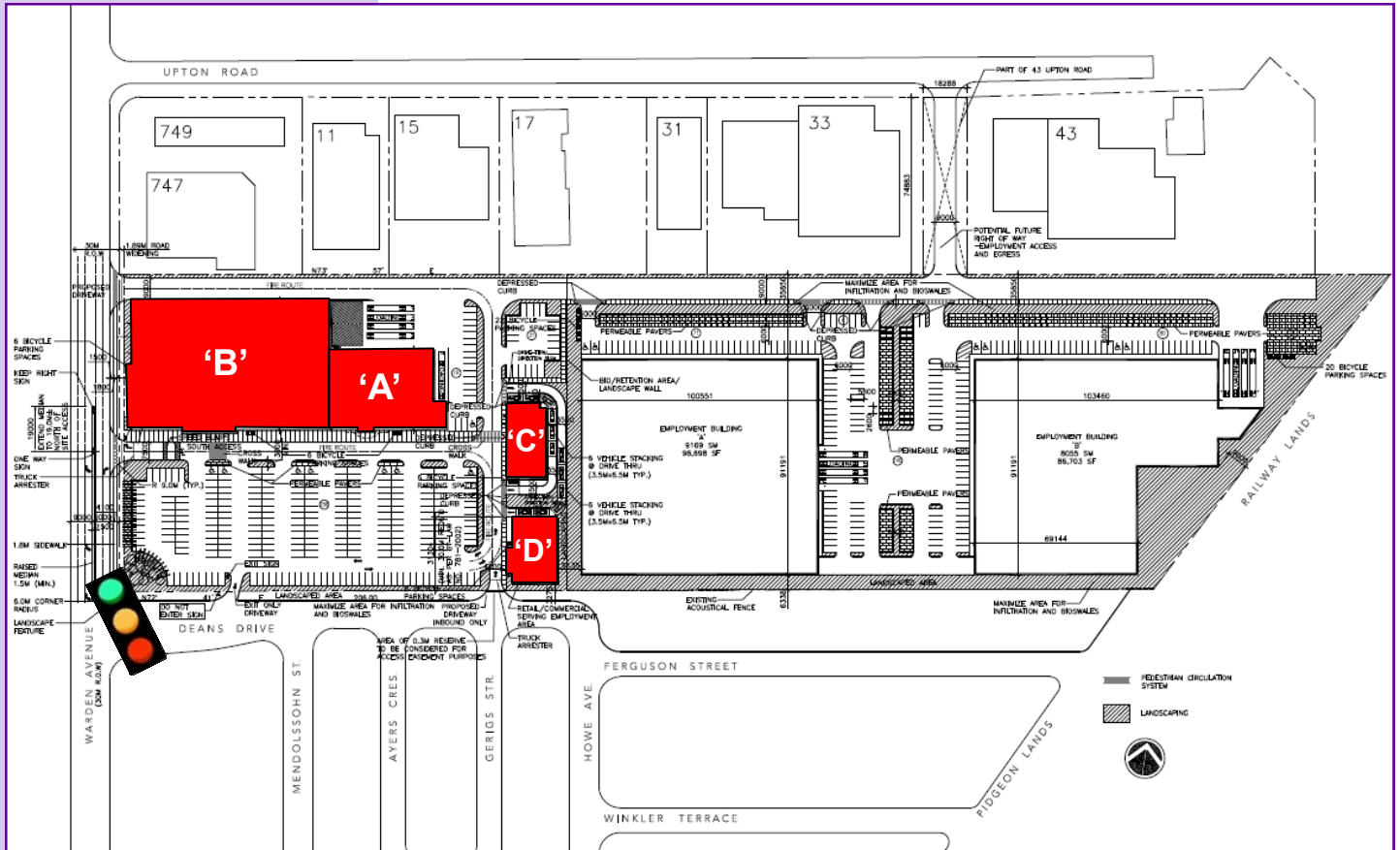


# WARDEN AVENUE & DEANS DRIVE SCARBOROUGH

Prime Retail Space

# FOR LEASE



### Proposed Uses

#### Building 'A'

Drug Store - 17,000 sf

#### Building 'B'

Supermarket - 50,000 sf

#### Building 'C'

Bank - 6,000 sf

#### Building 'D'

Bank - 6,000 sf

- Prime retail leasing opportunities
- Up to 50,000 square feet available
- Free-standing and drive-thru opportunities
- Signalized intersection
- Area with significant residential development
- Possession: Spring 2011 (estimate)
- Rents: TBD

For more information, please contact:

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CEO, Broker

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TRADE AREA DEMOGRAPHICS	0-10 MINUTE DRIVE TIME	0-20 MINUTE DRIVE TIME
<b>2006 CENSUS</b>		
Total Population	460,230	1,831,055
Average Age	39.0	39.0
Total Households	174,585	709,030
Households with Children	120,859	474,860
Average Household Income (\$)	\$63,491	\$80,769



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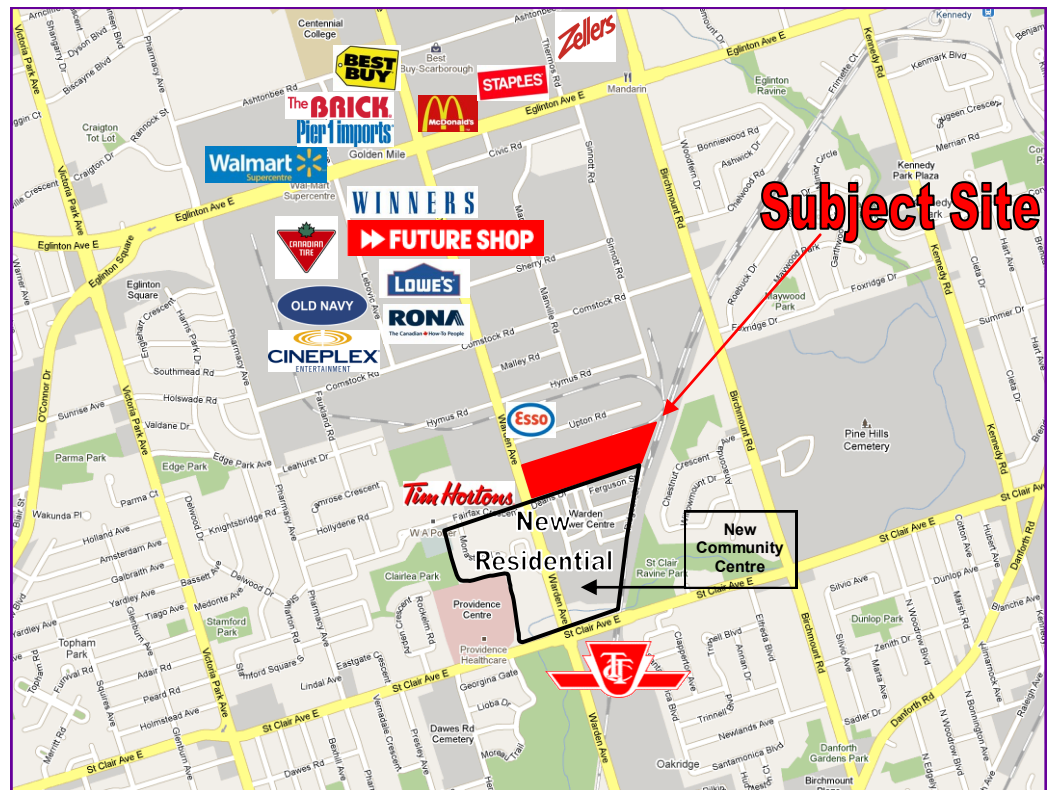
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