

2300 LAWRENCE AVENUE EAST

TORONTO, ON M1P 2R2



PROPERTY DESCRIPTION

Located at the intersection of Kennedy Road & Lawrence Avenue East in Scarborough, this grocery-anchored mixed-use center offers a total of 148,770 sq. ft featuring retailers such as Dollarama, Bluenotes, and Lone Tai Supermarket.

FEATURES

- Ample parking
- Located in a heavy traffic area
- Easily accessible by vehicle and public transit
- Serves a loyal customer base

UNIT	SIZE	LEASE RATE
#218	1,248 SF	\$11.00 psf + \$19.01 TMI
#221	777 SF	\$14.00 psf + \$19.01 TMI



HALLMARK REALTY LTD
Each office independently owned and operated

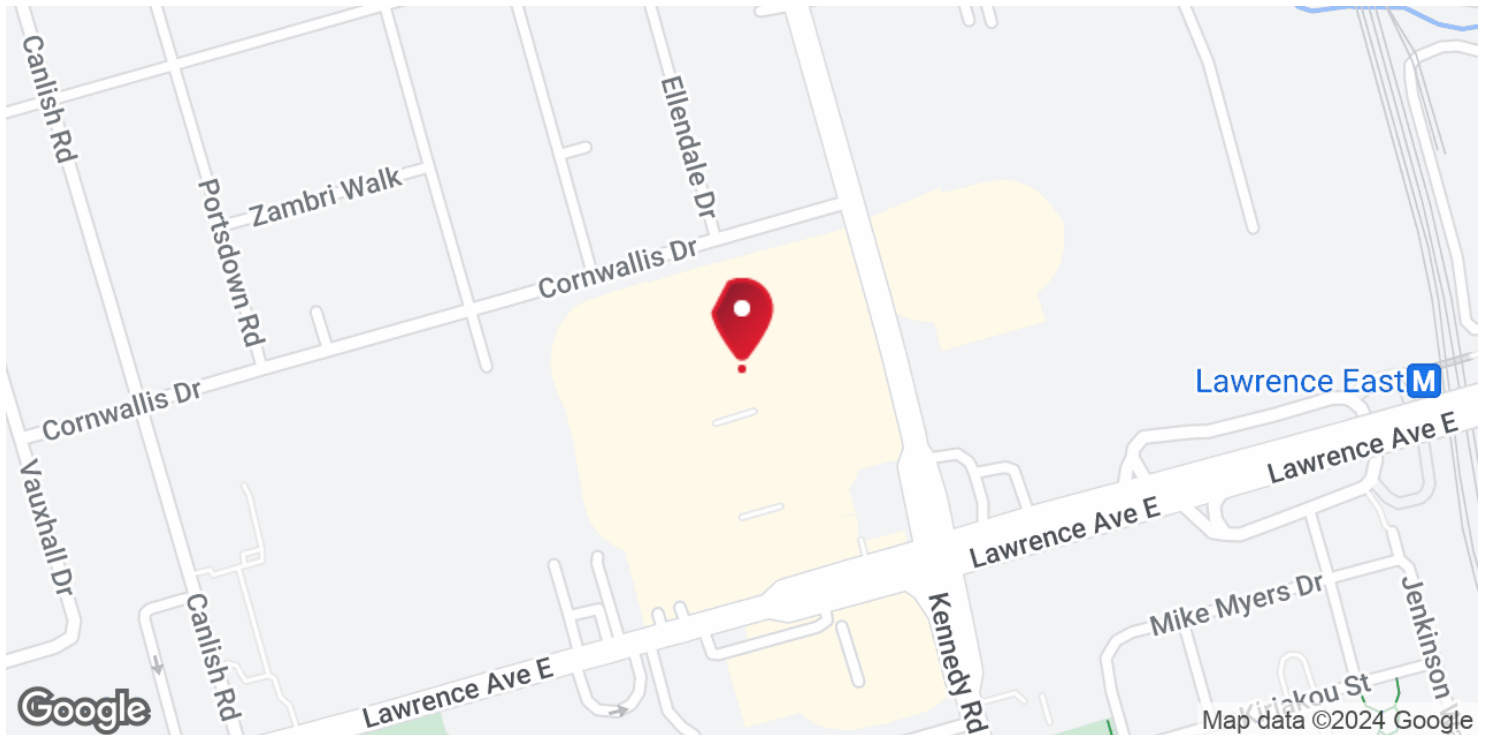
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685 Sheppard Ave E Ste 401,
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LOCATION OVERVIEW

Position your business for success at 2300 Lawrence Ave E, conveniently situated at the intersection of Kennedy Road & Lawrence Avenue East. This vibrant mixed-use center, anchored by a bustling grocery store, offers a total of 148,770 sq. ft of prime commercial space.

Located in the heart of Scarborough, this prime business destination ensures visibility, accessibility, and connectivity, setting the stage for your business's growth and success.



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UNIT 218

With 1,248 square feet of versatile office space, Unit 218 presents an exceptional opportunity for your business to flourish. Enjoy the convenience of a well-connected location at an attractive asking net rent of \$11.00 per square foot plus TMI at \$19.01 per square foot.

UNIT 221

Perfect for businesses seeking a compact yet impactful space, Unit 221 offers 777 square feet of adaptable office space. Priced competitively at a net rent of \$14.00 per square foot plus TMI at \$19.01 per square foot.



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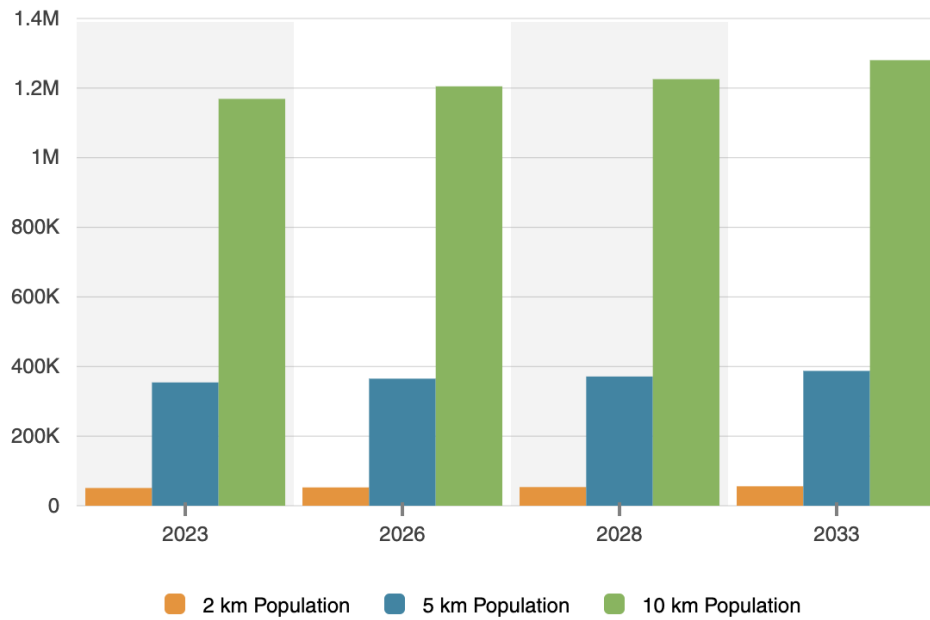
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Population



POPULATION

2 KM

5 KM

10 KM

2023 Population	50,966	354,289	1,169,009
2028 Population Projection	53,608	371,305	1,225,708
Annual Growth 2023-2028	1.0%	1.0%	1.0%
Daytime Population	48,340	360,517	1,074,987
Median Age	39.8	40	40.4

HOUSEHOLDS & INCOME

2 KM

5 KM

10 KM

2023 Households	17,220	130,506	425,755
2026 Household Projection	17,927	135,810	443,266
Avg Household Income	\$83,899	\$83,732	\$107,452
Private Households	50,324	349,614	1,156,843



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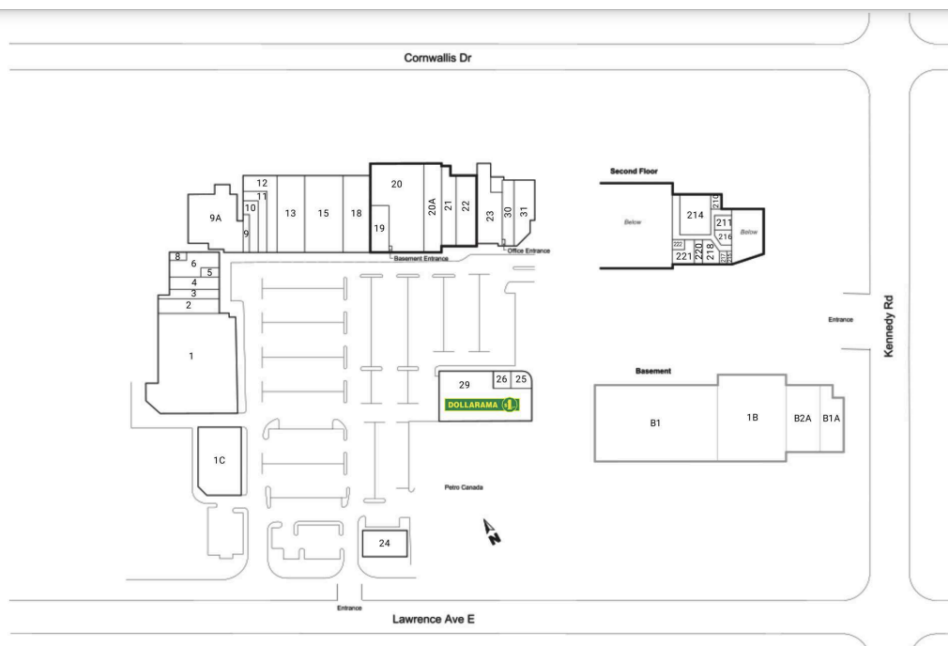
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White Shield Plaza

Scarborough,
Ontario
2300 Lawrence Ave.
E.

Shadow Anchor



B1	Kennedy Bowl	26,250 SF	6	MSM Drug Inc.	2,457 SF	20A	Tanisi Restaurant Inc.	4,087 SF	211	Kumon Math And Reading Centre	600 SF
B1A	Storage	1,150 SF	8	Expert Shoe Repair	380 SF	21	Flippers Fish House	2,663 SF	214	Available	2,026 SF
B2A	Flippers Fish House	6,751 SF	9	The Phone House	600 SF	22	Swap Shop	4,076 SF	215	J Kin Accounting	418 SF
1	Lone Tai Supermarket	18,437 SF	9A	Lone Tai Supermarket	7,302 SF	23	The Beer Store	4,024 SF	216	D&B Katsavelos	515 SF
1B	White Shield Banquet Halls	13,596 SF	10	Plaza Smoke & Gift	1,402 SF	24	Harvey's	3,168 SF	217	Rina Bandara	489 SF
1C	Church's Chicken	3,110 SF	11	Chichas	1,804 SF	25	Laguna Bay Filipino Restaurant	845 SF	218	Available	1,248 SF
2	CIBC	2,500 SF	12	Cake House Bakery	3,073 SF	26	Freedom Mobile	785 SF	220	Dr. Udaya Vaddey Dentistry	850 SF
3	Ontario Tax Services & Accounting Soluti	1,200 SF	13	Modern Beauty	4,951 SF	29	Dollarama	10,115 SF	221	Available	777 SF
4	Greetings & Gifts	1,600 SF	15	Stitches	8,708 SF	30	747 Auto Parts	2,243 SF	222	Famous Astrologer	380 SF
5	Suo Bi Hair Studio	440 SF	18	Top Binz	5,586 SF	31	Toronto Home Comfort	3,184 SF			
			19	Perfume Hotspot	2,016 SF	210	Wise Legal Services	754 SF			
			20	Ardene	10,135 SF						



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