



2020 Estimates	2 km	5 km	10 km
Population	52,979	353,117	1,118,186
Number of Households	19,106	129,233	423,951
Median Age	53	53	52
Average Household Income	\$80,102	\$88,820	\$116,763
Average Person per Household	2.77	2.73	2.64

Population Projections	2023	2025	2030
Population	1,166,121	1,192,744	1,264,850
Population Growth	4.29%	6.67%	13.12%

\*Population growth outlook captures the trade area of Scarborough, ON

### OUR OFFICES

New Westminster, BC    Moose Jaw, SK    Winnipeg, MB    Orangeville, ON    Montreal, QC  
 Surrey, BC    Prince Albert, SK    Kitchener, ON    Tillsonburg, ON    Halifax, NS  
 Saskatoon, SK    Regina, SK    Toronto, ON    Pembroke, ON    Saint John, NB  
 Kindersley, SK    Thompson, MB    Bowmanville, ON    Ottawa, ON    Summerside, PE

### GLA

66,143 SF Industrial Building with Retail Frontage

### LOCATION AND COMMUNITY

- Located at the busy intersection of Eglinton Avenue East and Birchmount Road
- The complex is 4 km from the Don Valley Parkway, and is 5 km from Highway 401



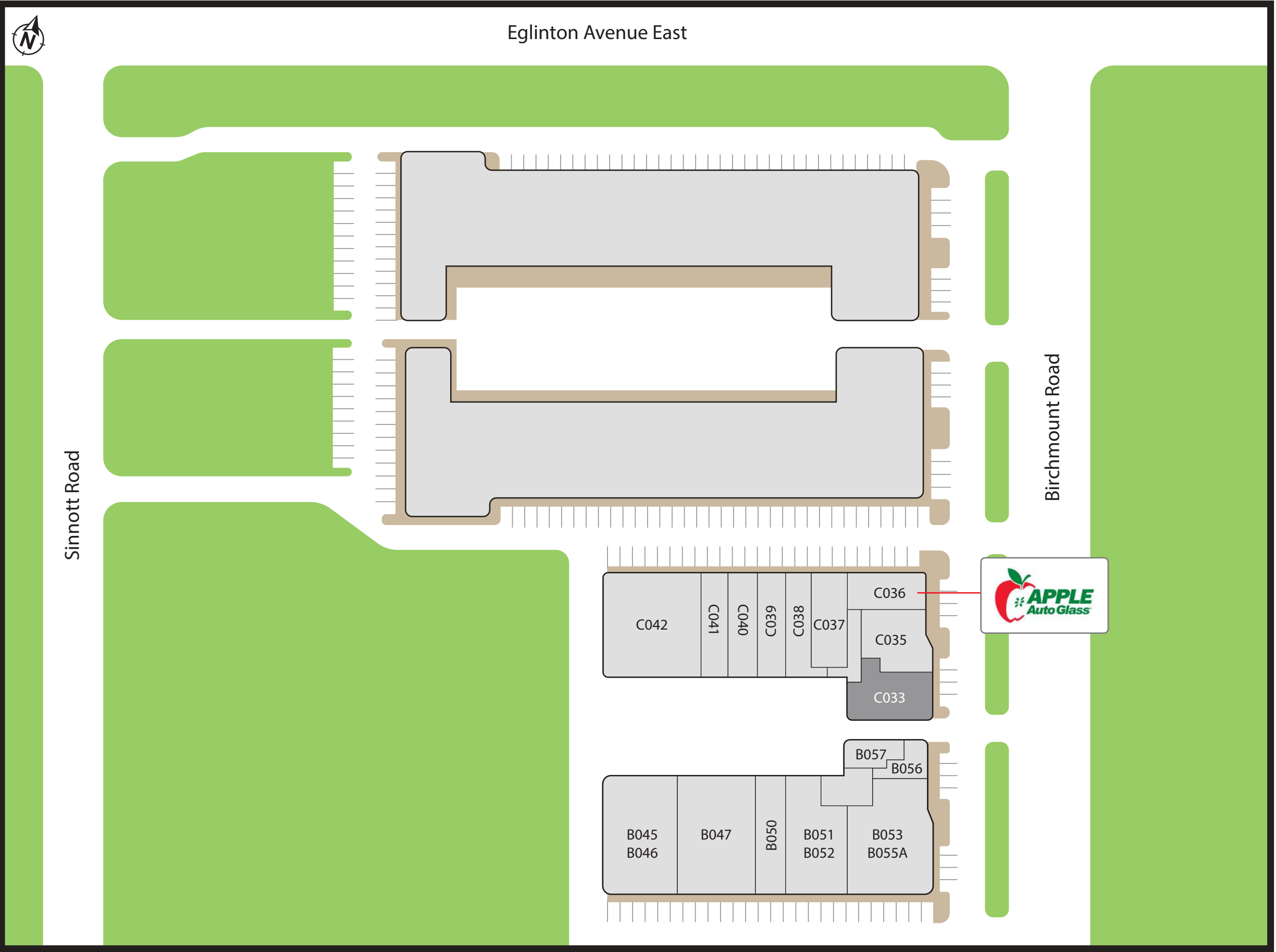
### HIGHLIGHTS

This 66,143 SF industrial service-oriented complex provides ample street front exposure, easy accessibility and is anchored by favoured Tenants UAP Inc., Apple Auto Glass, and Shaw Communications, within proximity to major highways. The complex includes a central truck port of 85 feet wide by 210 feet long.



# 750 & 760 BIRCHMOUNT ROAD

Scarborough, Ontario



- C033. Available (4,093 sf)**
- B045/B046. Westeast - Cash and Carry (6,000 sf)
  - B047. Pillar Direct Marketing (7,687 sf)
  - B050. Mediair Direct Mail (2,647 sf)
  - B051/ B055A. UAP Inc. (13,438 sf)
  - B056. Holyland Monuments (1,141 sf)
  - B057. Renewal Resources (857 sf)
  - C033. Cash and Carry Foods (4,093 sf)
  - C035. H. Sewing Services (3,289 sf)
  - C036. Apple Auto Glass (2,461 sf)
  - C037. Renew Resources (3,192 sf)
  - C038. Triumph Muay Thai and MMA (3,434 sf)
  - C039. Oshin International (2,751 sf)
  - C040. QNC Plastics (3,312 sf)
  - C041. Systems DTP (3,312 sf)
  - C042. West East (8,363 sf)



**66,329**  
Total SF

**3,000 to 6,000 SF**  
Units Available

