

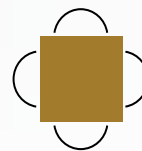
# RETAIL SPACE FOR LEASE

1163 ELLESMERE ROAD  
SCARBOROUGH, ON



## Len Goudy

Broker of Record  
Goudy Real Estate Corp.  
Real Estate Brokerage  
(416) 830-0880



**Goudy Real Estate Corp.**  
Real Estate Brokerage  
Commercial Real Estate Sales & Leasing

505 Hood Rd., Unit 20, Markham, ON L3R 5V6 | (905) 477-3000

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# DETAILS

1163 ELLESMERE ROAD



## DETAILS

- Located at the intersection of Ellesmere Rd and Midland Ave, both high traffic arteries.
- This is an end unit with high visibility on Ellesmere Rd., and great Pylon signage opportunity along Midland Ave.
- Neighbours include Starbucks, Mary Browns Chicken, Midland Medical, and Highland Creek Farms Grocery store
- Good mixture of residential, business and light industrial in the primary trade area.

**Unit Size:** Approximately 2,625 sq. ft.

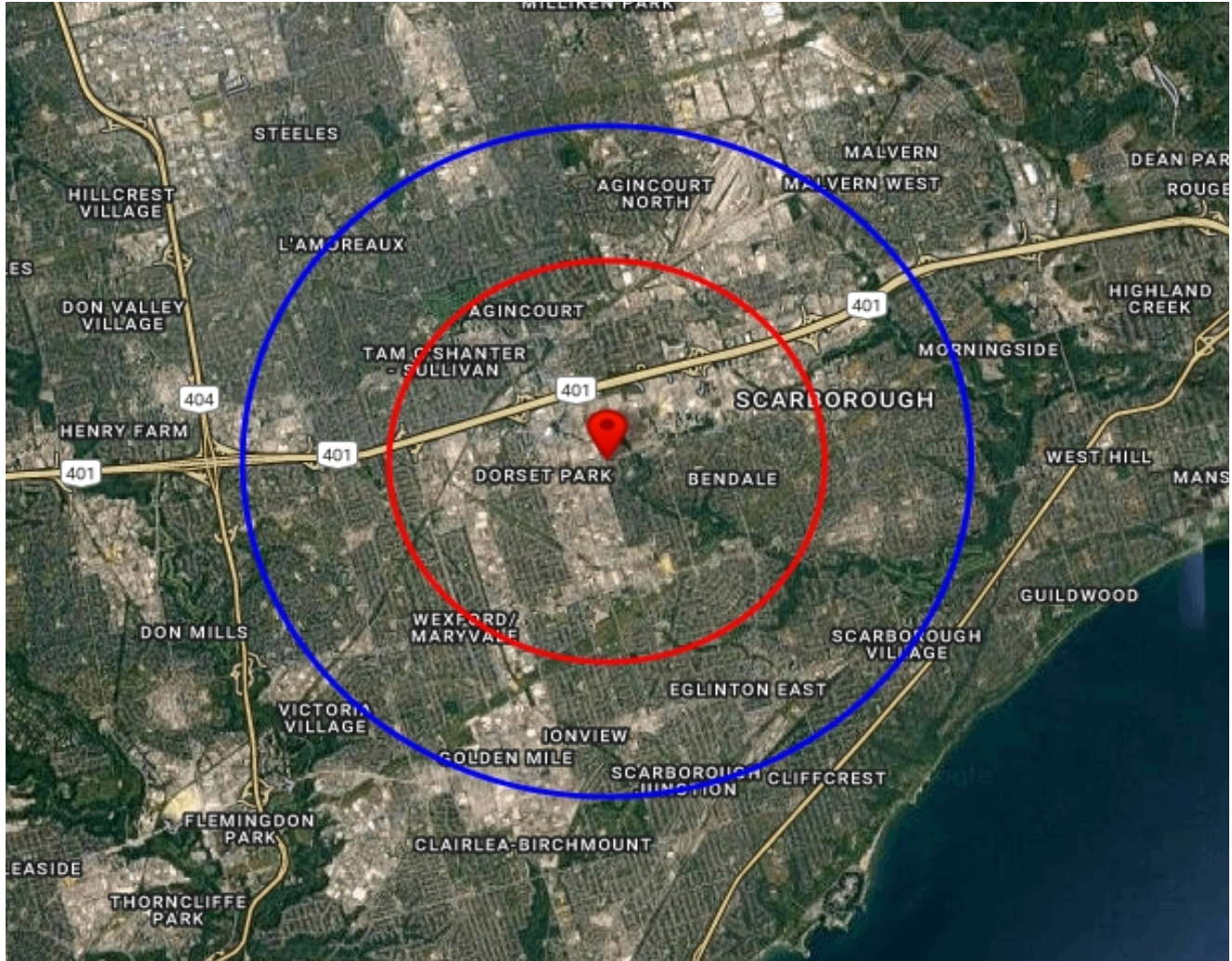
**Rent:** \$35 per sq. ft. net per annum

**TMI:** \$17.00 per sq. ft.



# TRADE AREA MAP

## 1163 ELLESMERE ROAD



2024 Daytime Population	1163 Ellesmere Rd, Toronto, ON M1P 2X6 0 - 3 km		1163 Ellesmere Rd, Toronto, ON M1P 2X6 0 - 5 km	
		%		%
<b>Total Estimated Population</b>	<b>124,503</b>		<b>378,549</b>	
<b>Total Daytime Population</b>	<b>143,469</b>		<b>382,142</b>	
Daytime Population at Home	67,678	47.2%	211,212	55.3%
0 to 14 years	15,621	10.9%	50,037	13.1%
15 to 64 years	33,847	23.6%	105,822	27.7%
65 years and over	18,210	12.7%	55,352	14.5%
Daytime Population at Work	74,618	52.0%	170,126	44.5%
Work At Usual Place	52,221	36.4%	112,477	29.4%
Work Mobile	9,977	7.0%	21,608	5.7%
Work At Home	12,420	8.7%	36,041	9.4%

# DEMOGRAPHICS

## 1163 ELLESMERE ROAD

2024 Demographic Snapshot	1163 Ellesmere Rd, Toronto, ON M1P 2X6 0 - 3 km		1163 Ellesmere Rd, Toronto, ON M1P 2X6 0 - 5 km	
		%		%
<b>Total Population</b>				
2019 estimated	112,974		349,276	
2024 estimated	124,503		378,549	
2029 Projected	131,248		398,746	
% Pop. Change (2019-2024)	10.2%		8.4%	
% Pop. Change (2024-2029)	5.4%		5.3%	
<b>2024 Total Population by Age</b>	<b>124,503</b>		<b>378,549</b>	
0 to 4 years	5,344	4.3%	16,285	4.3%
5 to 19 years	17,024	13.7%	56,681	15.0%
20 to 24 years	12,378	9.9%	37,866	10.0%
25 to 34 years	22,326	17.9%	62,485	16.5%
35 to 44 years	17,147	13.8%	50,945	13.5%
45 to 54 years	13,291	10.7%	42,086	11.1%
55 to 64 years	14,749	11.8%	46,353	12.2%
65 to 74 years	11,279	9.1%	34,405	9.1%
75 years & over	10,965	9%	31,443	8%
<b>Median Age</b>	37.7		37.9	
<b>2024 Total Census Families</b>	<b>29,770</b>		<b>89,617</b>	
Average Persons Per Family	3.2		3.3	
Total Couples	23,760	79.8%	69,878	78.0%
Without children at home	9,543	32.1%	25,272	28.2%
With children at home	14,218	47.8%	44,606	49.8%
Lone-parent families	6,009	20.2%	19,739	22.0%
Children Per Census Family	1.2		1.3	
<b>2024 Educational Attainment (15 years+)</b>	<b>107,455</b>		<b>324,385</b>	
Less than a bachelor degree	69,121	64.3%	215,384	66.4%
Bachelor degree & higher	38,334	35.7%	109,001	33.6%
<b>2024 Households</b>	<b>44,834</b>		<b>130,883</b>	
Persons per household	2.75		2.86	
Average household income	\$ 98,917		\$ 100,981	
<b>2024 Occupied Dwellings</b>	<b>44,834</b>		<b>130,883</b>	
Owned dwellings	27,480	61.3%	73,531	56.2%
Rented dwellings	17,354	38.7%	57,352	43.8%

# DEMOGRAPHICS

## 1163 ELLESMERE ROAD

2024 Estimates Visible Minority	1163 Ellesmere Rd, Toronto, ON M1P 2X6 0 - 3 km		1163 Ellesmere Rd, Toronto, ON M1P 2X6 0 - 5 km	
		%		%
<b>2024 Household Population by visible minority groups</b>	<b>123,123</b>	<b>%base</b>	<b>374,303</b>	<b>%base</b>
Total visible minority population	99,786	81.0%	297,667	79.5%
Chinese	24,788	20.1%	66,318	17.7%
South Asian	36,107	29.3%	106,606	28.5%
Black	9,209	7.5%	37,591	10.0%
Filipino	12,323	10.0%	36,898	9.9%
Latin American	2,041	1.7%	6,453	1.7%
Southeast Asian	1,404	1.1%	4,578	1.2%
Arab	3,405	2.8%	9,695	2.6%
West Asian	3,378	2.7%	9,744	2.6%
Korean	745	0.6%	1,841	0.5%
Japanese	278	0.2%	799	0.2%
Visible minority, n.i.e.	2,486	2.0%	7,204	1.9%
Multiple visible minorities	3,623	2.9%	9,939	2.7%
Not a visible minority	23,337	19.0%	76,636	20.5%

2027 Projections Visible Minority	1163 Ellesmere Rd, Toronto, ON M1P 2X6 0 - 3 km		1163 Ellesmere Rd, Toronto, ON M1P 2X6 0 - 5 km	
		%		%
<b>2027 Household Population by visible minority groups</b>	<b>127,335</b>	<b>%base</b>	<b>386,970</b>	<b>%base</b>
Total visible minority population	105,336	82.7%	314,017	81.1%
Chinese	26,350	20.7%	70,492	18.2%
South Asian	38,769	30.4%	114,348	29.5%
Black	9,388	7.4%	38,189	9.9%
Filipino	12,570	9.9%	38,004	9.8%
Latin American	2,238	1.8%	7,056	1.8%
Southeast Asian	1,474	1.2%	4,826	1.2%
Arab	3,598	2.8%	10,290	2.7%
West Asian	3,726	2.9%	10,795	2.8%
Korean	807	0.6%	1,994	0.5%
Japanese	282	0.2%	813	0.2%
Visible minority, n.i.e.	2,470	1.9%	7,152	1.8%
Multiple visible minorities	3,662	2.9%	10,059	2.6%
Not a visible minority	21,999	17.3%	72,953	18.9%