

NEW PAD BUILD OPPORTUNITY

3155 – 3175 MARKHAM RD. & 215 SELECT AVE.,
SCARBOROUGH, ONTARIO

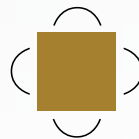


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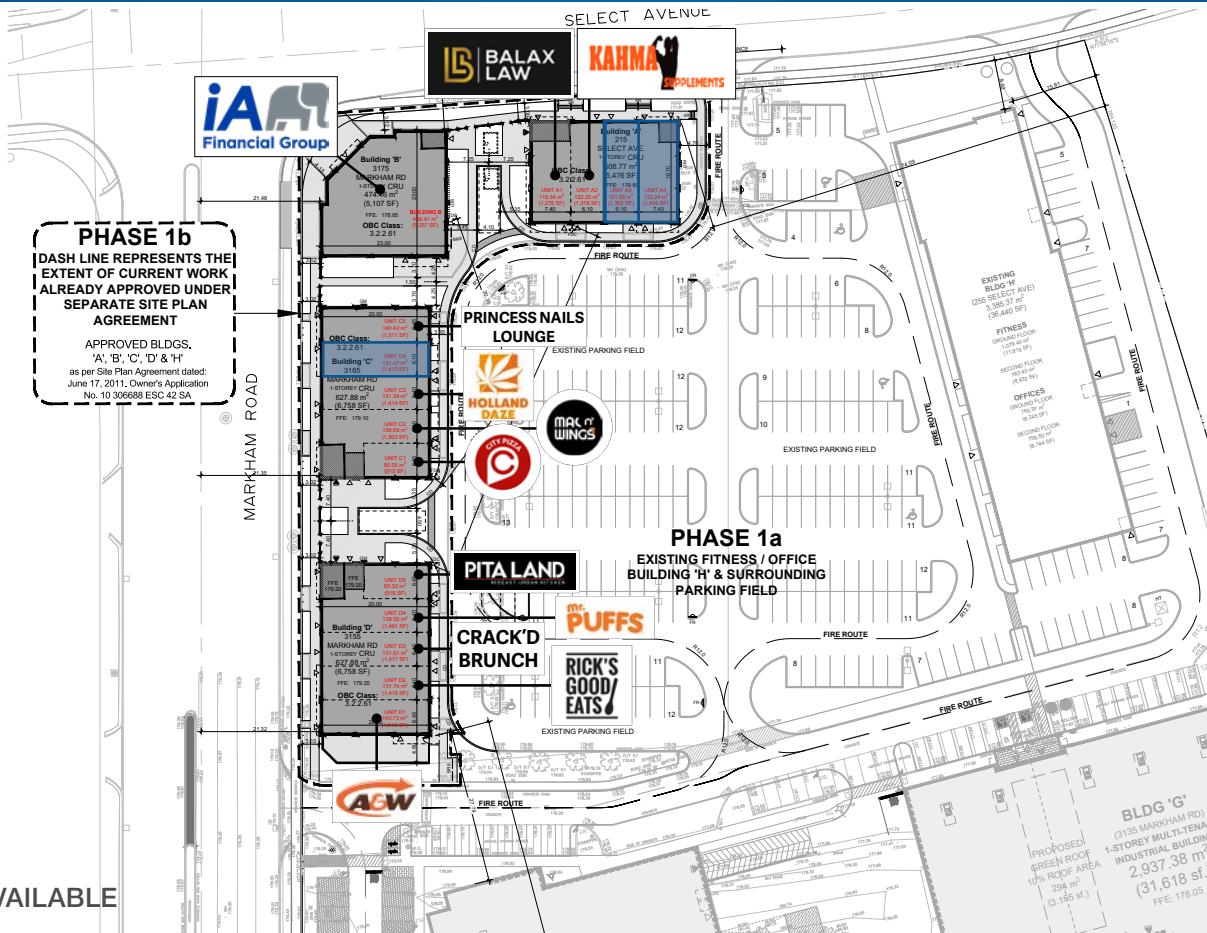
Real Estate Brokerage

Commercial Real Estate
Sales & Leasing

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

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3155 – 3175 MARKHAM RD. & 215 SELECT AVE. SITE PLAN & DETAILS



NEW BUILD OPPORTUNITIES:

Building A: 1,305 - 2,739 Sq Ft (Retail, Personal Service)

Building B: 5,107 Sq Ft (Financial Institution) - **Fully Leased**

Building C: 1,415 Sq Ft (Retail, Personal Service Shops)

Building D: 6,758 Sq Ft, Patio space available (Retail, Restaurant) - **Fully Leased**

*Loading space has been provided, see site plan

DETAILS:

- Amenities include GoodLife Fitness on site, plenty of restaurants, shopping in the immediate area, plenty of parking.
- Pylon Signage
- Bus stops in front of property at Select Avenue and Markham Road.
- Estimated population within 0-3km is 93,824, and within 0-5km is 240,364.
- **Traffic counts on Markham Rd:** 50,837 cars per day (source: sitewise)



**VIDEO
WALK-THRU**

3155 – 3175 MARKHAM RD. & 215 SELECT AVE. AERIALS

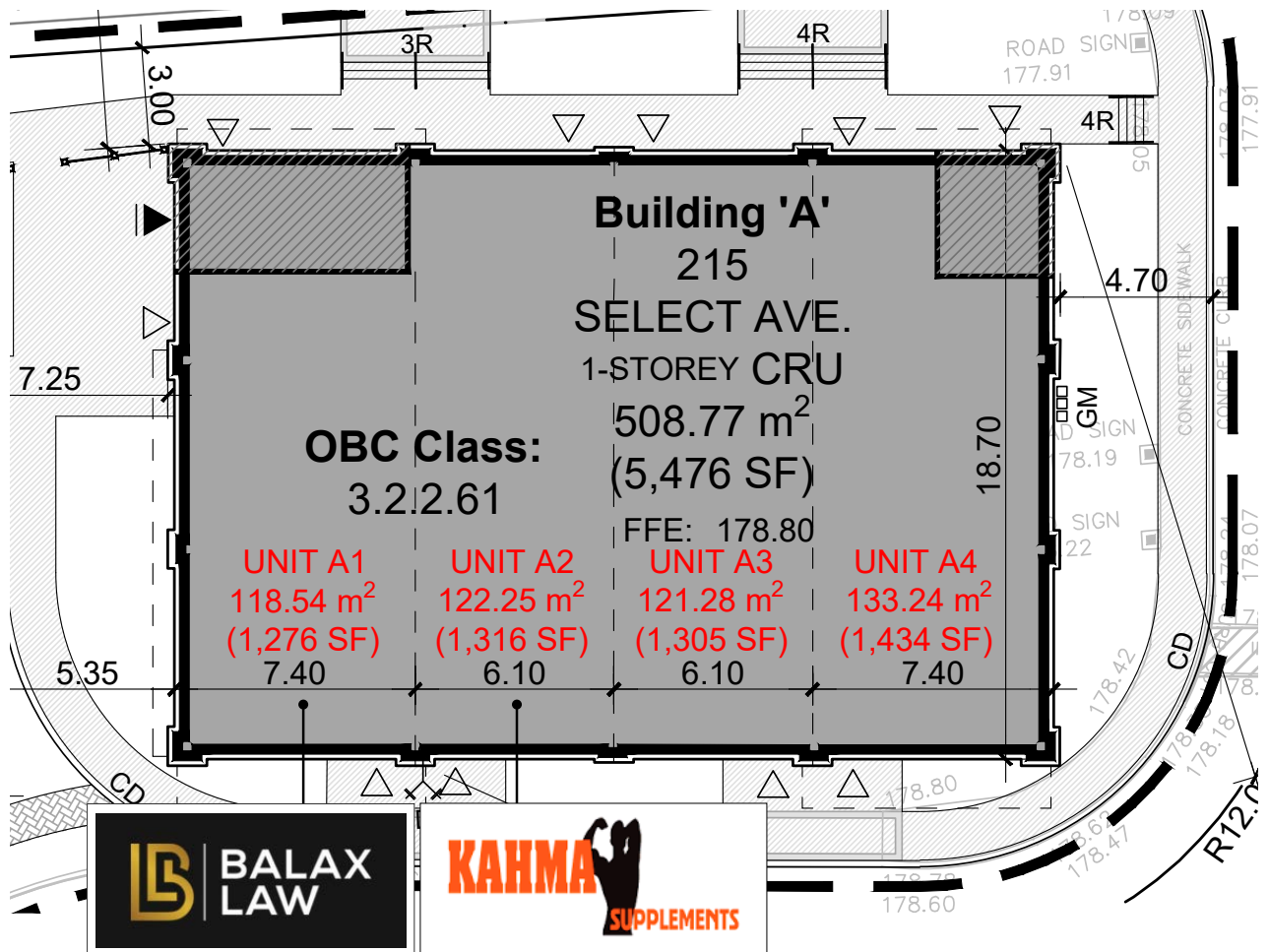


SITUATED IN A HEAVY RESIDENTIAL AREA

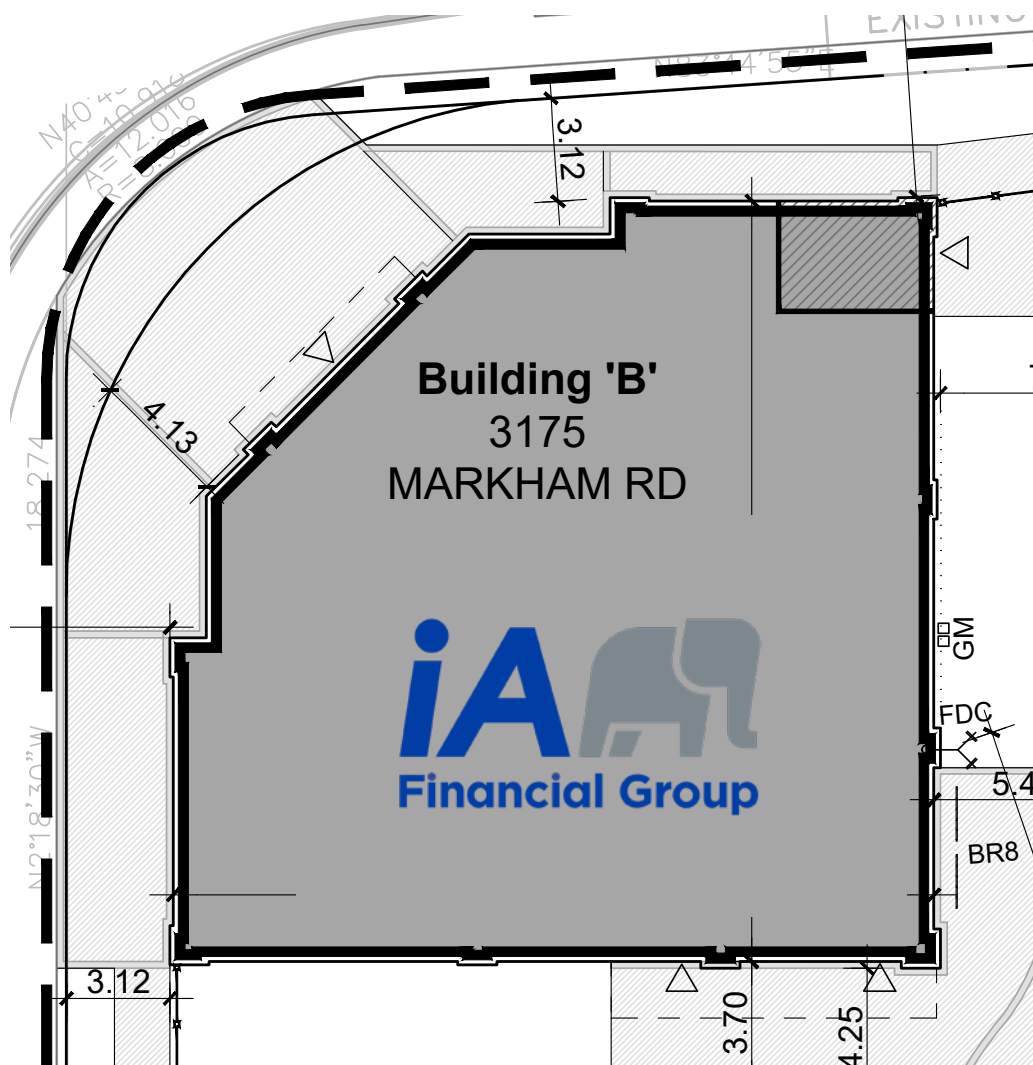


215 SELECT AVENUE

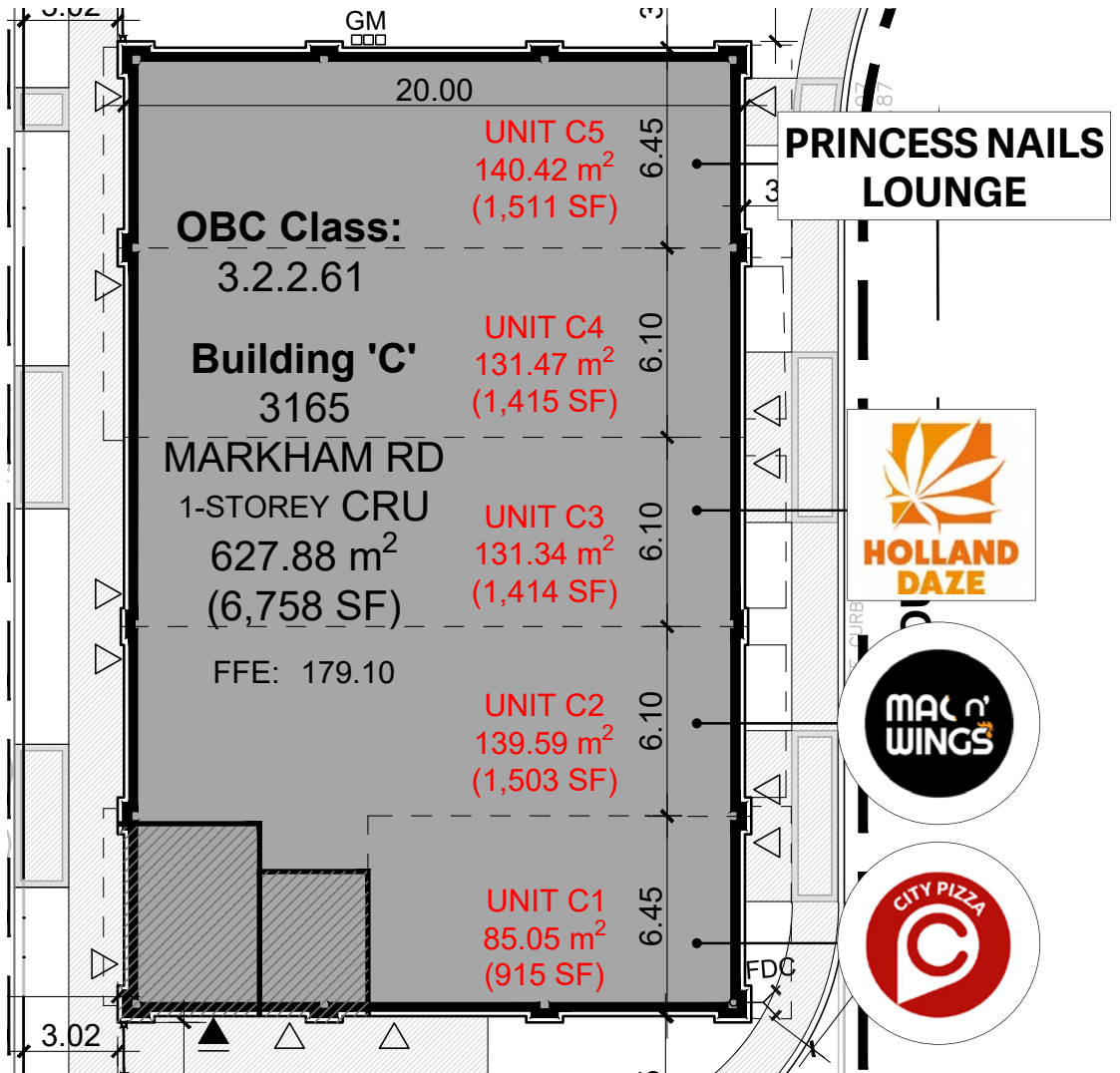
BUILDING A FLOOR PLAN



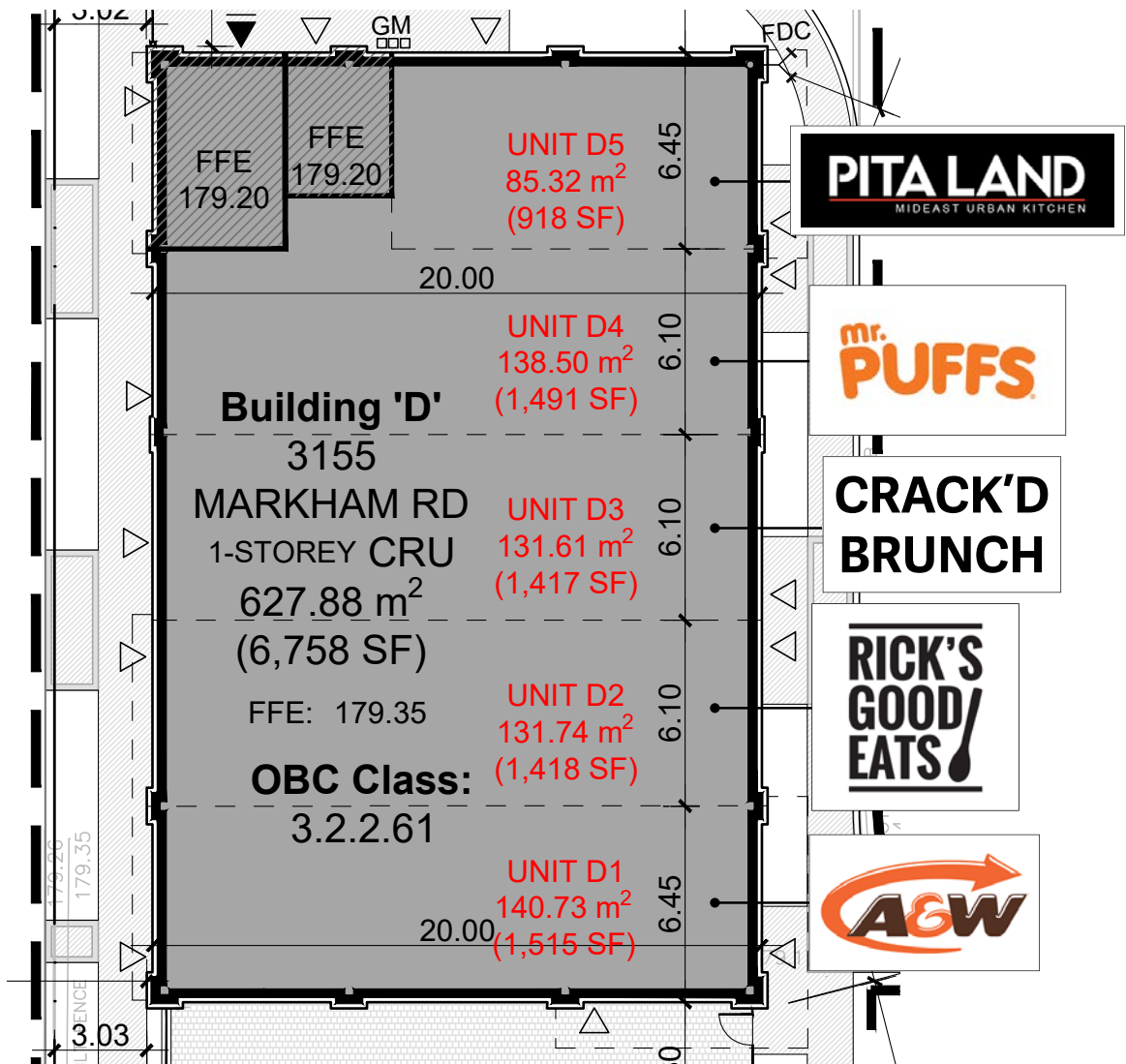
3175 MARKHAM ROAD BUILDING B FLOOR PLAN



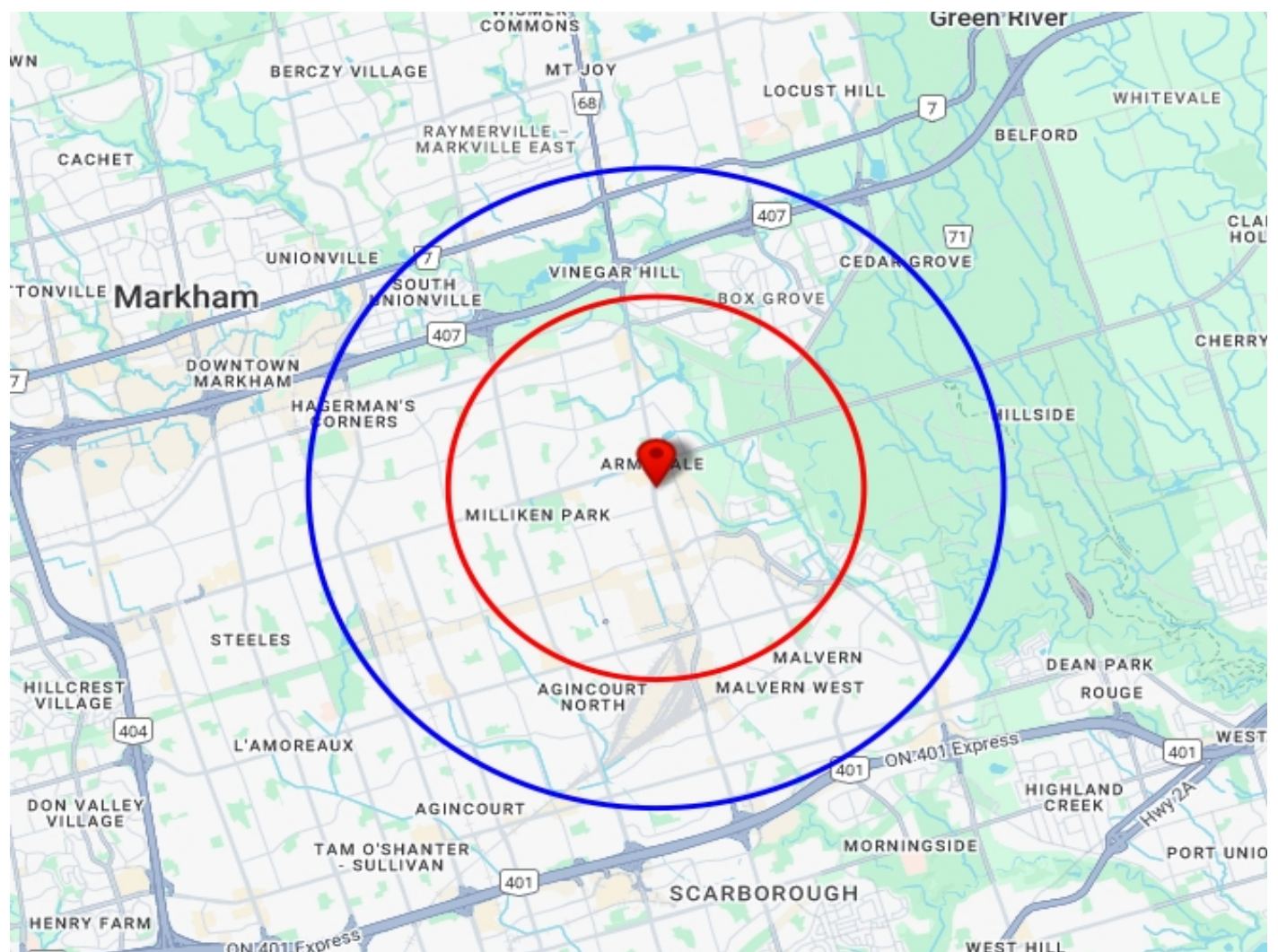
3165 MARKHAM ROAD BUILDING C FLOOR PLAN



3155 MARKHAM ROAD BUILDING D FLOOR PLAN



3155 – 3175 MARKHAM RD. & 215 SELECT AVE. TRADE AREA MAP



2024 Daytime Population	3175 Markham Rd, Toronto, ON M1X 1C8 0 - 3 km		3175 Markham Rd, Toronto, ON M1X 1C8 0 - 5 km	
		%		%
Total Estimated Population	93,824		240,364	
Total Daytime Population	95,920		224,197	
Daytime Population at Home	52,921	55.2%	135,283	60.3%
0 to 14 years	12,752	13.3%	32,017	14.3%
15 to 64 years	24,423	25.5%	61,391	27.4%
65 years and over	15,746	16.4%	41,874	18.7%
Daytime Population at Work	43,230	45.1%	93,210	41.6%
Work At Usual Place	28,912	30.1%	59,420	26.5%
Work Mobile	5,856	6.1%	12,486	5.6%
Work At Home	8,462	8.8%	21,304	9.5%

3155 – 3175 MARKHAM RD. & 215 SELECT AVE.

DEMOGRAPHICS

2024 Demographic Snapshot	3175 Markham Rd, Toronto, ON M1X 1C8 0 - 3 km		3175 Markham Rd, Toronto, ON M1X 1C8 0 - 5 km	
		%		%
Total Population				
2019 estimated	91,191		230,850	
2024 estimated	93,824		240,364	
2029 Projected	98,912		253,663	
% Pop. Change (2019-2024)	2.9%		4.1%	
% Pop. Change (2024-2029)	5.4%		5.5%	
2024 Total Population by Age	93,824		240,364	
0 to 4 years	3,785	4.0%	9,480	3.9%
5 to 19 years	14,577	15.5%	36,717	15.3%
20 to 24 years	8,000	8.5%	20,582	8.6%
25 to 34 years	14,777	15.7%	36,501	15.2%
35 to 44 years	11,661	12.4%	29,847	12.4%
45 to 54 years	10,167	10.8%	26,872	11.2%
55 to 64 years	12,987	13.8%	32,820	13.7%
65 to 74 years	10,631	11.3%	27,020	11.2%
75 years & over	7,239	8%	20,525	9%
Median Age	39.5		40.3	
2024 Total Census Families	21,395		56,267	
Average Persons Per Family	3.7		3.6	
Total Couples	19,406	90.7%	48,841	86.8%
Without children at home	5,616	26.2%	15,463	27.5%
With children at home	13,790	64.5%	33,377	59.3%
Lone-parent families	1,990	9.3%	7,427	13.2%
Children Per Census Family	1.5		1.4	
2024 Educational Attainment (15 years+)	80,678		206,727	
Less than a bachelor degree	56,766	70.4%	143,015	69.2%
Bachelor degree & higher	23,912	29.6%	63,712	30.8%
2024 Households	25,697		70,312	
Persons per household	3.64		3.39	
Average household income	\$ 122,993		\$ 120,581	
2024 Occupied Dwellings	25,697		70,312	
Owned dwellings	21,011	81.8%	55,639	79.1%
Rented dwellings	4,686	18.2%	14,673	20.9%
Dominant building type	Houses		Houses	
Dominant period of construction	1981-1990		1981-1990	