

**CUSHMAN &  
WAKEFIELD**

RETAIL/FLEX OFFICE  
**FOR LEASE**

UNITS FROM 3,782 SF AVAILABLE

**DIXIE- EGLINTON**

4700 & 4800 DIXIE ROAD

1331 CRESTLAWN DRIVE

 PANATTONI®



FOR MORE INFORMATION PLEASE CONTACT:

**MARK CASCAGNETTE\***  
Senior Vice President  
905 501 6426  
mark.cascagnette@cushwake.com

**LUIS ALMEIDA\***  
Associate Vice President  
905 501 6432  
luis.almeida@cushwake.com

**DANIEL SMITH\***  
Associate  
905 501 6485  
daniel.smith@cushwake.com

\*Sales Representative

# PROPERTY FEATURES



## 4700 DIXIE ROAD

	UNIT 1	UNIT 2	UNIT 3	UNIT 4
AREA	24,392 SF	15,000 SF	10,000 SF	5,000 SF
OCCUPANCY	Immediate	Immediate	Immediate	Immediate
CLEAR HEIGHT	14'	14'	14'	14'
SHIPPING	3 TL	Up to 3 TL	Up to 3 TL	Up to 3 TL
T.M.I.	\$4.00 psf (2017)	\$4.00 psf (2017)	\$4.00 psf (2017)	\$4.00 psf (2017)
NET RENT	\$12.95 psf	\$13.25 psf	\$13.25 psf	\$13.95 psf

## 4800 DIXIE ROAD

	UNIT 1	UNIT 2	UNIT 3
AREA	15,700 SF	10,000 SF	5,000 SF
OCCUPANCY	Immediate	Immediate	Immediate
CLEAR HEIGHT	14'	14'	14'
SHIPPING	2 TL	Up to 2 TL	Up to 2 TL
T.M.I.	\$4.00 psf (2017)	\$4.00 psf (2017)	\$4.00 psf (2017)
NET RENT	\$13.25 psf	\$13.25 psf	\$13.95 psf

## 1331 CRESTLAWN DR

	UNIT 1	UNIT 2
AREA	7,022 SF	3,782 SF
OCCUPANCY	Immediate	Immediate
CLEAR HEIGHT	16'	16'
SHIPPING	1 TL	1 TL
T.M.I.	\$4.00 psf (2017)	\$4.00 psf (2017)
NET RENT	\$11.95 psf	\$11.95 psf



### GREAT LOCATION

High Profile  
Corner Exposure



### IDEAL FOR

Commercial/Retail or  
Flex Office Use



### FLEXIBLE SIZE

5,000 sf to 24,392 sf



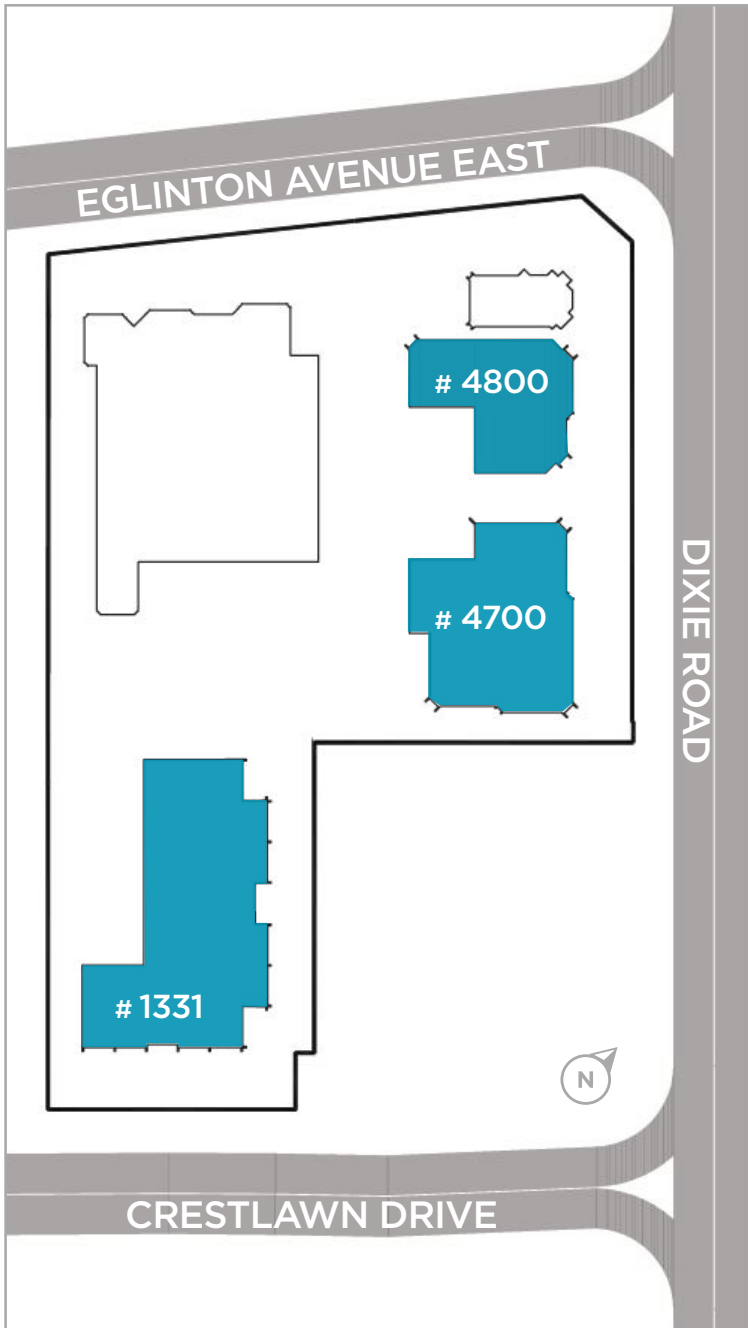
### AMPLE

Surface Parking

# PROPERTY DETAILS

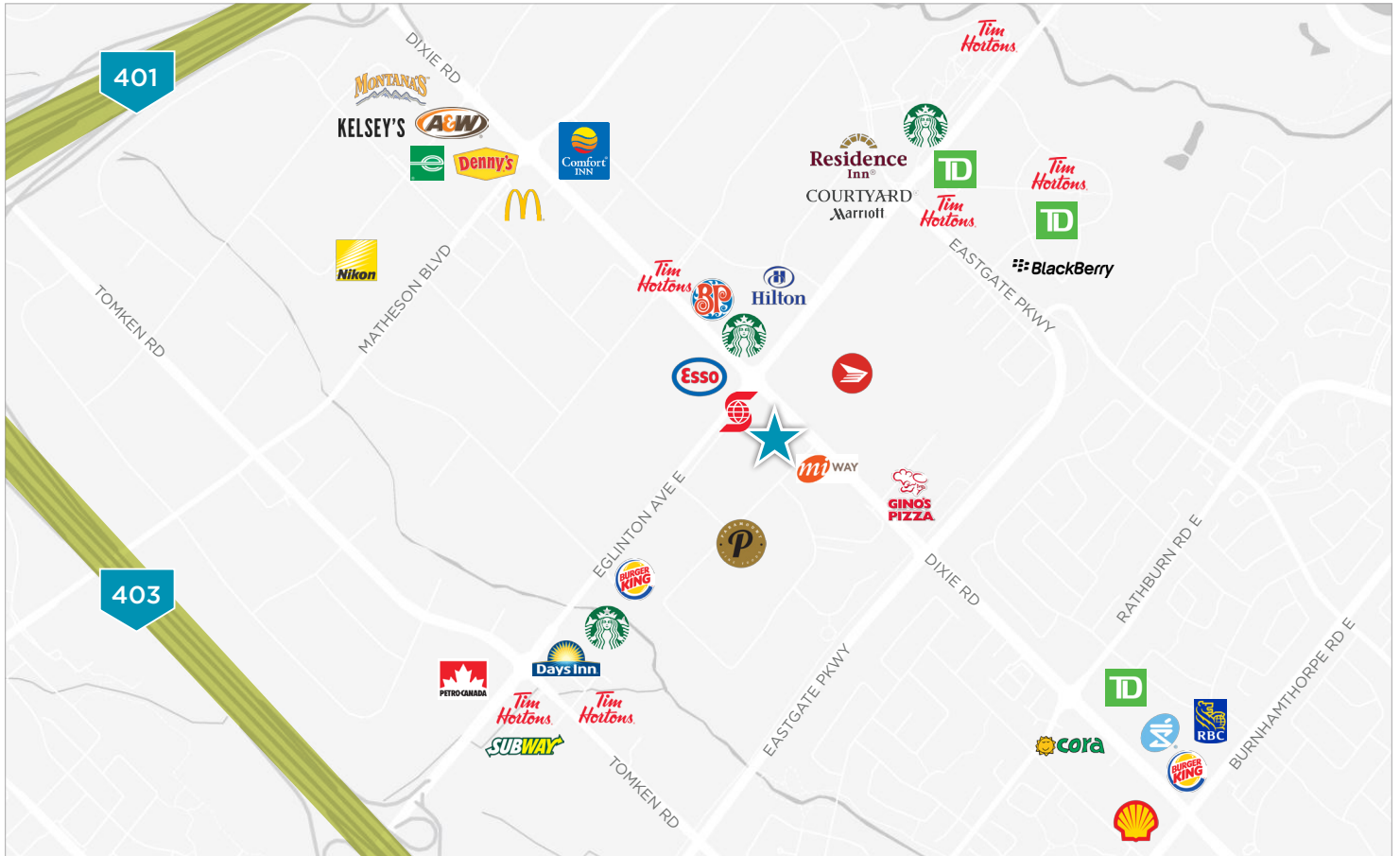


## SITE PLAN



## PROPERTY PHOTOS





## Restaurants

- Subway
- Starbucks
- Burger Factory
- Booster Juice
- Nando's Dixie
- Freshii
- Boston Pizza
- Tim Hortons
- Quiznos
- Mucho Burrito
- Gino's Pizza
- Wendy's
- Popeyes Louisiana Kitchen
- Swiss Chalet
- McDonald's
- Burger King

## Hotels

- Hilton Garden Inn
- Comfort Inn Airport West
- Sandman Signature Mississauga
- Toronto Airport West
- Residence Inn by Marriott
- Courtyard by Marriot

## Gas Stations

- Canadian Tire Gas+
- Esso
- Husky
- Petro Canada
- Shell

## Retail

- Dixie 401 Flea Market
- Staples Dixie
- Shoppers Drug Mart
- Winners

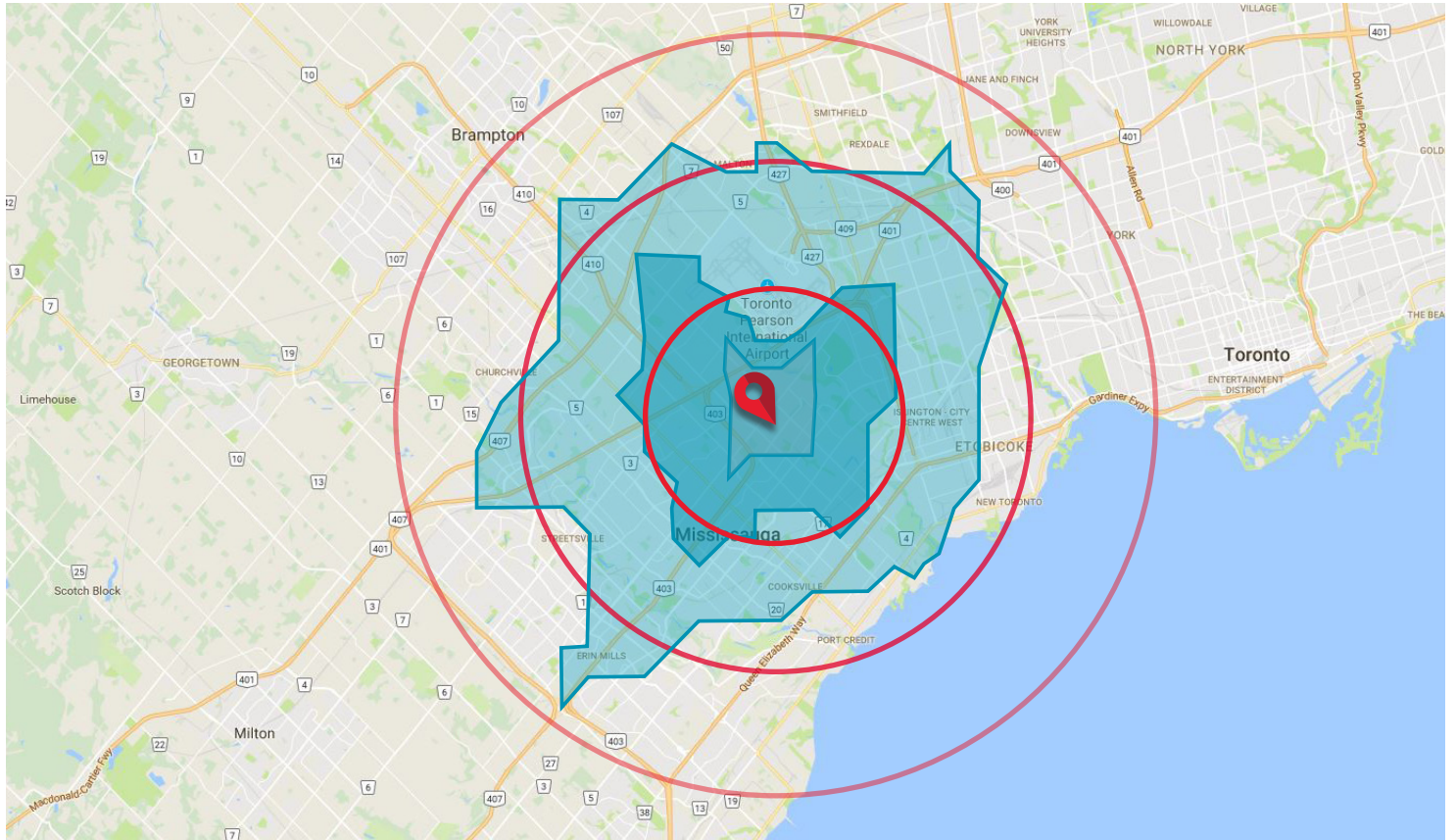
## Banks

- Scotiabank
- BMO Bank of Montreal
- CIBC
- TD Canada Trust



4700 & 4800 DIXIE RD  
1331 CRESTLAWN DR

# DEMOGRAPHICS MAP



## DISTANCE BY RADIUS

CRITERIA	5 KM	10 KM	15 KM
HOUSEHOLD INCOME AVERAGE	\$91.1K	\$100.0K	\$95.0K
TOTAL POPULATION	182.3K	692.8K	1.64M
MEDIAN AGE OF POPULATION	35.23	33.86	35.52
AVERAGE HOUSEHOLD SIZE	3.35	3.58	3.66
HOUSEHOLDS TOTAL	67.0K	247.3K	589.7K

## DISTANCE BY DRIVE TIME

CRITERIA	5 MIN	10 MIN	15 MIN
HOUSEHOLD INCOME AVERAGE	\$107.0K	\$93.5K	\$97.7K
TOTAL POPULATION	10.6K	179.4K	658.2K
MEDIAN AGE OF POPULATION	38.67	34.82	33.51
AVERAGE HOUSEHOLD SIZE	4.00	3.45	3.69
HOUSEHOLDS TOTAL	3.6K	64.6K	229.3K

## 4700 & 4800 DIXIE ROAD

### C3-1 Commercial

#### Service Retail/Commercial Uses

- Restaurant
- Veterinary Clinic
- Animal Care Establishment
- Commercial School
- Financial Institution
- Repair Establishment
- Beverage/Food Preparation Establishment

#### Office Uses

- Medical Office
- Business Office

#### Hospitality

- Overnight Accomodation
- Banquet Hall
- Conference Centre
- Convention Centre

#### Entertainment/Recreation Uses

- Recreational Establishment
- Entertainment Establishment
- Private Club

## 1331 CRESTLAWN DRIVE

### E2 Employment

#### Office/Employment Uses

- Medical Office
- Business Office
- Broadcasting/Communication Facility
- Manufacturing Facility
- Science & Technology Facility
- Warehouse/Distribution Facility
- Wholesaling Facility
- Self Storage Facility
- Contractor Service Shop

#### Commercial Uses

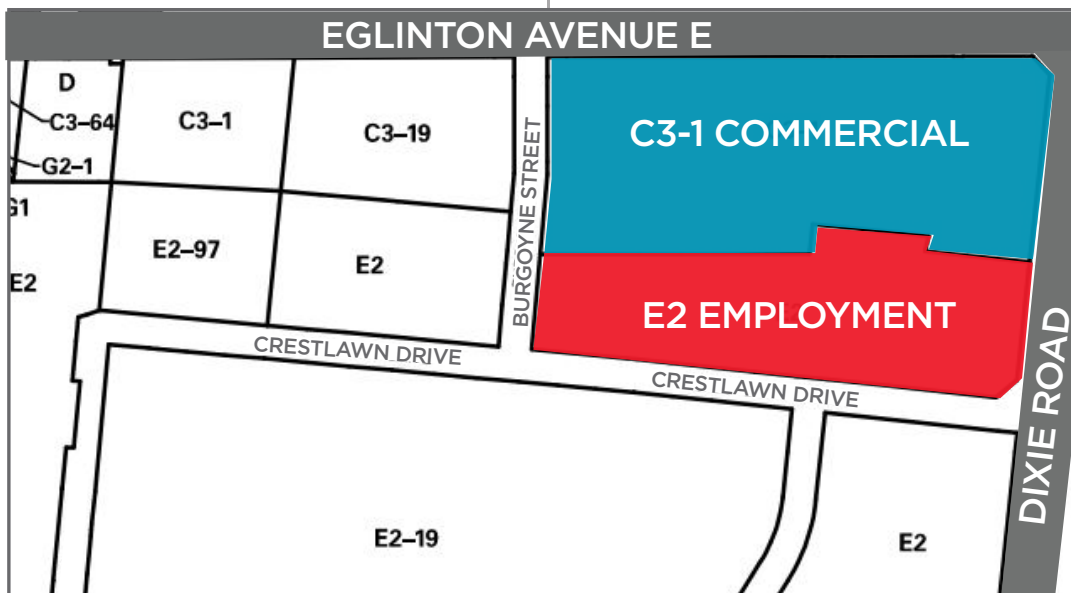
- Restaurant
- Beverage/Food Preparation Establishment
- Commercial School
- Veterinary Clinic
- Animal Care Establishment

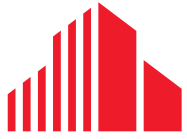
#### Motor Vehicle Uses

- Parking Lot
- Motor Vehicle Rental Facility

#### Hospitality Uses

- Banquet Hall
- Conference Centre
- Convention Centre
- Overnight Accomodation





**CUSHMAN &  
WAKEFIELD**

1 Prologis Boulevard  
Suite 300  
Mississauga ON L5W 0G2  
t: 905 568 9500  
f: 905 568 9444  
[cushmanwakefield.com](http://cushmanwakefield.com)

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Senior Vice President

**905 501 6426**

[mark.cascagnette@cushwake.com](mailto:mark.cascagnette@cushwake.com)

**LUIS ALMEIDA\***

Associate Vice President

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[luis.almeida@cushwake.com](mailto:luis.almeida@cushwake.com)

**DANIEL SMITH\***

Associate

**905 501 6485**

[daniel.smith@cushwake.com](mailto:daniel.smith@cushwake.com)

 **PANATTONI®**



Cushman & Wakefield Ltd., Brokerage

\*Property photos are artistic conceptual rendering.

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