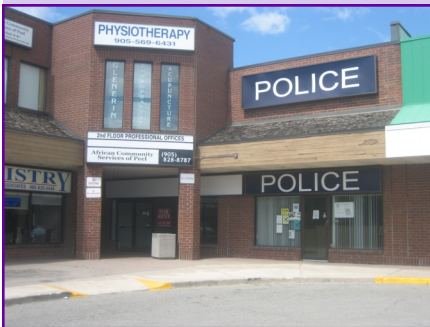


3476 GLEN ERIN DRIVE, MISSISSAUGA GLEN ERIN COMMONS Retail Space

FOR LEASE



Glen Erin Commons is a 70,000 sq. ft. community shopping centre conveniently located at 3476 Glen Erin Drive at The College Way, Mississauga, Ontario

This established shopping centre is anchored by Food Basics, Shoppers Drug Mart, Tim Hortons and features a variety of other retailers and services that meet the needs of the community. Professional offices are located on the shopping centre's second floor accessible by elevator.

Glen Erin Commons has consistently maintained a prominence in the prime trade area and its retailers benefit from a loyal customer base.

Glen Erin Commons' combination of convenience, variety and prime location offers merchants an excellent retail opportunity.

For more information, please contact:

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

- 1,398 and 3,796 square feet (can be combined to make one unit of 5,194 square feet)
- Possession: Immediate
- Net Rent: \$12.50 - \$18.00 per square foot
- CAM: \$7.71 psf (approx.)
- Taxes: \$6.15 psf (approx.)



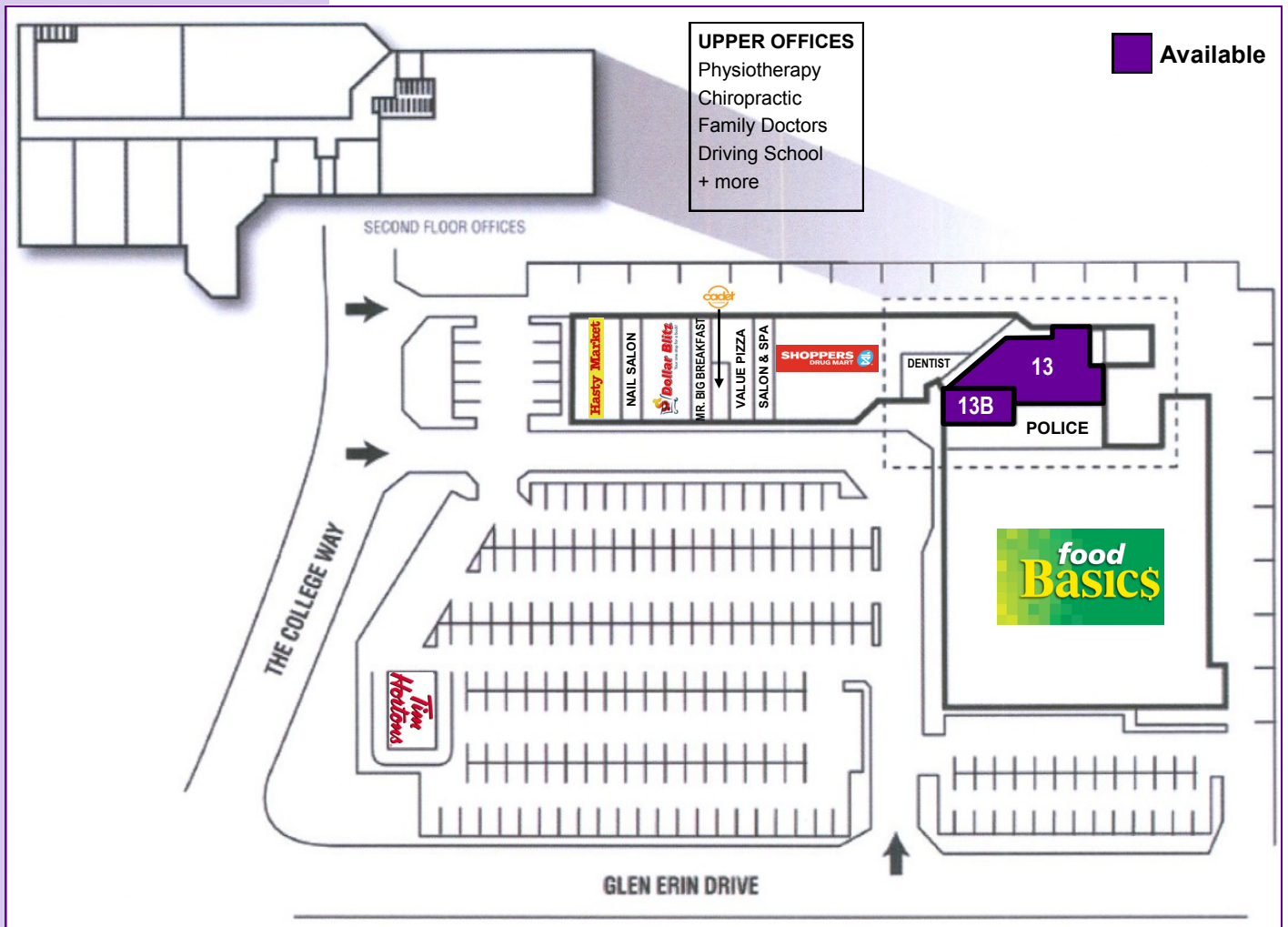
The Behar Group Realty Inc., Brokerage
1170 Sheppard Avenue West, Unit 24, Toronto, Ontario M3K 2A3 / Tel: 416.636.8898 / Fax: 416.636.8890 / Website: www.thebehargroup.com

3476 GLEN ERIN DRIVE, MISSISSAUGA

GLEN ERIN COMMONS

Retail Space

FOR LEASE



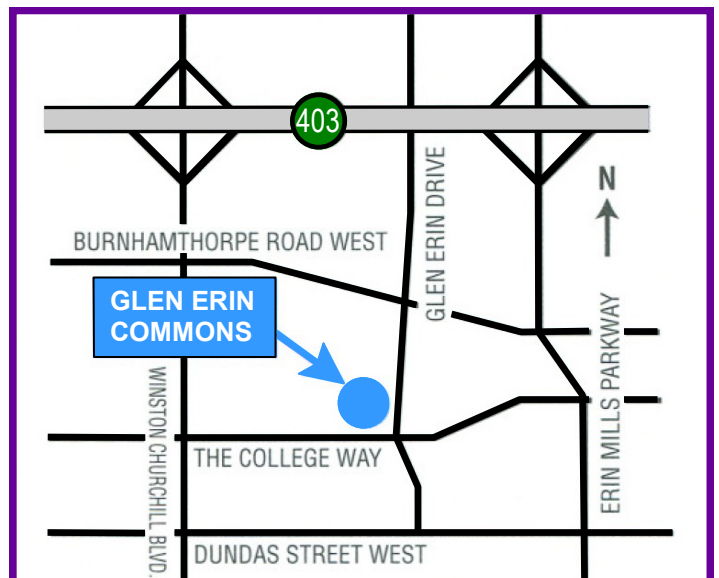
Population (5 km radius)
182,467

of Households (5 km radius)
57,800

Avg. Annual Household Income
\$123,183

Avg. Daily Traffic Count
14,810 (Monday - Friday) Glen Erin Drive and The College Way, Mississauga, ON

Data from Statistics Canada 2006, Ministry of Transport, 2008, Canada Post - 2005.



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