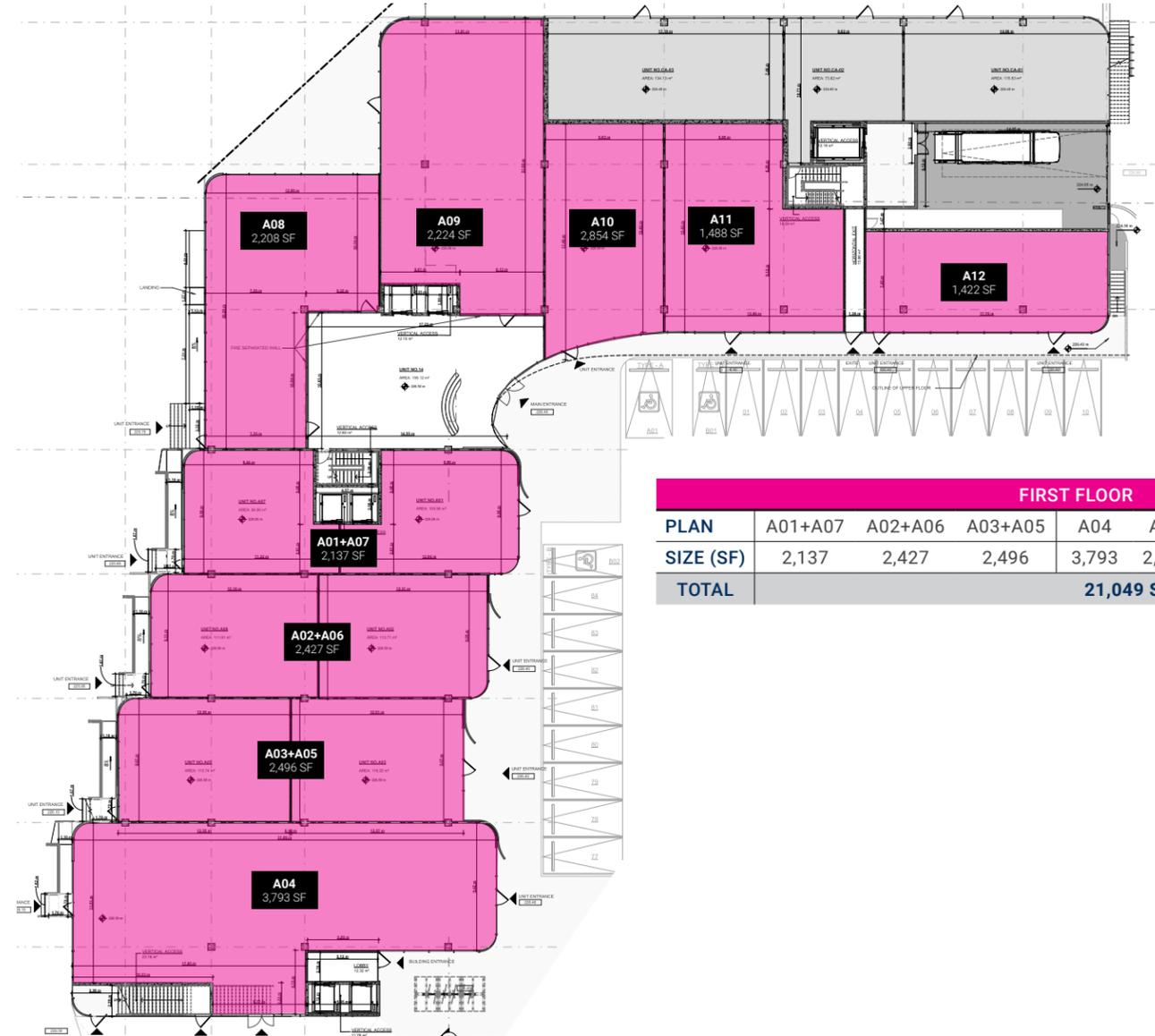
FIRST FLOOR										
PLAN	A01+A07	A02+A06	A03+A05	A04	A08	A09	A10	A11	A12	
SIZE (SF)	2,137	2,427	2,496	3,793	2,208	2,224	2,854	1,488	1,422	
TOTAL	21,049 SF									

SECOND FLOOR								
PLAN	BM01	B01	B02	B03	B04	B05	B06	B07
SIZE (SF)	12,150	996	1,115	1,123	939	1,362	1,213	2,130
TOTAL	21,028 SF							

THIRD FLOOR
D01
4,467 SF

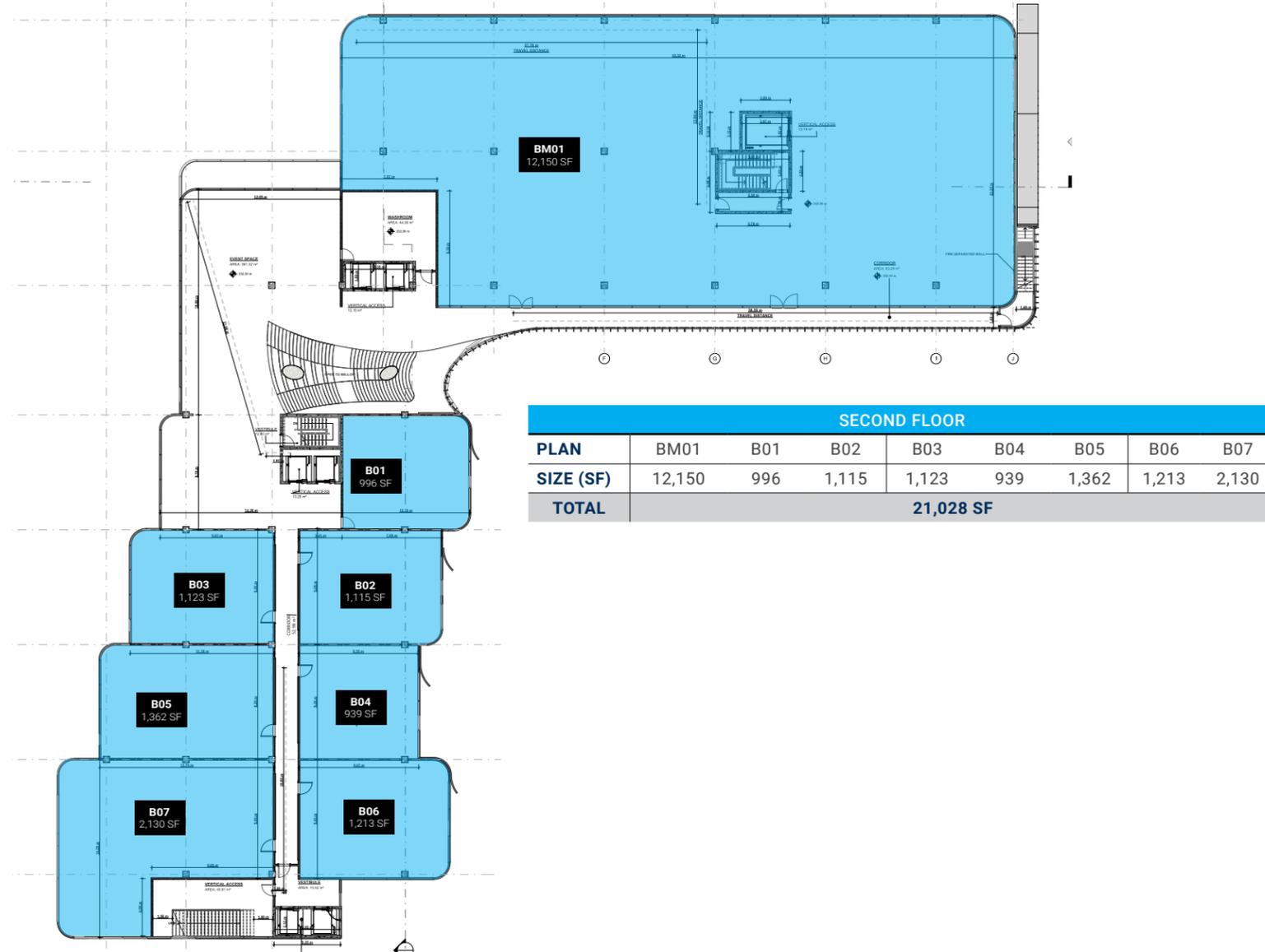
FIRST FLOOR	SECOND FLOOR
3,941 SF	2,248 SF

# Site Plan - First Floor

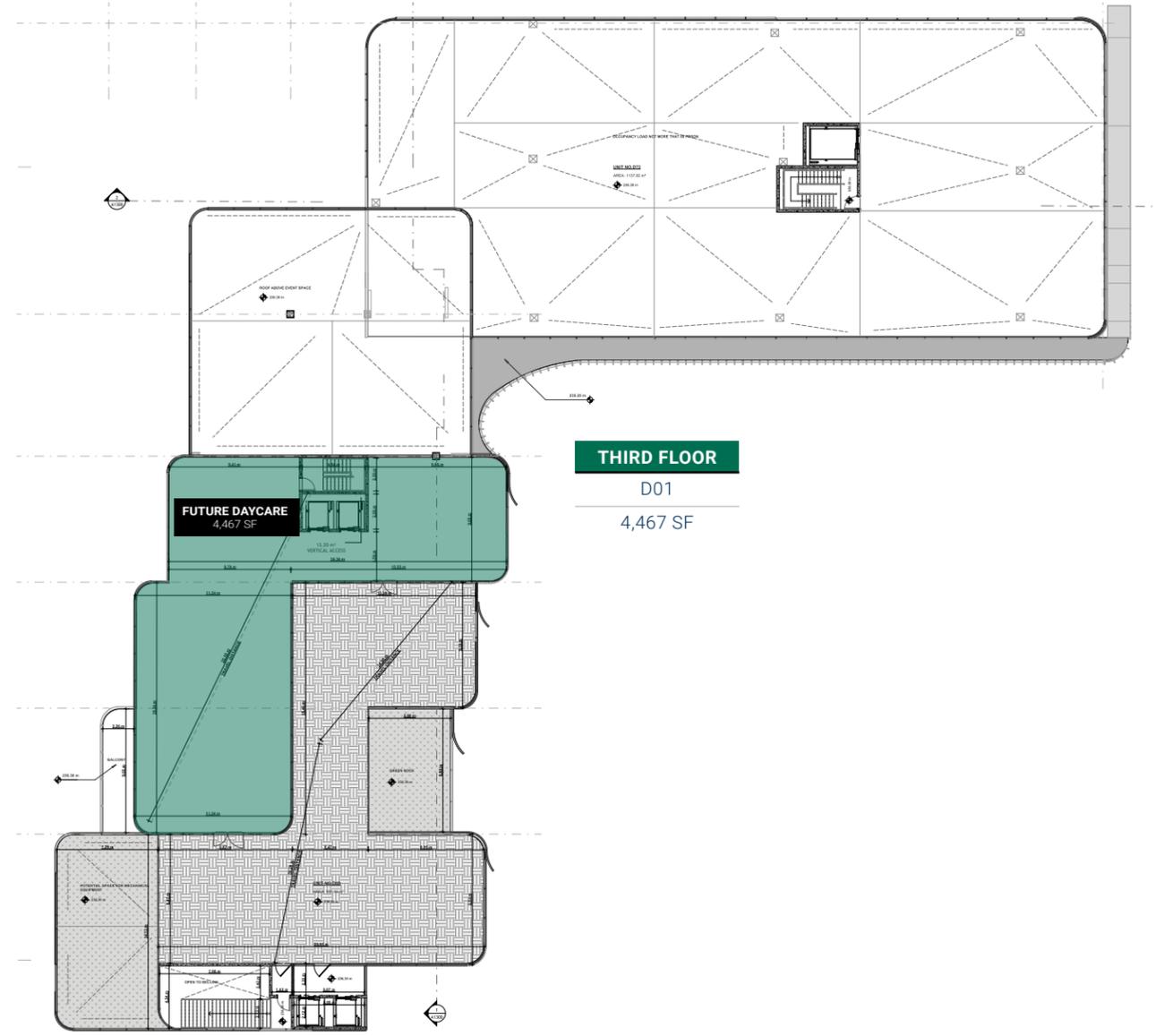


FIRST FLOOR										
PLAN	A01+A07	A02+A06	A03+A05	A04	A08	A09	A10	A11	A12	
SIZE (SF)	2,137	2,427	2,496	3,793	2,208	2,224	2,854	1,488	1,422	
TOTAL	21,049 SF									

# Site Plan - Second Floor



# Site Plan - Third Floor



# Demographics

	5 Min Drive	10 Min Drive	15 Min Drive
 <b>Total Population (2024):</b>	12,681	116,285	192,951
 <b>Daytime Population (2024):</b>	11,330	92,598	172,635
 <b>Population Growth (2024-2029):</b>	12.1%	12.2%	10.8%
 <b>Median Age:</b>	42.1	38.4	40.1
 <b>Household Income:</b>	\$141,311	\$152,331	\$158,063



**East Gwillimbury**  
34,637 People | 10 Min Drive

HOLLAND LANDING  
HEALTH CENTRE

EAST GWILLIMBURY  
GO STATION

NEWMARKET  
GO STATION

1,289 RESIDENTIAL AND COMMERCIAL UNITS

HOLLAND LANDING ROAD

YONGE STREET (HIGHWAY 11)

BATHURST STREET (HIGHWAY 38)

**Subject Property**
















**Upper Canada Mall**  
 8 Million Customers Annually  
 GLA: 996,183 | Sales: \$800 PSF







**Newmarket**  
87,942 People | 13 Min Drive

**West Bradford**  
42,880 People | 7 Min Drive



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\*Sales Representative