

An aerial photograph of a large commercial plaza with four street frontages. The plaza is situated at the intersection of Yonge Street, Millard Avenue, Brammar Street, and Peeters Crescent. The plaza features several large, modern buildings with flat roofs and extensive parking lots. The surrounding area includes residential neighborhoods with houses and trees, and a golf course in the background. The image is overlaid with a semi-transparent orange circle in the top left corner containing the text "Signalized Corner with 4 Street Frontages".

Signalized
Corner with
4 Street
Frontages

For Lease: Retail & Built-Out Office Spaces

Gates of York Plaza - 17310 Yonge Street

Newmarket, Ontario



Yonge Street

Unit 11

Unit 10

Unit 9

Unit 5

Unit 2A

Unit 2

\$ Base Rent
Contact Listing Agent
TMI (2022)
\$9.00 PSF (est.)

17310 Yonge Street

Available Units



3 Units Are
Fully-Built Out
Office Space

	Unit 1 30,296 SF LEASED		Unit 2 2,276 SF Immediate		Unit 2A 2,660 SF Immediate		Unit 5 7,777 SF Immediate		Unit 9 7,077 SF Immediate		Unit 10 14,565 SF Lease Extended		Unit 11 4,191 SF Feb 2022		Unit 12 LEASED
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17310 Yonge Street

Demographics



Total Population

1km: 5,729
3km: 56,754
5km: 99,882



Average Household Income

1km: \$122,528
3km: \$110,307
5km: \$119,019



Total Households

1km: 2,001
3km: 19,482
5km: 34,061



Total Unemployment Rate

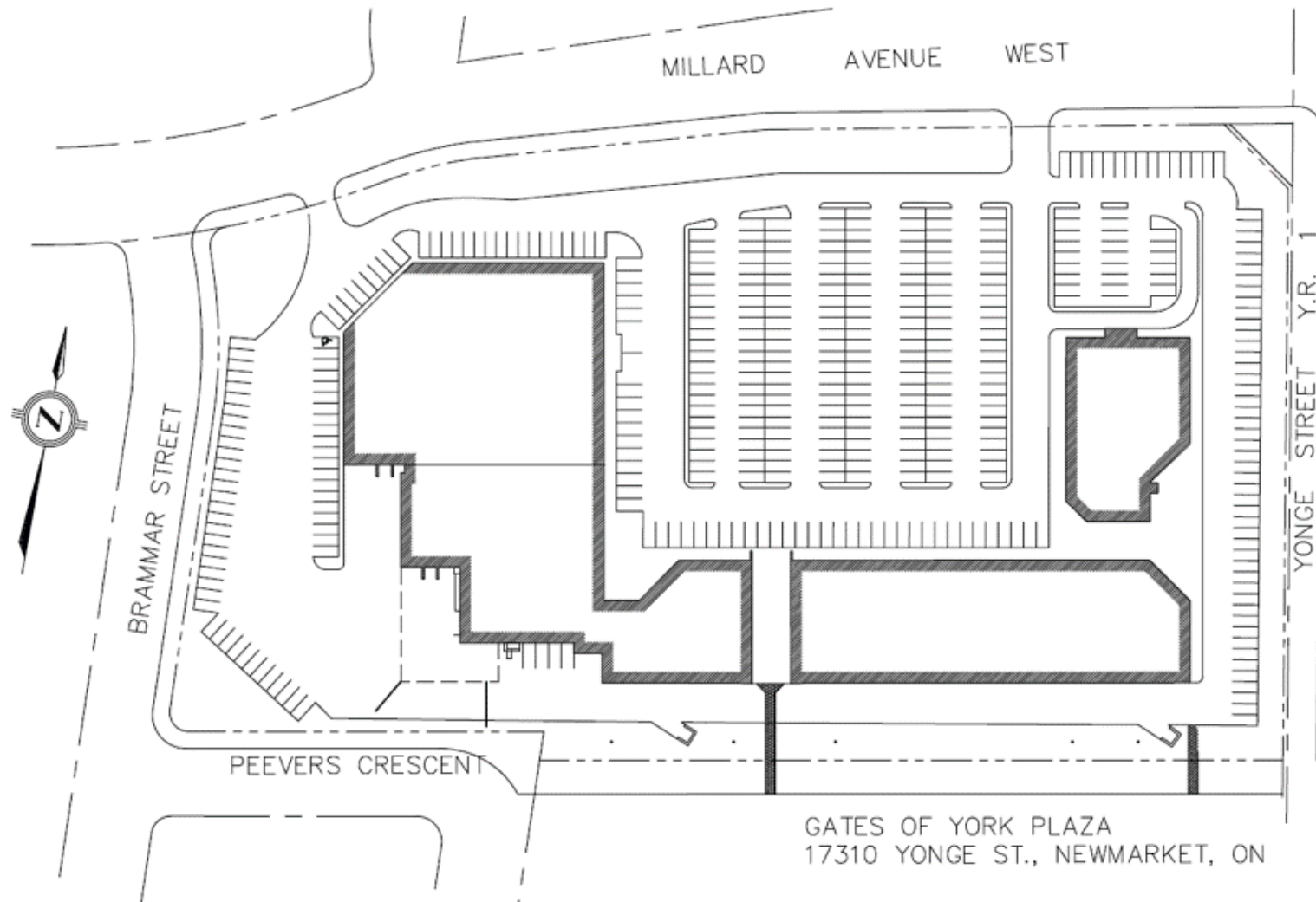
1km: 7%
3km: 6.6%
5km: 6.5%

Traffic Count

Collection Street	Cross Street	Volume
Yonge Street	Mulock Drive	30,994 cars
Davis Drive	Prospect Street	23,441 cars
Yonge Street	Green Line West	19,201 cars

17310 Yonge Street

Site Plan





The PICKLE BARREL



Gates of York Plaza

Yonge Street

Peevers Crescent

Brammar Street

Millard Avenue

Herpcain Avenue





COSTCO
WHOLESALE

Walmart
The **BRICK**
DOLLARAMA

Upper Canada Mall
TOYS R US **Apple** **TACO BELL**
AEW **KFC** **STRUCTUBE**
Tim Hortons **HUDSON'S BAY**

CANADIAN TIRE

THE HOME DEPOT

STAPLES

JACK ASTOR'S
BBQ & PUB

ServiceOntario

LCBO

SHOPPERS
DRUG MART
GIANT TIGER
nofrills
value village
SHOP. REUSE. REIMAGINE.

MONTANA'S
BBQ & BAR

MOXIE'S

Gates of York Plaza

Davis Drive W

Millard Avenue

Brammar Street

Yonge Street

Peeters Crescent



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