

GOLFDALE PLAZA

FOR LEASE



MCCOR

Scarborough, ON

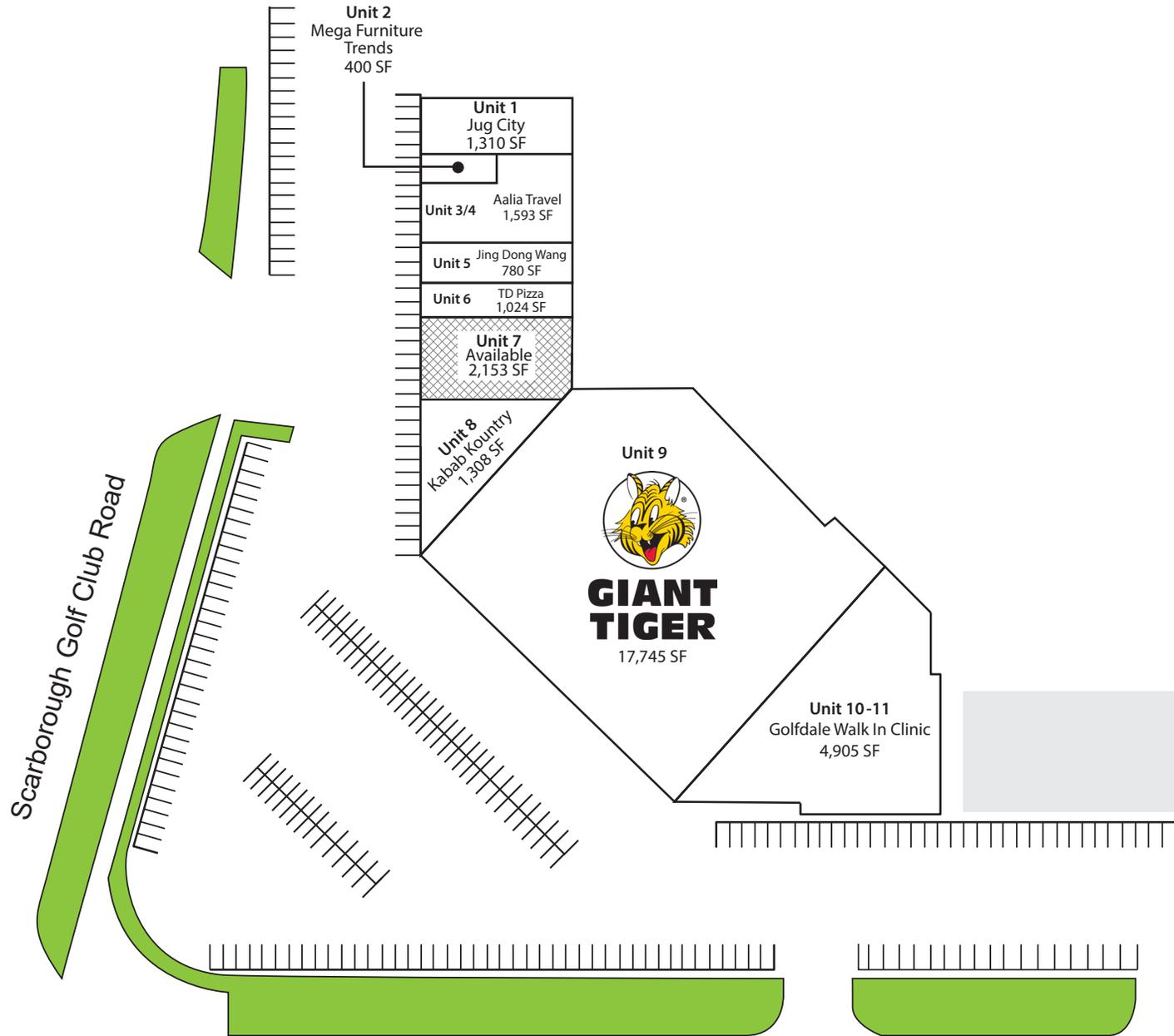
AERIAL



REGIONAL RETAIL NODE



SITE PLAN



DEMOGRAPHICS (2025)



POPULATION

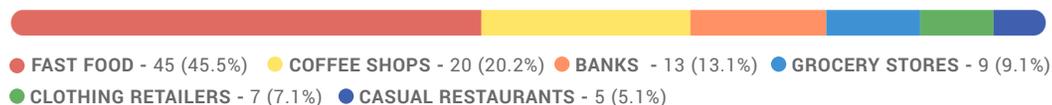
General Trade Area	3km
Estimate	111,820
Daytime Worker Population	130,894
Total Households	38,995
Median Age	40
Visible Minority	75%

EDUCATION

Highest Education Attained	3km
Apprenticeship or trades certificate or diploma	25.1%
High school diploma or equivalent	22.1%
College, CEGEP or other non-university certificate or diploma	18%
Bachelor's degree	19.8%

RETAIL LANDSCAPE

RETAIL LANDSCAPE (TRADE AREA)

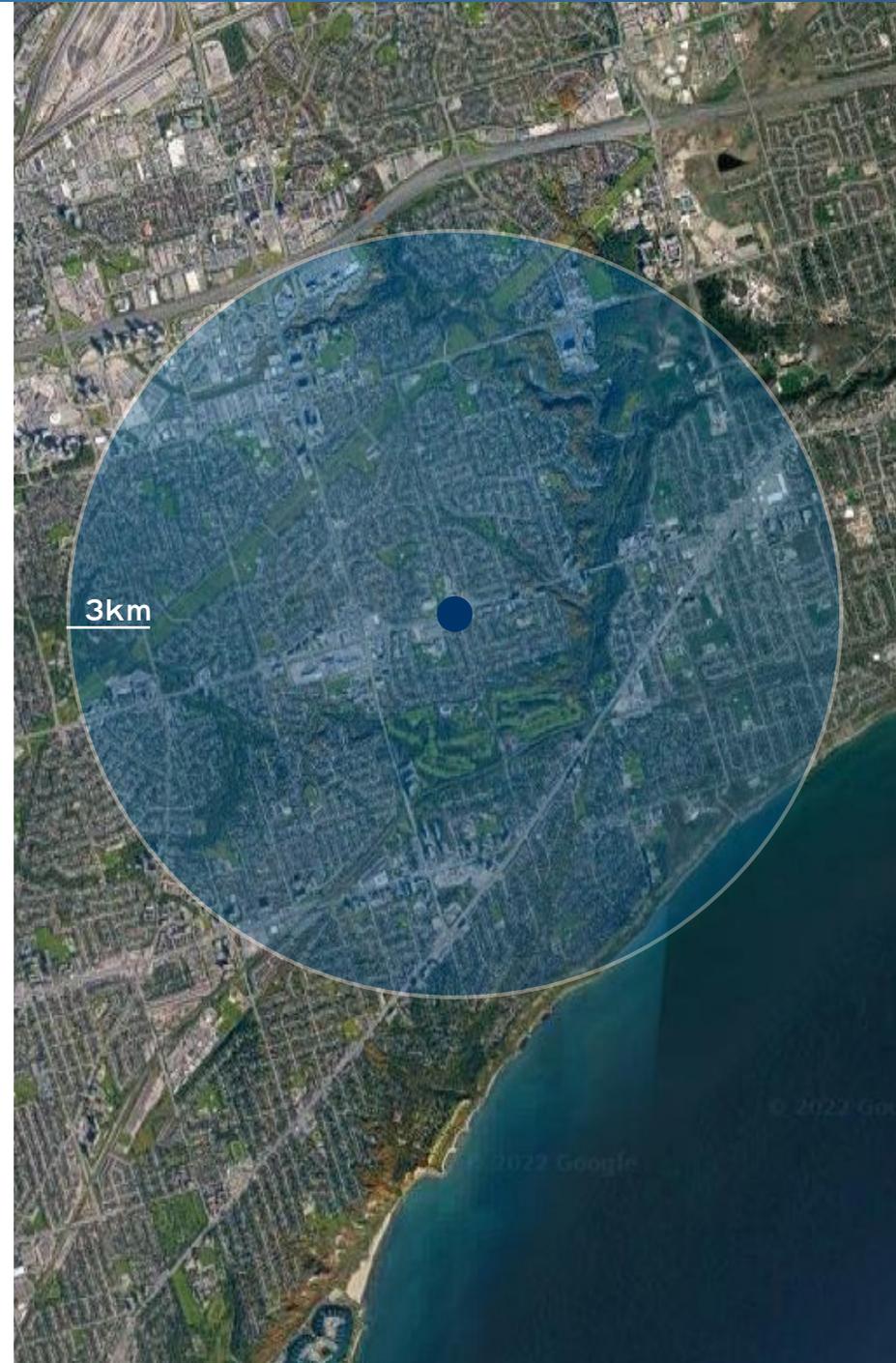


INCOME

General Trade Area	3km
Median Household Income	\$78,937
Earn Below \$49k	28.7%
Earn \$50k - 99k	35.1%
Earn \$100,000 +	36.2%
Employment Rate	48%

EMPLOYMENT

Industry	3km
Health care and social assistance	14.6%
Retail trade	12.3%
Manufacturing	9.9%
Professional, scientific and technical services	8.1%
Administrative and support, waste management and remediation services	8.0%



PROPERTY FACTS



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The property is neighbourhood shopping centre with 29,863 square feet of retail space built in 1968. At the intersection of Lawrence Avenue East and Scarborough Golf Club Road, a high traffic intersection, with exposure of over 32,000 vehicles daily on average. Current average contractual rent of \$14.31 PSF is below market rent providing excellent rental growth upon lease renewals.

Location	3750 Lawrence Ave E., Scarborough ON
Intersection	Lawrence Avenue & Scarborough Golf Club Road
Site Area	2.84 Acres
Anchor Tenants	Giant Tiger
Rentable Area	29,863
Parking (Ratio)	139 stalls (4.7:1,000 SF)
TMI	\$14 psf





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REALTIES

(ONTARIO) INC.; BROKERAGE



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MCCOR REALTIES (ONTARIO) INC.; BROKERAGE

21 St. Clair Avenue East Unit 500,
Toronto ON M4T 1L9

TARA HARRISON

Vice President Retail Leasing and Advisory Services (Ontario)

* Sales Representative

T: 416-895-4485

F: 647-722-6475

E: tharrison@mccor.ca

www.mccor.ca

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