

13071 - 13085 YONGE STREET OAK RIDGES, RICHMOND HILL Prime Retail Opportunities

ONLY ONE STORE LEFT FOR LEASE

The Future of Oak Ridges in Richmond Hill...



Is your existing business going to lose access to Yonge Street because of the York Region Rapid Transit Plan? If so, you can relocate now to the **OAK RIDGES MARKET-PLACE** where access to Yonge Street is unrestricted. There is a solution...



For more information, please contact:

Simon B. Wolle, B.A., LL.B.
Sales Representative
416.636.8898 ext. 232
cell: 416.948.2757
416.636.8890 fax
simon@thebehargroup.com

Last Retail Vacancy
Approx. 1,526 sq. ft.

OAK RIDGES MARKETPLACE

- Dual signalized intersections
 - Join No Frills, McDonald's, The UPS Store, DOT Patio, Mr. Sub, Oak Ridges Moraine Library...in this retail centre in the heart of Oak Ridges, Richmond Hill, one of Ontario's fastest growing communities - perfectly situated with the future Rapid Transit plans for ease of entry and exit
 - Retail stores, latest leased tenants include Pharmsave, Pet Valu, Espresso Blu and others
- Professional Medical and Office Space with elevator access - 337 - 3,400+ square feet

- Finished lower level units also available
- Net Rent: \$14.00 - \$25.00 per square foot
- TMI: Estimated at \$10.00 per square foot

 The Behar Group Realty Inc., Brokerage
1170 Sheppard Avenue West, Unit 24, Toronto, Ontario M3K 2A3 / Tel: 416.636.8898 / Fax: 416.636.8890 / Website: www.thebehargroup.com

All information is from sources deemed reliable and is subject to errors and omissions which we believe to be correct and assume no responsibility. Changes of price, rental, prior sale and withdrawal without notice. People are not to construe this information as legal or tax advice. You should consult your legal counsel, accountant, or other advisors on matters relating to this presentation. The Behar Group Realty Inc., Brokerage.

13071 - 13085 YONGE STREET OAK RIDGES, RICHMOND HILL Prime Retail Opportunities

FOR LEASE

- 1,2 No Frills
- 3 Available (approx. 1,526 sf)
- 4, 5 Oak Ridges Martial Arts
- 6,7 Dollar Depot
- 8 Shiraz Grill & Café
- 9 Pino Jewellery & Gift
- 10 Global Party Supplies
- 11 Pet Valu - Coming Soon
- 12 Oak Ridges Moraine Library
- 13 Hair Smart
- 14-16 TS Dental Clinic
- 17, Pt. 18 Pharmasave - Coming Soon
- Pt. 18-,20 UPS Store
- 20A Espresso Blu
- 21 Management
- 22 D.O.T. Patio & Home
- 23 Oregano North Restaurant
- 24 Fish & Chips/Chinese Food
- 25 Amazing Nails
- 26 Pizza House
- 27 Oak Ridges Flowers
- 28 King Cigar Plus
- 29 Snow White Dry Cleaners
- 30,31 Mr. Sub
- 32A/B McDonald's



For more information, please contact:

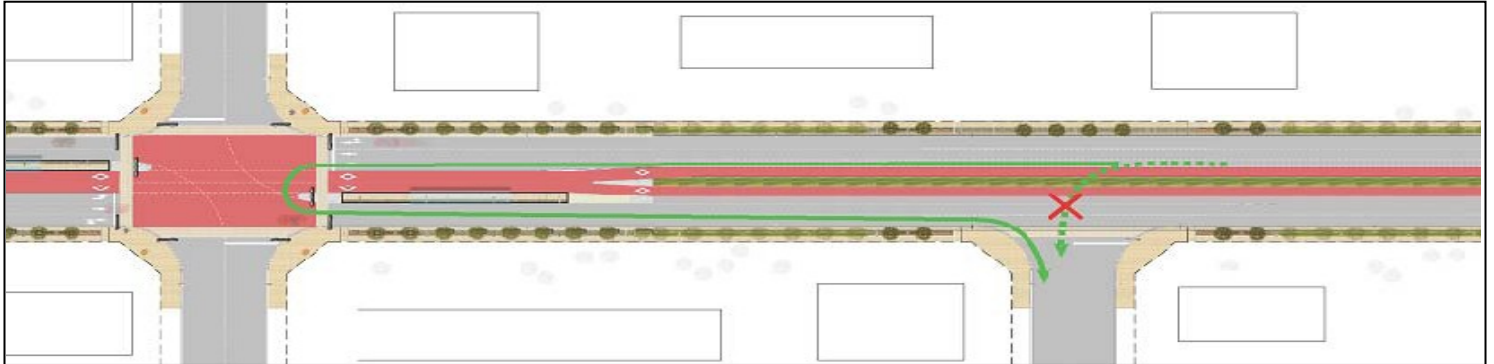
Simon B. Wolle, B.A., LL.B.
Sales Representative
416.636.8898 ext. 232
cell: 416.948.2757
416.636.8890 fax
simon@thebehargroup.com

- Second Floor and Lower Level Opportunities Available from \$14.00 per square foot

Leased
 Available

Let us explain why NOW is the time to move your business to OAK RIDGES MARKETPLACE.

In brief, to accommodate increase in ridership and improve transit travel times, one of the first segments of the VivaNext Rapidways to be constructed will be the north-south Yonge Street Rapidway. When completed, it will extend from the Richmond Hill Centre Terminal, at Highway 7 to Green Lane in Newmarket.



The lane will split Yonge Street in half and divide access...like on St. Clair Avenue in Toronto. If you are not at a location positioned like OAK RIDGES MARKETPLACE your access will be compromised and it will be difficult for you to compete.

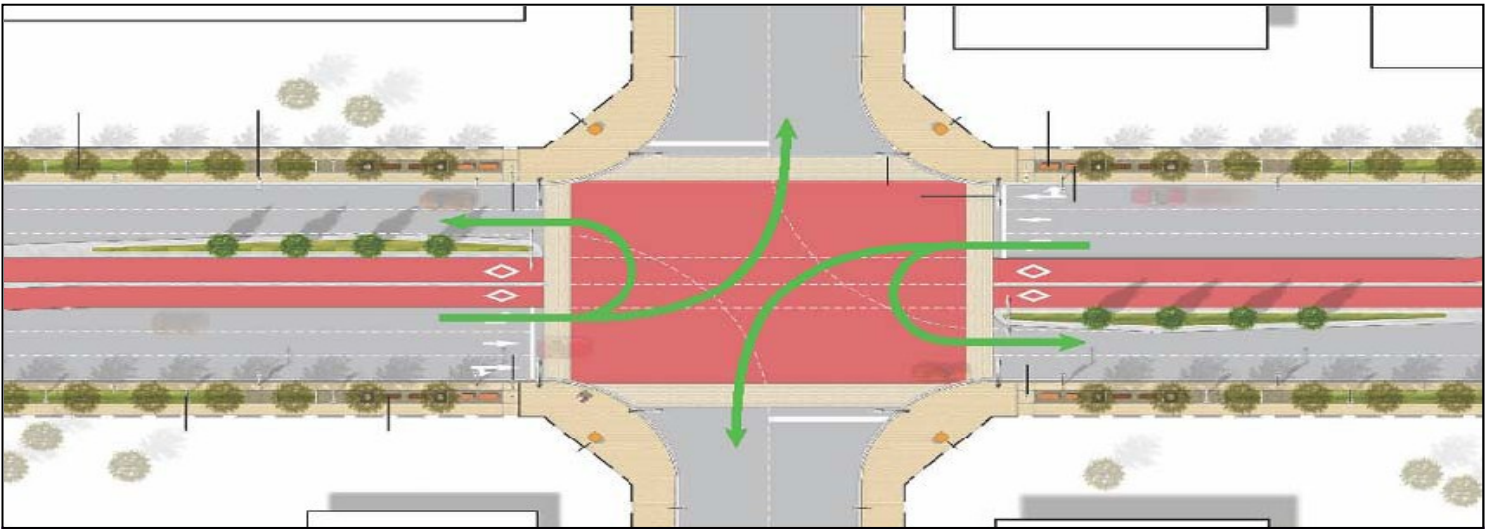
**Are you at a signalized intersection?
Will you still have direct ingress and egress?
Will there be direct bi-directional traffic access?
Are you at the center of activity, traffic, access, and growth?**

Positioning your business at signalized intersections may be critical for customer retention and convenience. Will your customers really make U-turns or will they find the next best suitable option that can be conveniently accessed? Come join us at OAK RIDGES MARKETPLACE. Be positioned for future success.



WHAT TRAFFIC CHANGES WILL BE INTRODUCED?

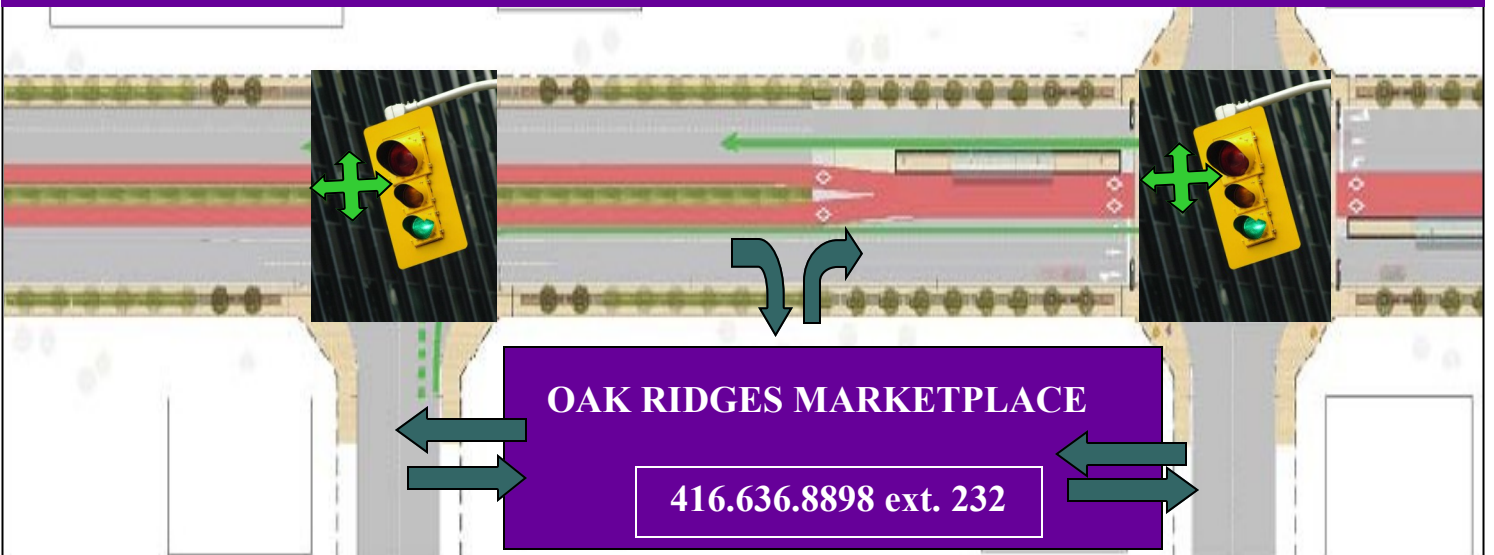
As is the case for any major street, with or without rapid transit facilities, the introduction of median dividers is intended to improve traffic flow and provide safe designated locations for left and U-turns at signalized intersections. In the case of Yonge Street, mid-block driveways “across the street” will only be accessible via a U-turn at the next signalized intersection and then a right turn from the curb lane into the destination. The Government of Ontario has committed \$1.4 Billion over the next five years to the VivaNext project. Preliminary work in design, engineering and IT systems is underway. Construction of Phase 1 is expected to begin in the next few months.



Is your business about to lose access to Yonge Street? That is a serious problem!



**FORTUNATELY,
OAK RIDGES MARKETPLACE IS YOUR SOLUTION!**



All information is from sources deemed reliable and is subject to errors and omissions which we believe to be correct and assume no responsibility. Changes of price, rental, prior sale and withdrawal without notice. People are not to construe this information as legal or tax advice. You should consult your legal counsel, accountant, or other advisors on matters relating to this presentation. The Behar Group Realty Inc., Brokerage.

13071 - 13085 YONGE STREET OAK RIDGES, RICHMOND HILL

Prime Retail Opportunities

FOR LEASE



Your solution lies at **OAK RIDGES MARKETPLACE**. Dual signalized intersections, an exceptional tenant mix, and in the heart of Oak Ridges, Richmond Hill.

For more information, please contact:

Simon B. Wolle, B.A., LL.B.
Sales Representative
416.636.8898 ext. 232
cell: **416.948.2757**
416.636.8890 fax
simon@thebehargroup.com



The Behar Group Realty Inc., Brokerage
1170 Sheppard Avenue West, Unit 24, Toronto, Ontario M3K 2A3 / Tel: 416.636.8898 / Fax: 416.636.8890 / Website: www.thebehargroup.com

All information is from sources deemed reliable and is subject to errors and omissions which we believe to be correct and assume no responsibility. Changes of price, rental, prior sale and withdrawal without notice. People are not to construe this information as legal or tax advice. You should consult your legal counsel, accountant, or other advisors on matters relating to this presentation. The Behar Group Realty Inc., Brokerage.