

Monora Park Drive / Highway 10

Commercial Development Opportunity for Lease

± 3.5 Acres

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Highlights

Vacant land ideal for commercial development



Highway 10
(Hurontario Street frontage)



Busy signalized intersection
with 3 road frontages



3.5 acres



Highly accessible, minutes
from major thoroughfares



Business friendly zoning
options included can suit a
variety of different uses



Flexible leasing options to
construct your ideal facility

Rare available commercial lot just north of Orangeville

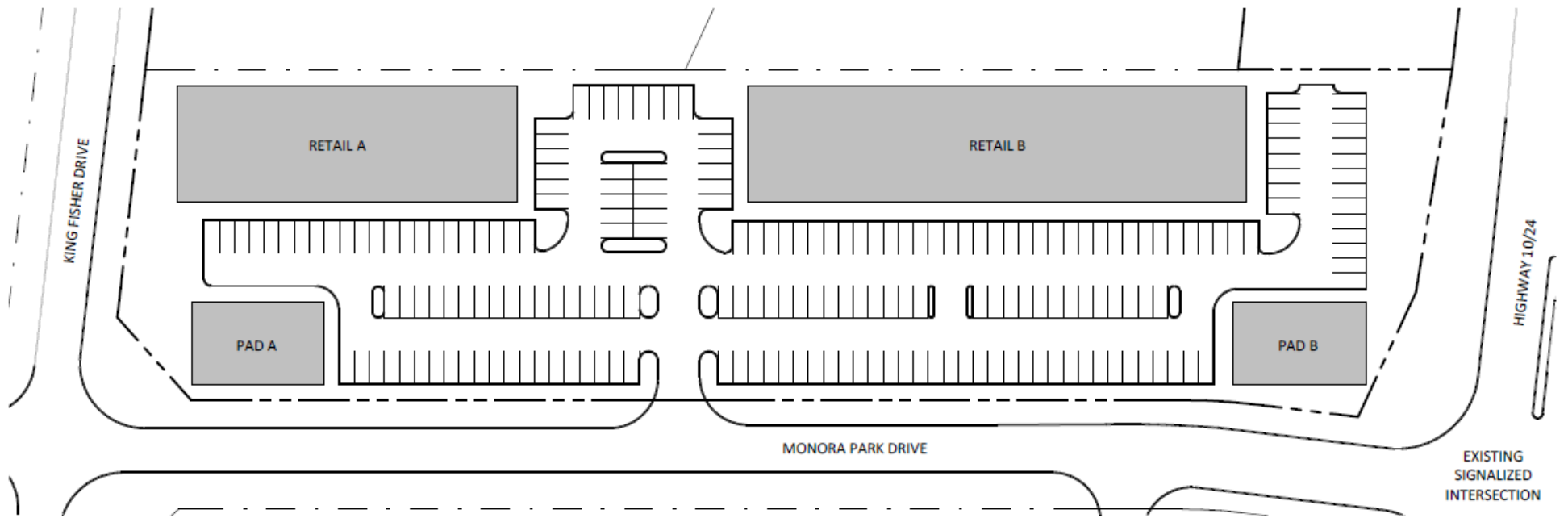
Ideally located on the north-west edge of the Greater Toronto Area. The site lies adjacent to the intersection of Provincial Highways 9, 10 and 24 and is a forty-minute drive from major Highways 400, 401, 403, 407 and 427.

Mono is set in the heart of Headwaters County, one of the most scenic areas in Ontario. It offers the perfect combination of location, lifestyle and prosperity and is ideally located in the heart of Canada's engine of economic growth.



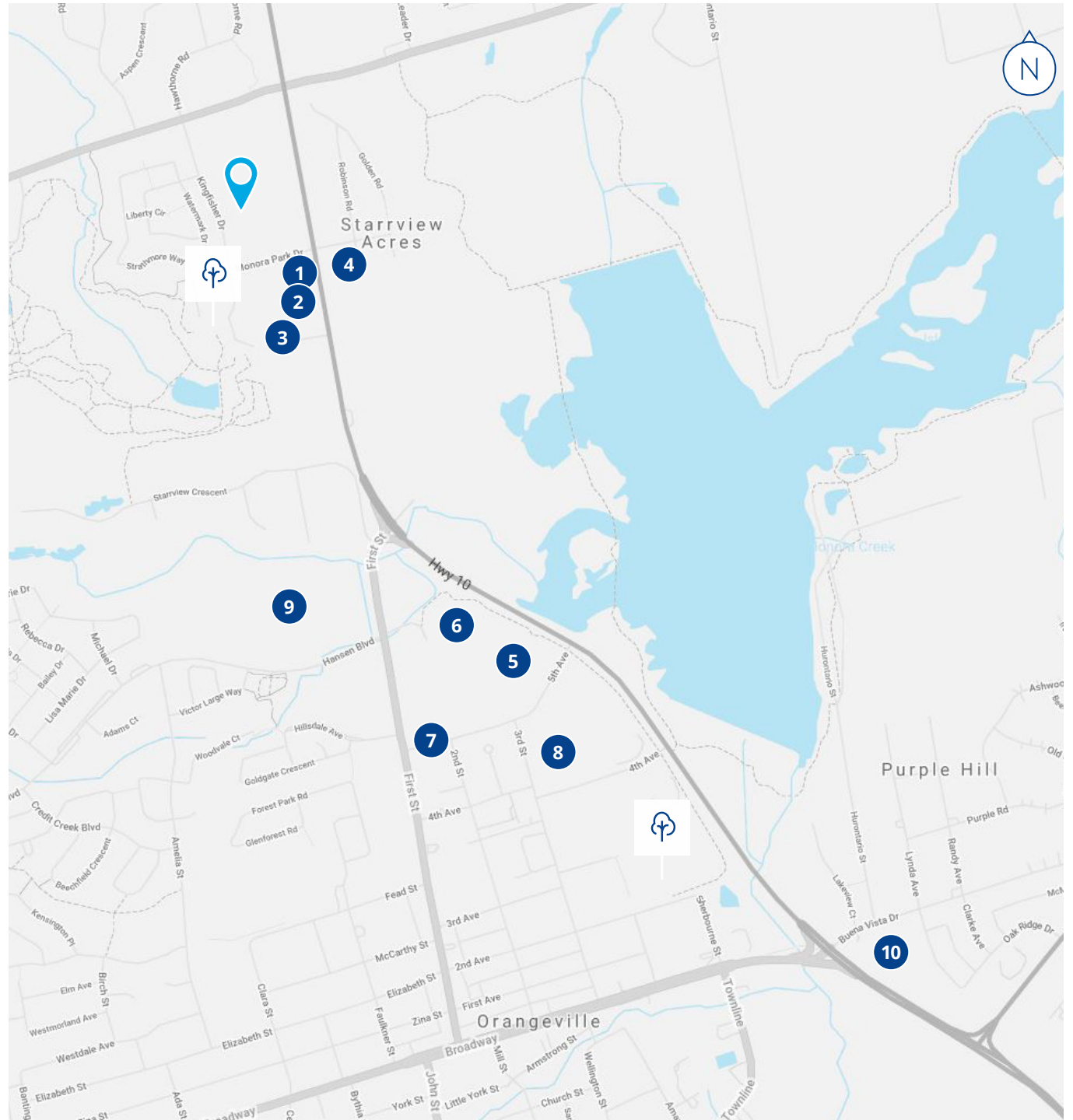
Masterplan Option

2 buildings option



Strategic Location

- 1 Royal Chevrolet Cadillac
- 2 Orangeville Nissan
- 3 Orangeville Volkswagen
- 4 Esso Gas Station
- 5 Walmart Supercentre
- 6 Canadian Tire
- 7 Bar BURRITO
- 8 The Home Depot
- 9 Metro
- 10 Best Western Plus



Area Demographics



Population

45,439



Projected growth (2020-30)

4 %



Average household income

\$125,263



Average Age

40



Daily traffic flow count

More than 23,000 cars

An ideal place for your business to thrive.



Ideal use

Strip Mall

Grocery store

Motel/Hotel

Daycare

Restaurant

Animal Hospital

Hardware store

Fitness club

Drug store

Gas Station

Furniture and fixture stores

Commercial recreational uses

Automotive

*demographics on 10 km radius



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