

245 Dixon Road

245 DIXON ROAD, TORONTO, ONTARIO M9P 2M4

The site is currently undergoing a complete redevelopment. No Frills will open early December 2012 along with a pharmacy. A 19,400 sf health centre will open early 2013 offering a range of medical professions, all under one roof. There is approximately 4,024 sf of retail available to lease for December 2012 occupancy.



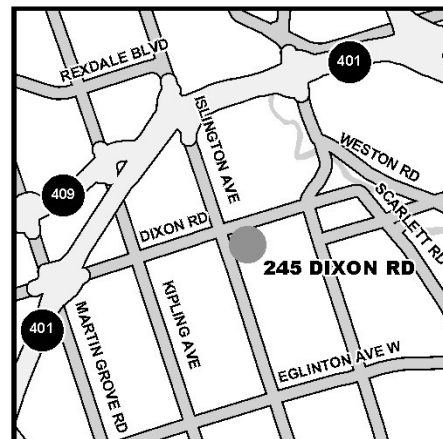
RETAIL

TYPE OF CENTRE Strip Centre

GLA OF CENTRE 75,705 Square Feet

NUMBER OF STORES

PARKING Approximately 390 spaces on site



**FOR LEASING
INQUIRIES:**

Dave Marino

dmarino@arcturusrealty.com

TEL: (416) 232-3062

FAX: (416) 232-3021

This information is for discussion and marketing purposes only. Plans may not be to scale. 2013

www.arcturusrealty.com

245 Dixon Road

245 DIXON ROAD, TORONTO, ONTARIO M9P 2M4

Demographic Summary	Radius 0 - 1 km		Radius 0 - 3 km	
	Total	%	Total	%
Characteristic				
By Age Group/Cohort	29,183		186,620	
0-4 years	1,540	5%	9,714	5%
5-19 years	4,610	16%	26,490	14%
20-24 years	1,822	6%	12,037	6%
25-34 years	4,777	16%	32,787	18%
35-44 years	6,060	21%	37,331	20%
45-54 years	4,657	16%	29,049	16%
55-64 years	2,865	10%	18,908	10%
65-74 years	1,639	6%	10,908	6%
75-84 years	1,029	4%	7,129	4%
85+ years	286	1%	2,197	1%
Total Daytime Population	22,507		209,118	
at Home	15,248	68%	98,167	47%
at Work	7,258	32%	110,951	53%
Marital Status				
Marital Status Total Pop 15yrs+	24,669		159,488	
Single (never married)	10,888	44%	73,912	46%
Married (not separated)	9,690	39%	57,950	36%
Dwellings				
Total	11,330		84,567	
Owned	6,759	60%	37,359	44%
Rented	4,547	40%	44,684	53%
Single-detached house	1,337	12%	9,460	11%
Semi-detached house	2,418	21%	11,694	14%
Apartments	6,338	56%	58,547	69%
Avg. value of dwelling	\$400,452		\$400,088	
Avg. Major Monthly payments	\$1,406		\$1,401	
Avg. gross monthly rent	\$754		\$804	
Households	11,357		84,596	
Private Households By Size	11,357		84,596	
1 person	3,444	30%	34,578	41%
2 persons	3,582	32%	25,231	30%
3 persons	1,802	16%	11,390	13%
4 - 5 persons	2,009	18%	11,448	14%
6 or more persons	477	4%	1,934	2%
Avg. No. of Persons Per Hhld	2.46		2.14	
Ethnicity & Language				
Top 5 Ethnic Origins	Chinese English Canadian Irish Scottish		English Irish Scottish Canadian Chinese	
Mother Tongue	27,662		173,777	
English	15,959	58%	103,169	59%
French	428	2%	3,760	2%
Non-official languages	11,255	41%	66,710	38%
Education by Highest Level of Schooling				
Without Certificate, Diploma or Degree	6,111	22%	29,863	17%
High School Certificate	5,266	19%	34,063	20%
Trades Certificate or Diploma	1,019	4%	7,493	4%
Other Non University Certificate/Diploma	2,887	10%	21,974	13%
University Certificate, Diploma or Degree	8,428	30%	56,952	33%
By Household Income (\$)				
Total Number of Households	11,305		81,681	
Under \$10,000	797	7%	7,504	9%
\$10,000 - \$19,999	1,382	12%	11,454	14%
\$20,000 - \$29,999	1,246	11%	8,688	11%
\$30,000 - \$39,999	897	8%	7,992	10%
\$40,000 - \$49,999	889	8%	7,035	9%
\$50,000 - \$59,999	777	7%	5,850	7%
\$60,000 - \$69,999	642	6%	5,476	7%
\$70,000 - \$79,999	661	6%	4,415	5%
\$80,000 - \$89,999	633	6%	3,819	5%
\$90,000 - \$99,999	396	4%	2,690	3%
\$100,000 and over	2,924	26%	16,007	20%
Average household income	\$74,141		\$66,499	

Hillpark Research. 2011

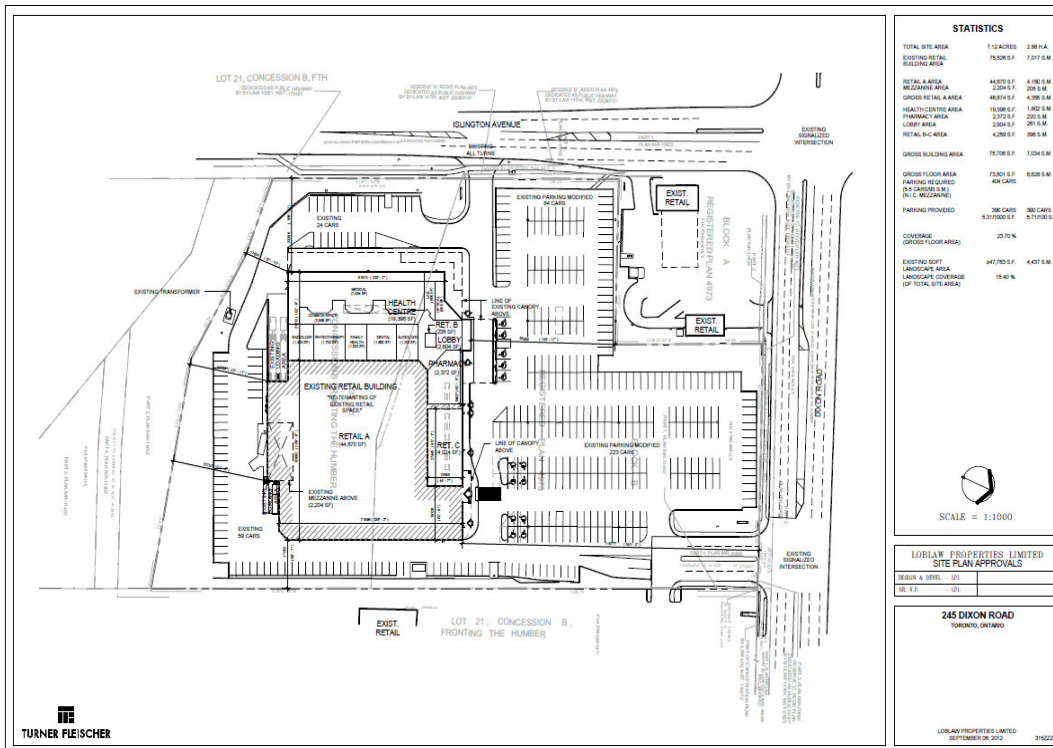
245 Dixon Road

245 DIXON ROAD, TORONTO, ONTARIO M9P 2M4

Tenant Listing

UNIT	TENANT	SQ.FT.
1	No Frills	44,670
2	Pharmacy	2,372
3	Available	4,024
4	Family Physicians	7,494
5	Imaging Pro	1,400
6	Spinex Rehab	1,700
7	Humber River Family Health Team	1,530
8	Dr. Zicherman (Dental Office)	1,600
9	Helix Hearing	1,150
10	Alpha Laboratories	800
11	Optima Optical	850

Floor Plan



FOR LEASING
INQUIRIES:

Dave Marino

dmarino@arcturusrealty.com

TEL: (416) 232-3062

FAX: (416) 232-3021

This information is for discussion and marketing purposes only. Plans may not be to scale. 2013

www.arcturusrealty.com