

**5-ACRE RETAIL /
COMMERCIAL NEW
DEVELOPMENT**

BALLANTRAE RD & HWY 48, BALLANTRAE, (NORTH OF STOUFFVILLE)

**Ballantrae: fastest growing com-
munity in Canada** (see last page)



Links:

[Google Streetviews](#)

[Google Aerial Map](#)

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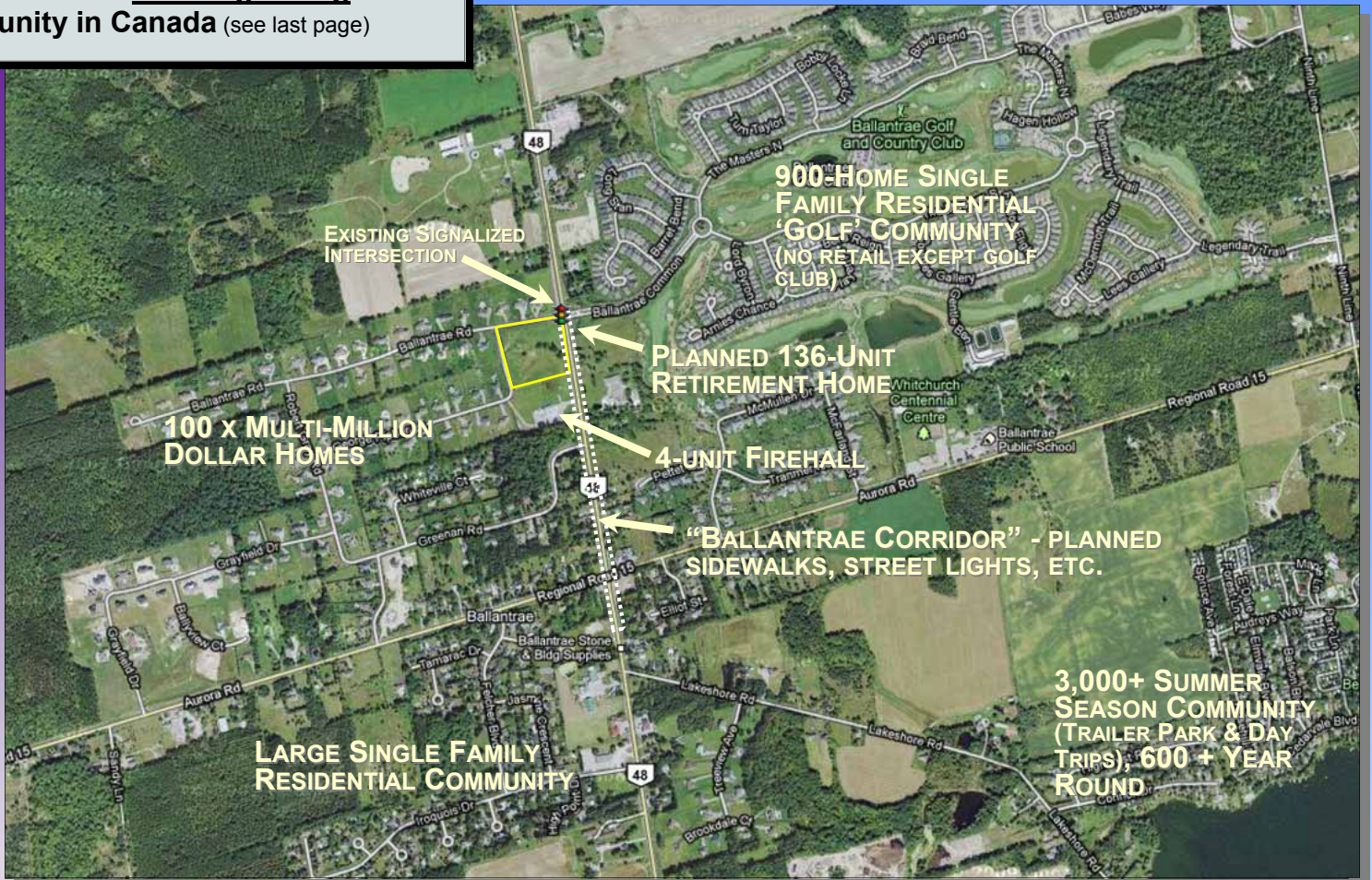
- 5 acre site (more or less), about 50,000 to 60,000 square feet developable space
- SW corner of Ballantrae Rd and Highway 48 (Markham Road), north of Stouffville
- Existing signalized intersection
- Lease rate and TMI to be determined



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

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Ballantrae Golf & Country Club
<http://www.ballantraegolflifestyle.com/welcome.html>

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- Highly affluent, middle class and retirement demographics (see last page)
- Very little retail, no upscale retail (see last page)
- Highly sought, community-supported uses (see next page), Mid-to-high end amenities
- **Village design concept** to blend with surrounding community

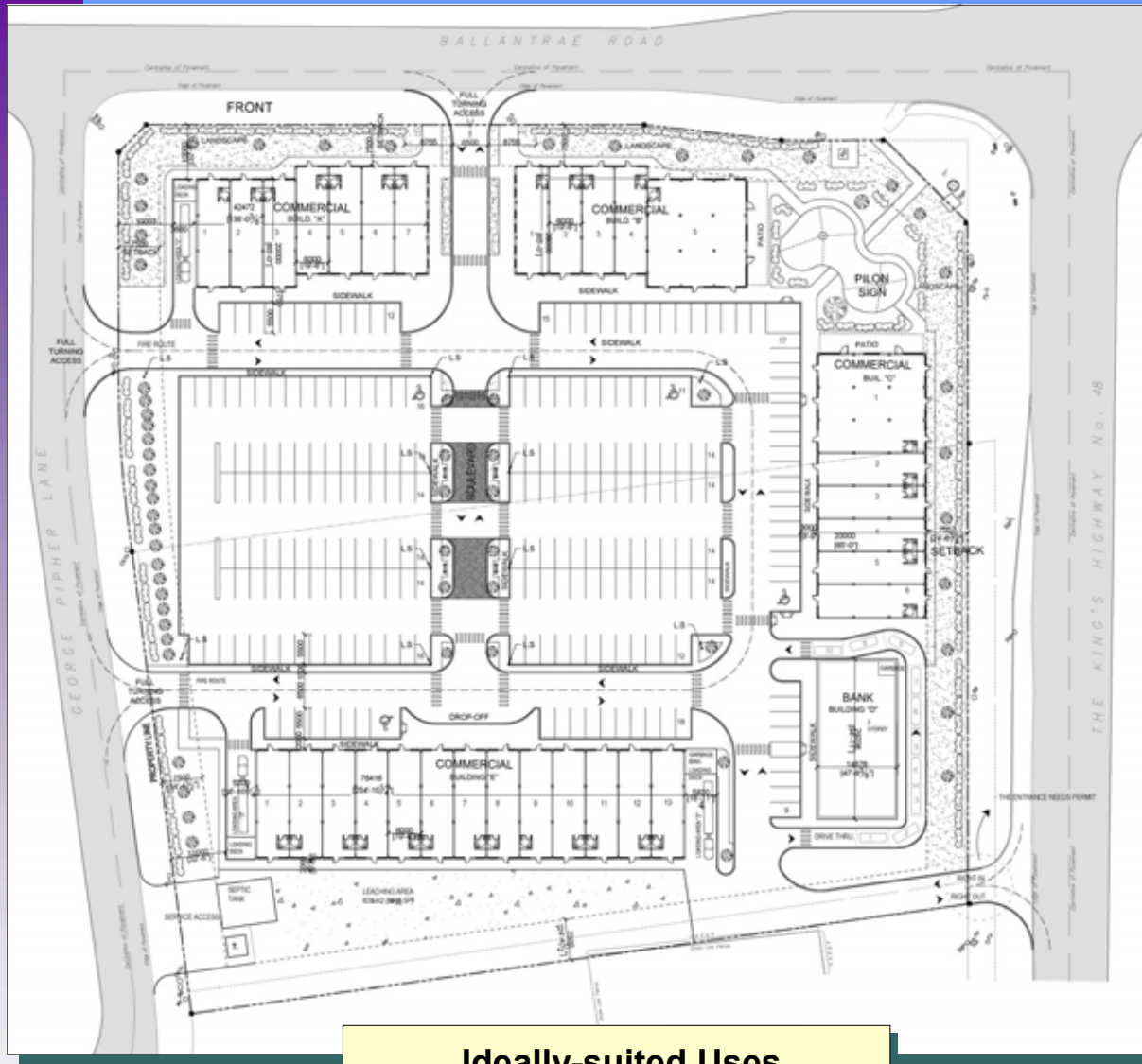


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- 7,900 daily traffic count (Aurora Rd & Hwy 48)
- Draft site plan: build-to-suit or tenant builds
- 10-minute drive to Lincolnville GO station

[Enlarge Site Plan](#)

(large file - will take time to download)



Ideally-suited Uses

- Financial (Bank)
- 'Green' Grocer
- Pharmacy
- Upscale Restaurant
- Coffee House
- Specialty Foods/Meats
- Doctor
- Fitness
- Daycare
- Dentist
- Bridge Club
- Children's Activities
- Bakery
- Post Office
- Chiropractor
- Physiotherapy
- Pet Care
- Wine/Cigar
- Upscale Convenience

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Click [here](#) to enlarge
270-degree panoramic

Drug	
Shoppers Drug Mart	9.0
Savex Drug Mart	9.1
Doctor	
Goldenvale Veterinary Hospital and Kenne	7.9
Stouffville Physiotherapy Clinic	9.1
The Health Centre of Stouffville -- Boto	9.1
Stouffville Medical Centre	9.3
Family Health Plus	9.3
Southlake Regional Health Centre	12.3
Dentist	
SmileWork Dental Centre Stouffville	9.0
Davis T Dr	9.1
Stouffville Dental Centre	9.1
Stouffville Family Dentistry	9.1
Child Care	
My First School Day Care	9.1
New Beginnings Christian School	11.1
Northern Montessori Schools	11.4
MindTech Montessori Schools	12.0
Oxford Learning Newmarket Wyndham	12.1
Fitness	
BetterBodyz Professional Certified Perso	0.8
Snap Fitness	9.0
Moksha Yoga	9.1
Curves	9.2

Hospitals	
Green Gables Manor Inc	4.7
Veterinary Emergency Clinic Of York Regi	10.5
Southlake Regional Health Centre	12.3
Post Offices	
Stouffville Po	9.0
Restaurants	
Country Stop Burgers	1.2
Nonno Crupi's Pizza	1.2
Luv A Pizza	1.3
Cedar Beach Grill & Patio	2.5
Hanson's Restaurant	4.3
Stakeout Dining Room & Lounge	9.0
Coffee	
Tim Hortons	9.0
Imperial Cafe	9.1
Red Bulb Espresso Bar	9.1
Groceries	
Devins Orchards Inc	6.4
Strawberry Creek Farm Market	8.8
Giant Tiger #124	9.0
Metro (Supermarkets)	10.8
Price Chopper	11.2
Real Canadian Superstore	12.2
Sobeys	12.3

Shopping	
Giant Tiger #124	9.0
Schell Lumber Home Building Centre - Sto	9.1
Canadian Tire	9.9
Home Hardware Building Centre - Mount Al	10.1
The Home Depot	12.5
Schools	
Ballantrae Public School	1.2
Whitchurch Highlands Public School	7.4
Glad Park Public School	8.5
Stouffville District Secondary School	9.7
Sacred Heart Catholic High School	11.3
Books	
Distributed Virtual Connections Inc	7.0
John Lord's Books	7.0
Pubs	
Sgt Peppers Pub & Grill	9.9
Prince Albert Pub The	10.2
Entertainment	
Cineplex Odeon Aurora Cinemas	12.3
North York Drive-In	14.4
Banking	
TD Bank Financial Group	9.0
RBC - Stouffville	9.0
Pace Savings and Credit Union LTD	9.1
CIBC	9.2
Scotiabank	9.2

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Distance (in km) from the Subject Property to Other Retailers and Amenities

According to Statistics Canada, the Ballantrae community in Whitchurch-Stouffville was the **fastest growing community in Canada**, with 300% growth between 2001 and 2006

Source -- Population and Dwelling Counts of Urban Areas 2006, listed according to the amount of growth". Statistics Canada. March 2007

<http://www12.statcan.ca/english/census06/data/popdwel/Tables.cfm?T=801&PR=0&SR=1&S=5&O=D>

