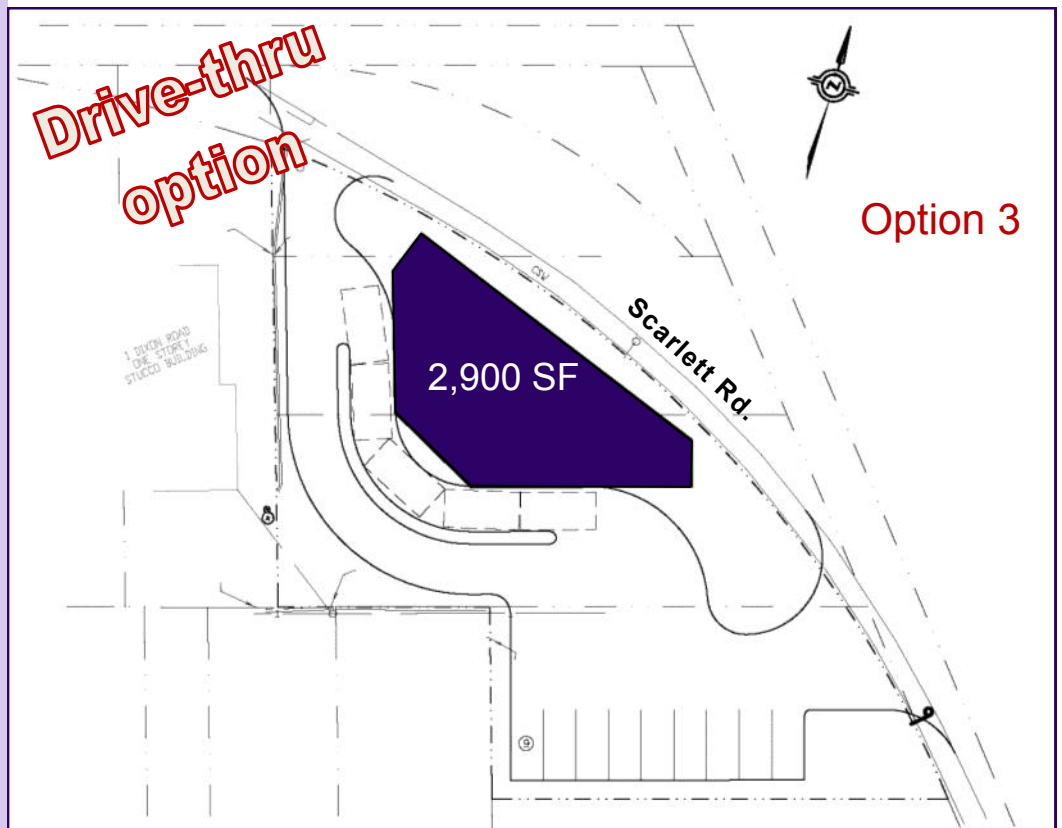


954-970 SCARLETT ROAD  
TORONTO  
Commercial Re-Development

FOR LEASE



For more information, please contact:

**416.636.8898**

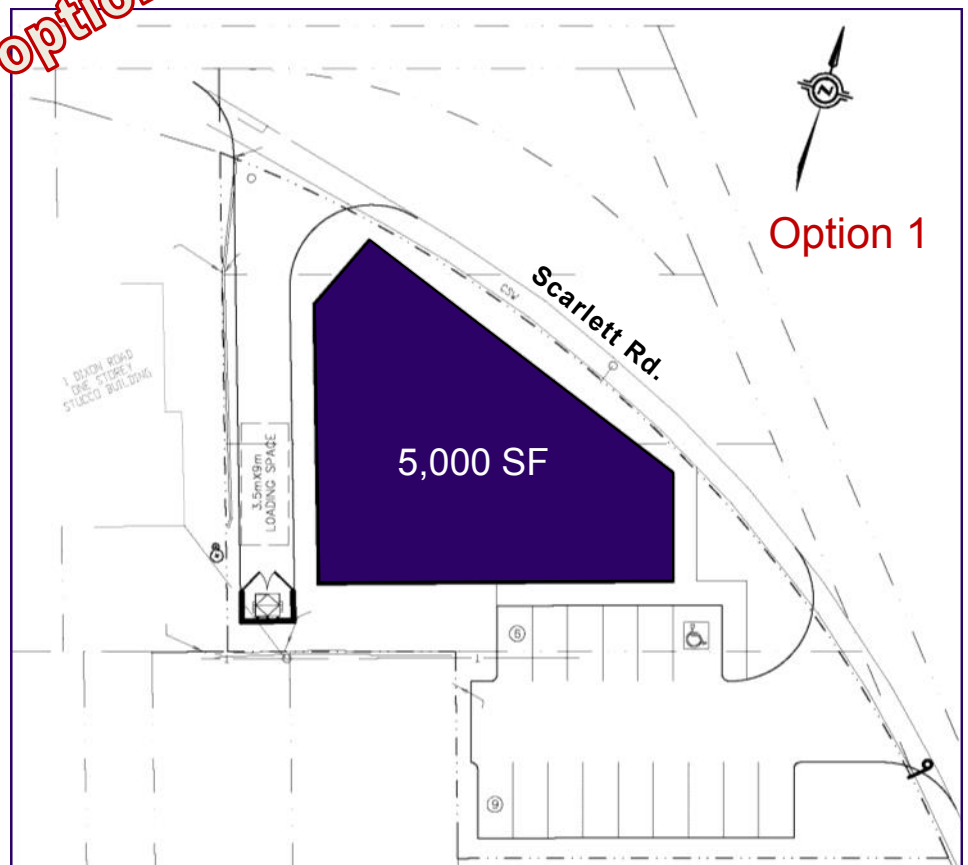
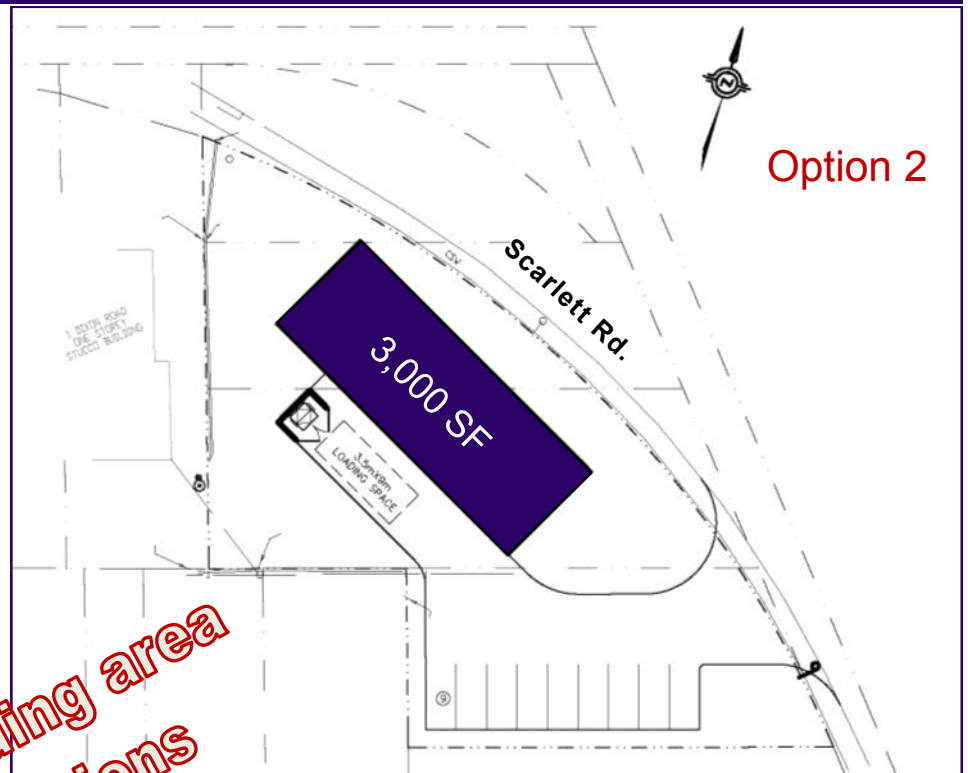
**Greg Evans, Ext. 230**  
Executive Vice President, Broker  
[gevans@thebehargroup.com](mailto:gevans@thebehargroup.com)

- Located on Scarlett Road, north of Lawrence Avenue West
- Commercial re-development opportunities
- Daily traffic counts: 22,927 on Dixon Road
- 24,745 on Lawrence Avenue West at Scarlett Road
- Three proposed options available, ranging in size from 2,900 - 5,000 square feet
- Drive-thru permitted
- Suitable for many uses, including retail, restaurant, service, automotive, and more
- Possession: TBD
- Net Rent: TBD
- TMI: TBD

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Loading area  
options



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# 954-970 SCARLETT ROAD TORONTO Commercial Re-Development

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## Demographics

<b>2010</b>	<b>1 km</b>	<b>3 km</b>	<b>5 km</b>
Total Population	15,993	116,304	276,814
Daytime Population	11,061	88,535	239,032
Total Households	6,532	42,197	99,610
Household Average Income	\$58,049	\$69,889	\$76,240
Average Value of Dwelling	\$343,415	\$395,965	\$433,912

Demographic data provided by [Generation5 Inc.](#) © 2011



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