

Sherwood Village

2225 ERIN MILLS PARKWAY | MISSISSAUGA

RETAIL ANCHOR SPACE AVAILABLE

FOR LEASE

DESIGN AND DECOR CENTRE NOW OPEN



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CBRE

PROPERTY HIGHLIGHTS



Grocery, Pharmacy, Bank
Anchored Centre



3 Min



36,725
Traffic Count

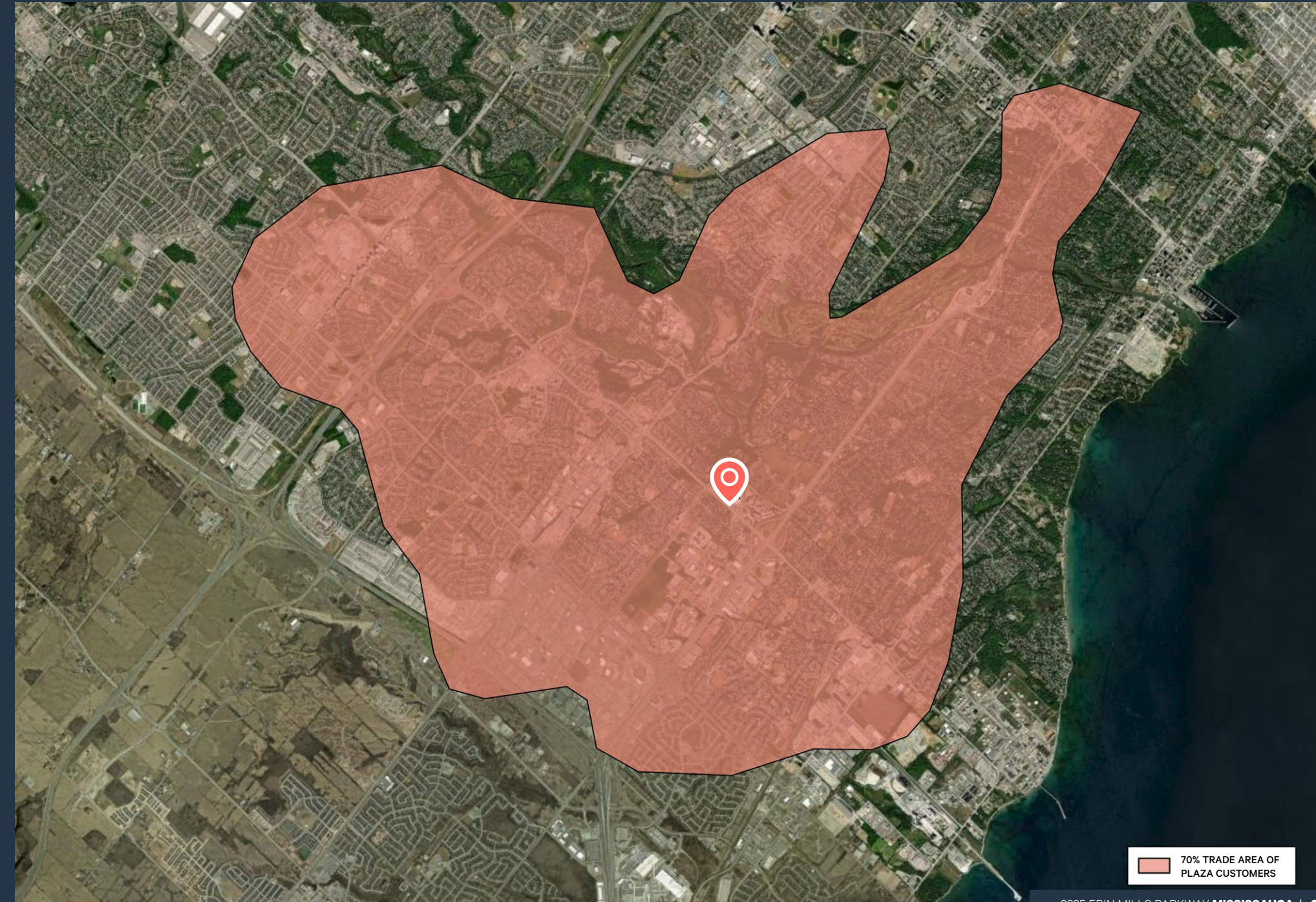


7 Towers | 3,000 Units
Approximate Onsite
Density

ERIN MILLS PARKWAY



TRADE AREA ANALYSIS

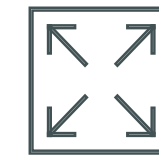


70% TRADE AREA OF
PLAZA CUSTOMERS



Sherwood Village

ANCHOR HIGHLIGHTS



130,000 Sq. Ft.

TOTAL LEASEABLE AREA
DEMISABLE INTO MULTIPLE UNITS



Contact Listing Agent

RENTAL RATE



\$10.00 Per Sq. Ft.

TMI (2022)
TEN YEAR TERM AVAILABLE



Surface Parking

2,160 ON SITE PARKING SPOTS



Available Date

IMMEDIATE



Electrical Power

600 AMP / 347

SITE PLAN

- AVAILABLE SPACE FOR LEASE
- EXISTING AREA
- DESIGN & DECOR STUDIO

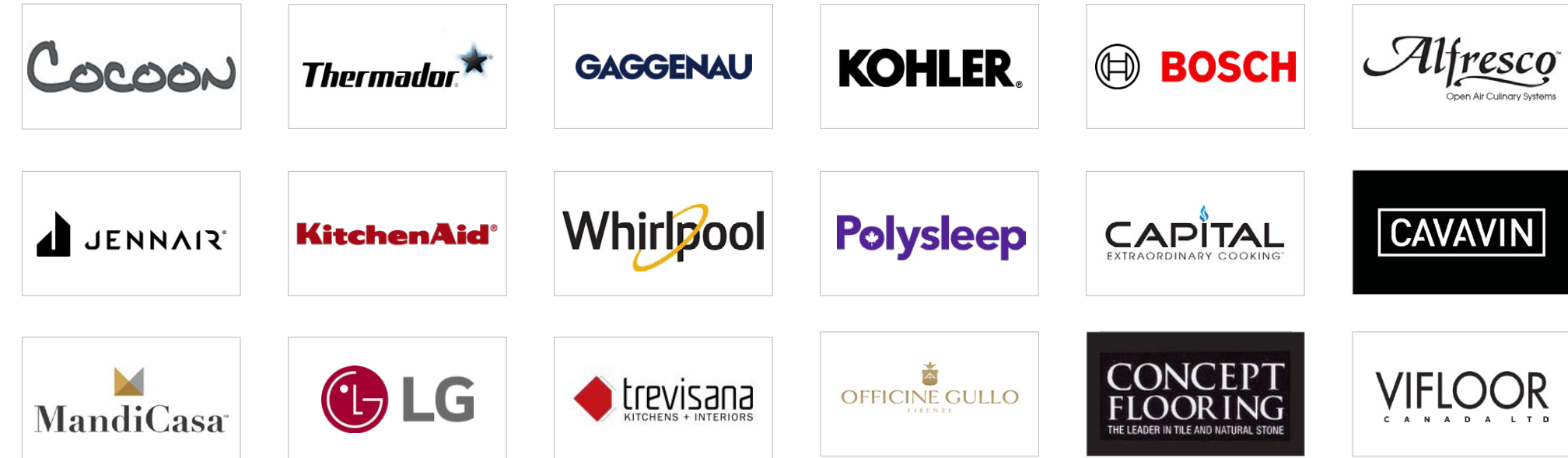


DESIGN & DECOR STUDIO | NOW OPEN

With the grand opening scheduled for Winter 2024, the exquisite 10,000 Sq. Ft. showroom located in the heart of Sherwood Village - Lambton Galleries is set to become the go to destination for those seeking the ultimate in home decor and appliance sophistication.

The showroom features some of the most renowned brands in the industry. From stunning kitchen appliances to elegant bathroom fixtures, Lambton Galleries has everything you need to create the home of your dreams.

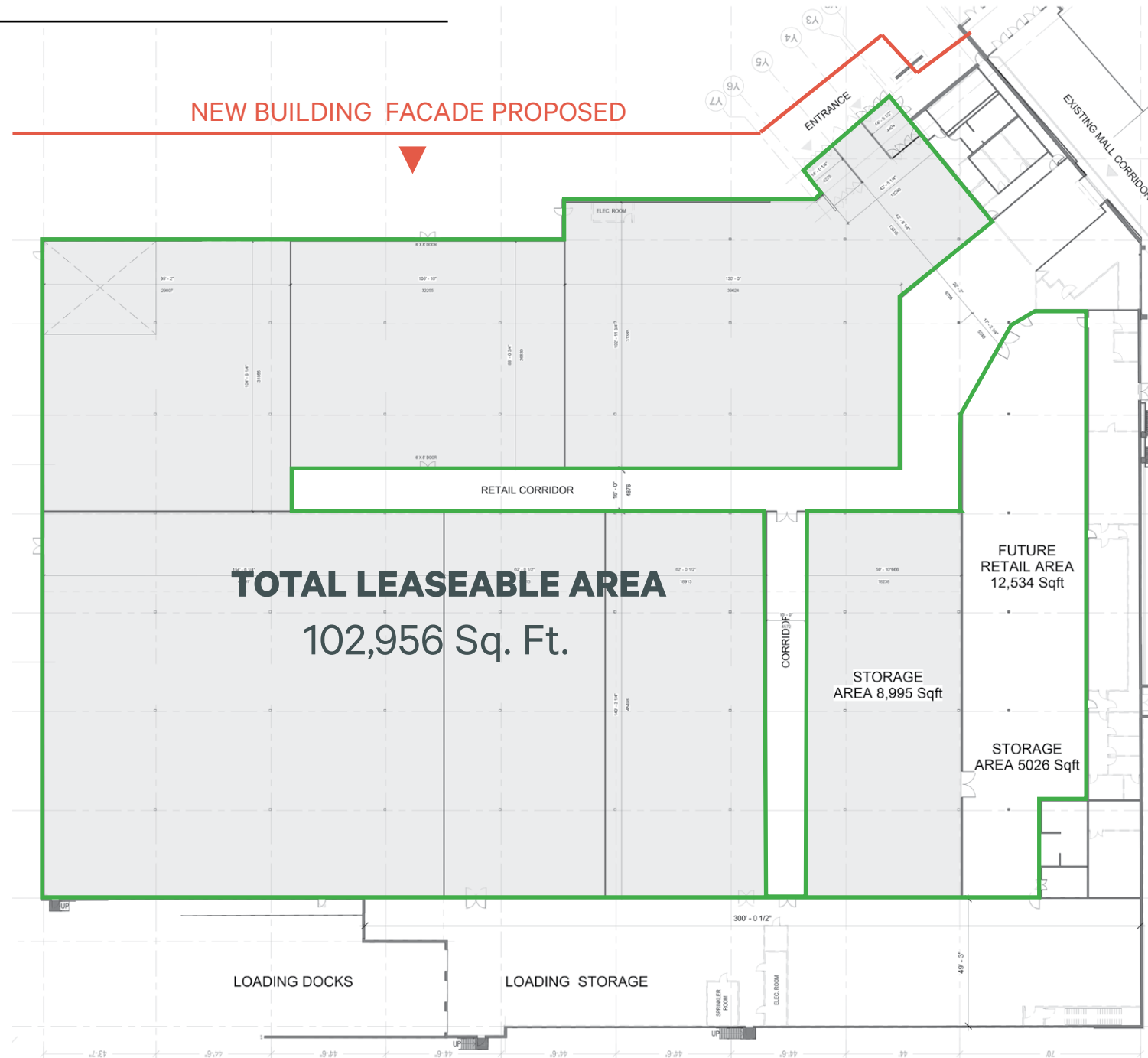
LUXURY DESIGN & DECOR BRANDS OFFERED:



NEW TENANTS SURROUNDING DESIGN & DECOR STUDIO:

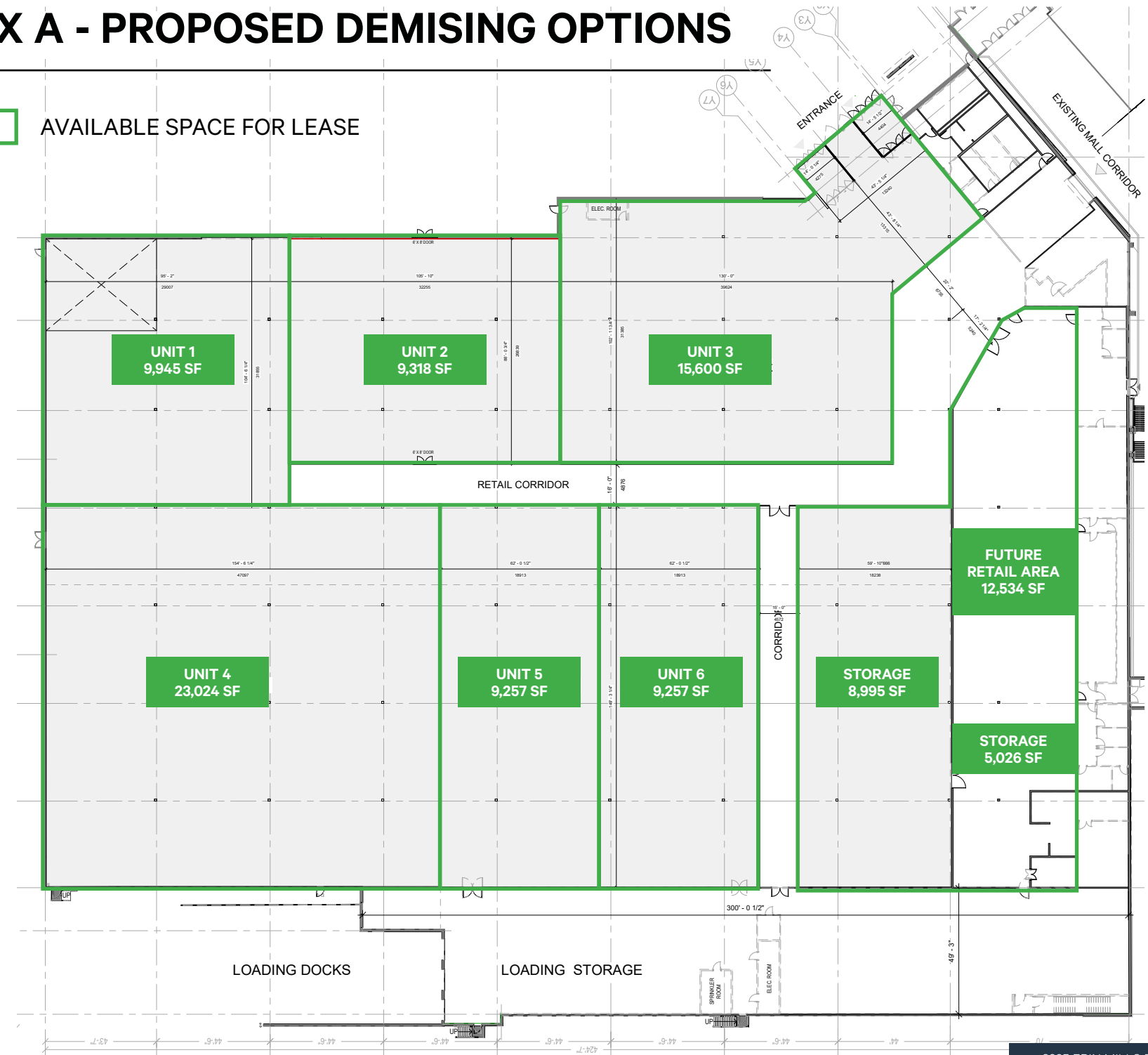


BOX A - UNIT PLAN



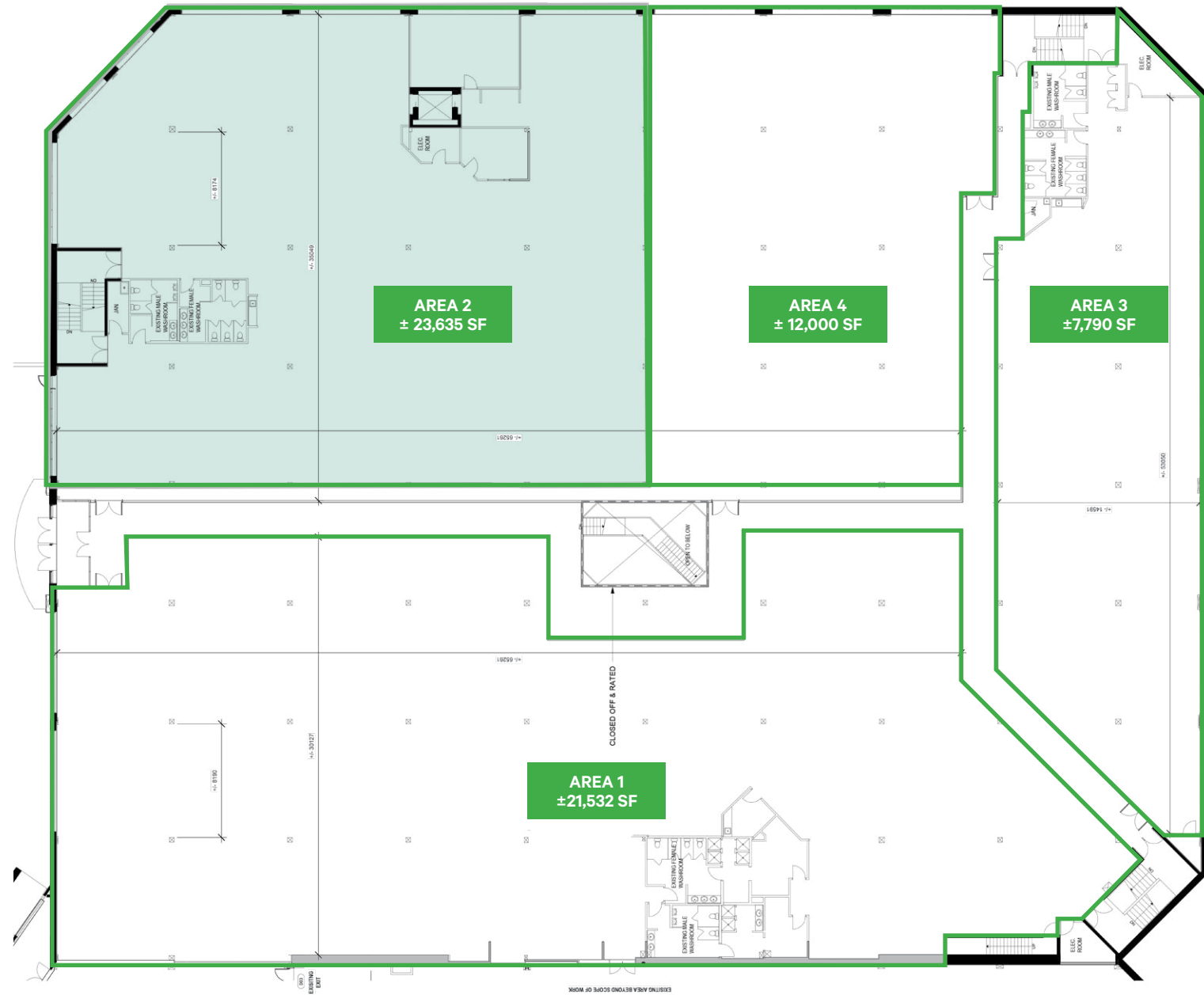
BOX A - PROPOSED DEMISING OPTIONS

AVAILABLE SPACE FOR LEASE



BOX B - FLOOR PLAN

- AVAILABLE SPACE FOR LEASE
- DAYCARE OPPORTUNITY



BOX B - DAYCARE OPPORTUNITY

Private Ground-Floor Commercial Space with Unique Outdoor Access

This is an exceptional opportunity for a tenant seeking a commercial unit that offers a rare and highly desirable feature: a private entrance with a directly adjacent outdoor play area. This unique access makes it an ideal fit for businesses where a secure, dedicated outdoor space is essential to operations.

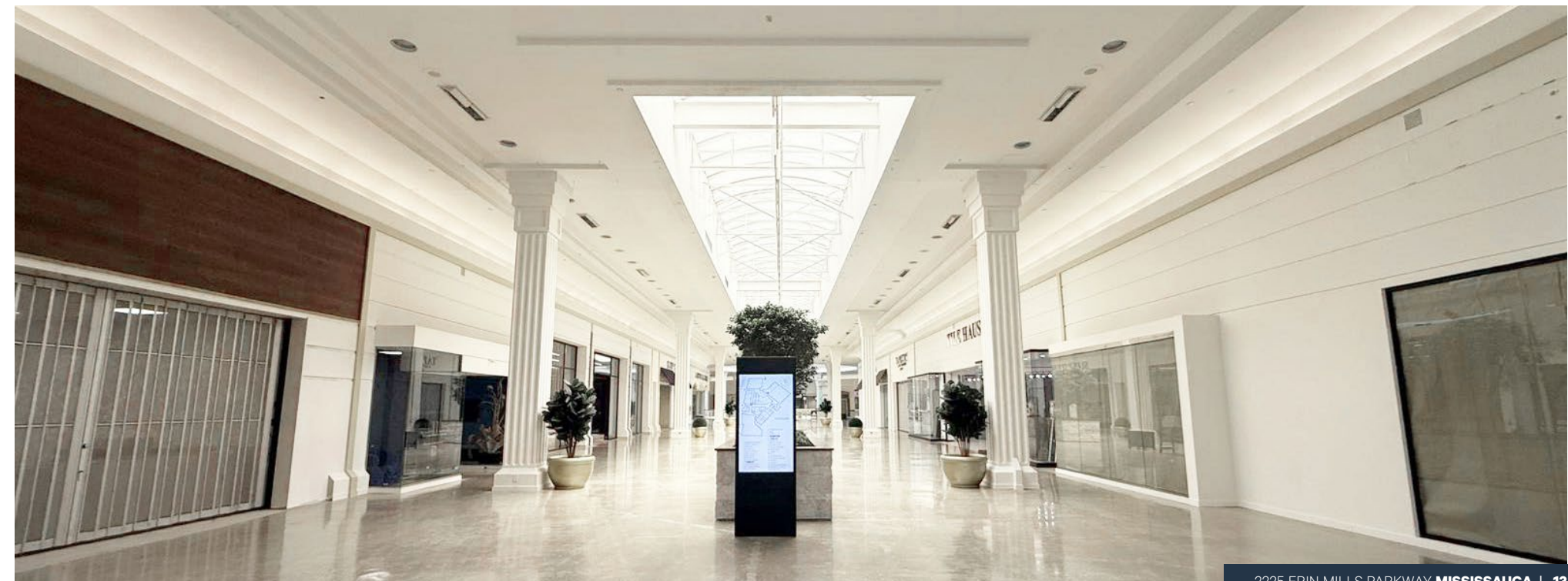
The unit is bathed in natural light, featuring a large number of wrap-around windows that create a bright and welcoming environment. A clean demising plan is currently being finalized to confirm the exact square footage.

UNIT DETAILS

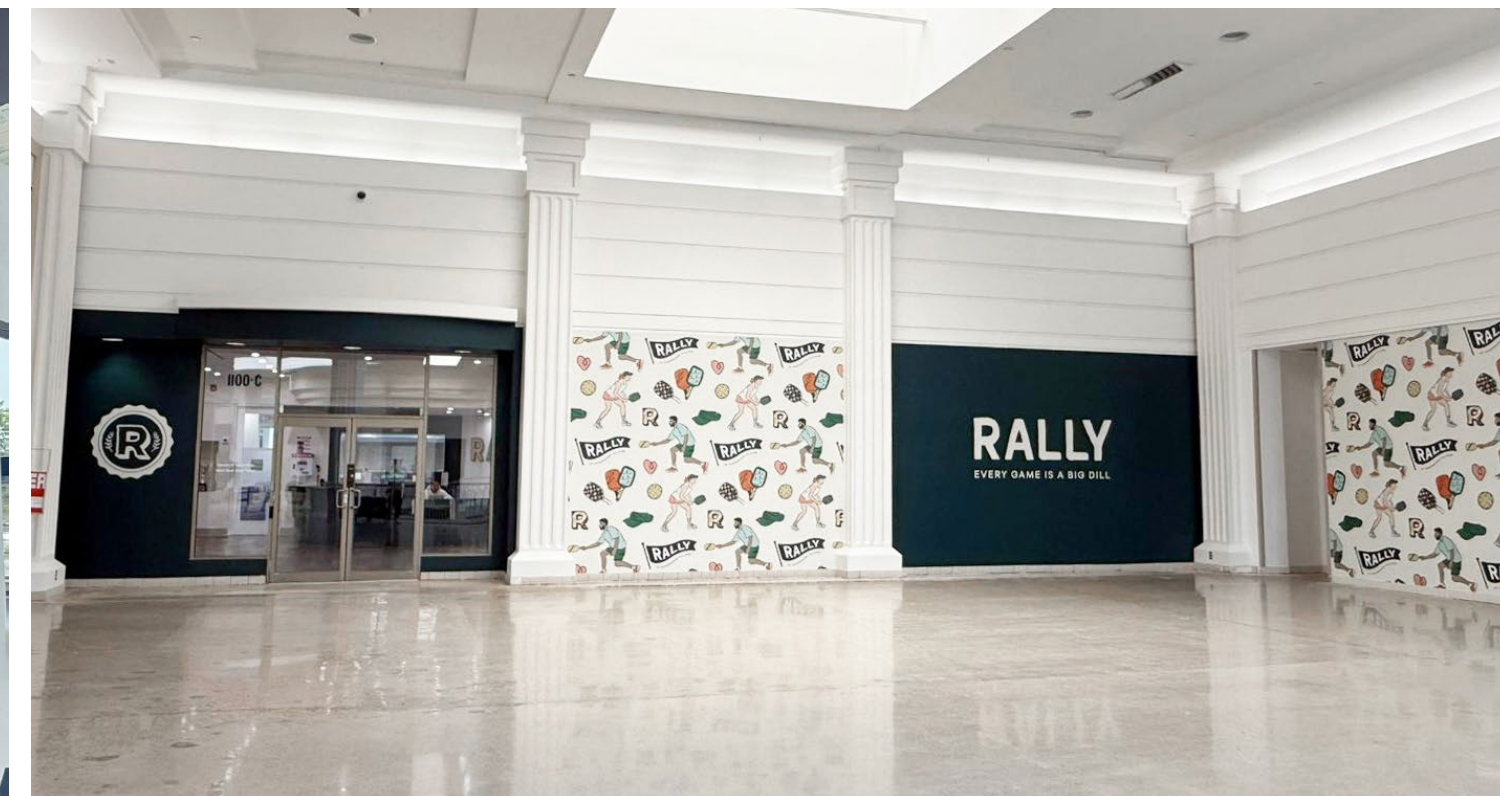
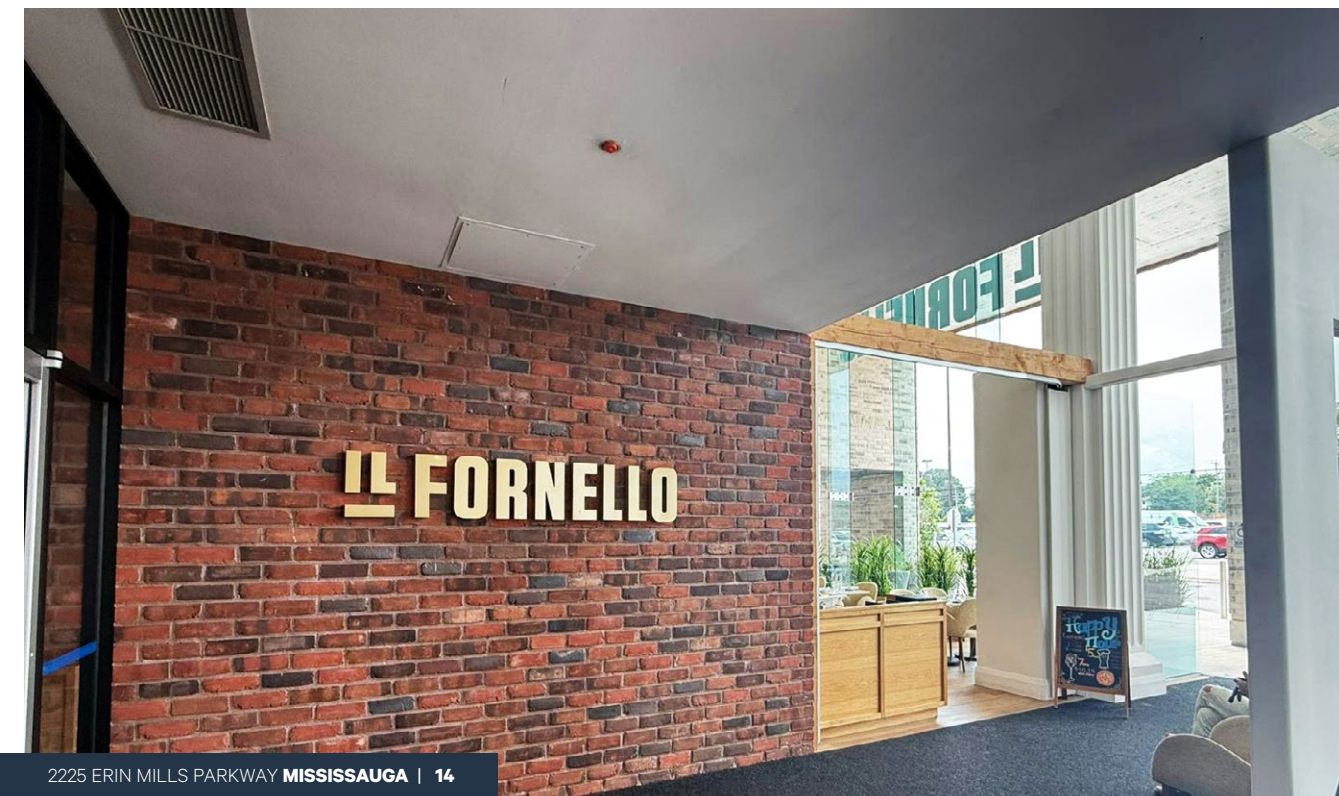
Total Unit Size	± 23,635 SF Sq. Ft.
Net Rent	CONTACT LISTING AGENT
TMI	\$10.00 Per Sq. Ft.
Possession	Immediate



Sheridan Centre Exterior



NEW DESIGN & DECOR TENANTS



RENDERINGS







AMENITIES MAP AND TRANSIT INFORMATION



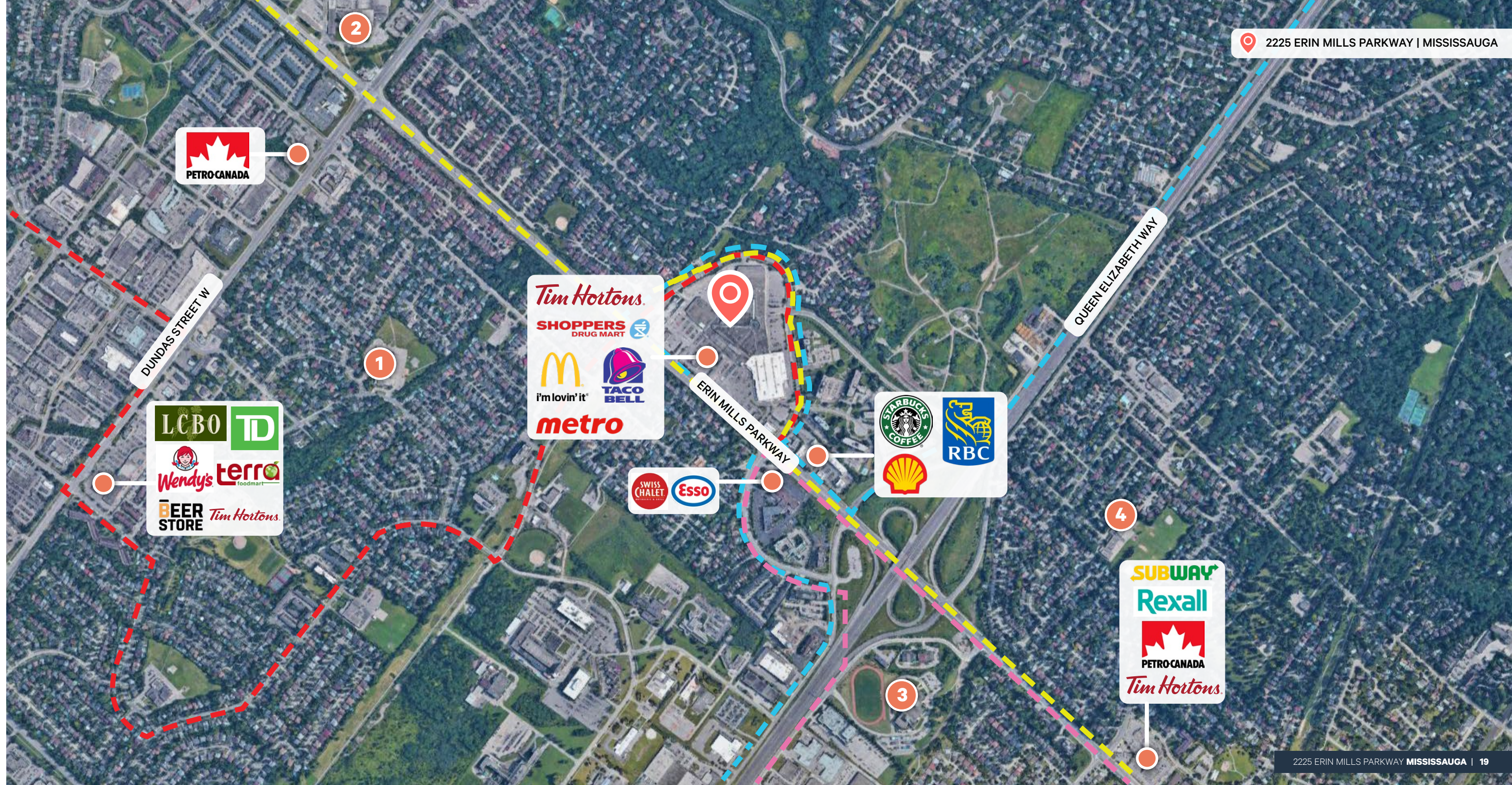
SHERWOOD VILLAGE
2225 ERIN MILLS PARKWAY | MISSISSAUGA

TRANSITS



-  MiWay Bus Route 29 - Park Royal
-  MiWay Bus Route 13 - Glen Erin
-  MiWay Bus Route 45 - Winston Churchill
-  MiWay Bus Route 71 - Sheridan Subway

SCHOOLS

-  Sheridan Park Public School
-  Erindale Secondary School
-  Iona Catholic Secondary School
-  Hillcrest Middle School



DEMOGRAPHICS

	1 KM	3 KM	5 KM
 Total Population 2025	8,879	67,136	157,903
 Average Persons Per Family 2025	3.3	3.2	3.2
 Daytime Population 2025	8,873	69,901	169,264
 Household Expenditure 2025	\$140,959	\$164,014	\$176,319



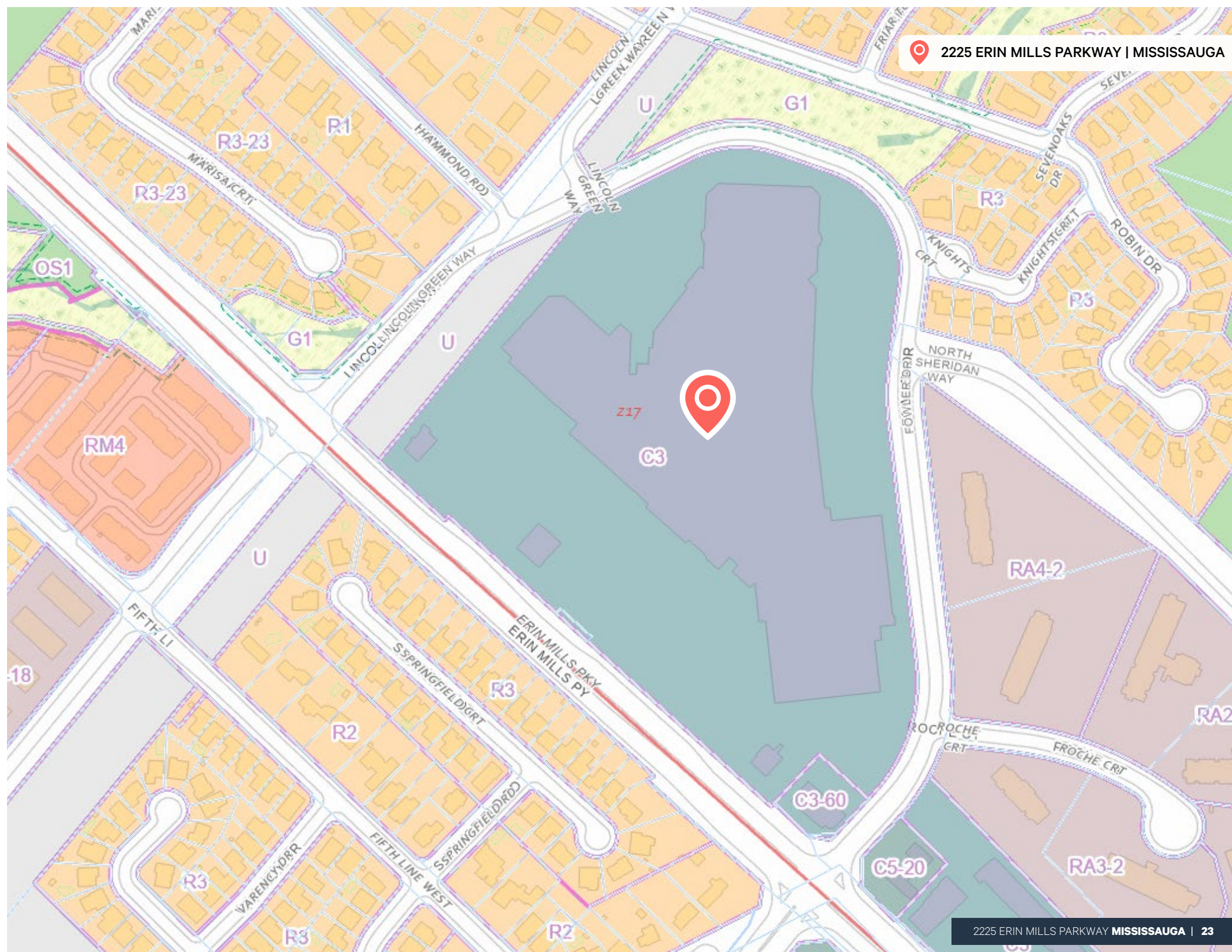
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ZONING & PERMITTED USES

CLICK TO VIEW
C-3 ZONING BY-LAW

The following uses are permitted in C3 Zone:

- Retail Store
- Motor Vehicle Sales, Leasing and/or Rental Facility - Restricted
- Motor Vehicle Rental Facility
- Restaurant
- Convenience Restaurant
- Take-out Restaurant
- Veterinary Clinic
- Animal Care Establishment
- Funeral Establishment
- Service Establishment
- Commercial School
- Financial Institution
- Medical Office
- Office
- Overnight Accommodation
- Banquet Hall/Conference Centre/ Convention Centre
- Recreational Establishment
- Entertainment Establishment
- Private Club
- University/College



Sherwood Village

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FOR LEASE

FOR MORE INFORMATION PLEASE CONTACT:

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