

Retail Space for Lease **in a Pizza Pizza Anchored Plaza**

Address: 1950 Lawrence Avenue East, Unit 4, Toronto (350 Meters West of Warden) North West corner of Tower Drive

Possible Configurations: **650 sq.ft.**

1,267 sq.ft.

1917 sq.ft.

Ceiling Height: 10'

Rental Rate: \$17.00 per square foot, net

Rental Term: 5 years. Longer terms and options will be considered.

TMI: \$12.00 per square foot

Parking: Plaza Parking: 24 spaces
Public Parking (Green P) lot right next door: 25 spaces

Uses: Any retail use is permitted.
Uses not allowed: pizzas, pastas, Italian foods, Japanese food, Korean food, Chinese food, Middle East food, donut shop, french fries, hotdogs, hamburgers, chicken, the sale on a regular basis by any method of fast food products.

Traffic counts: Based on City of Toronto data from 2006, daily 24-hour traffic counts on Lawrence Avenue between Pharmacy & Warden:
- Eastbound: 18,474 vehicles; and
- Westbound: 19,682 vehicles.

Transportation: This location is serviced by the TTC, with bus services connecting to the Eglinton Subway station on the Yonge line to the west, to the Lawrence Station of the Scarborough RT to the east, and terminating at the Rouge Hill GO Station.
Easy access for drivers to the Don Valley Pkwy (4 mins / 3km) and Highway 401 (11 mins / 9.5km)

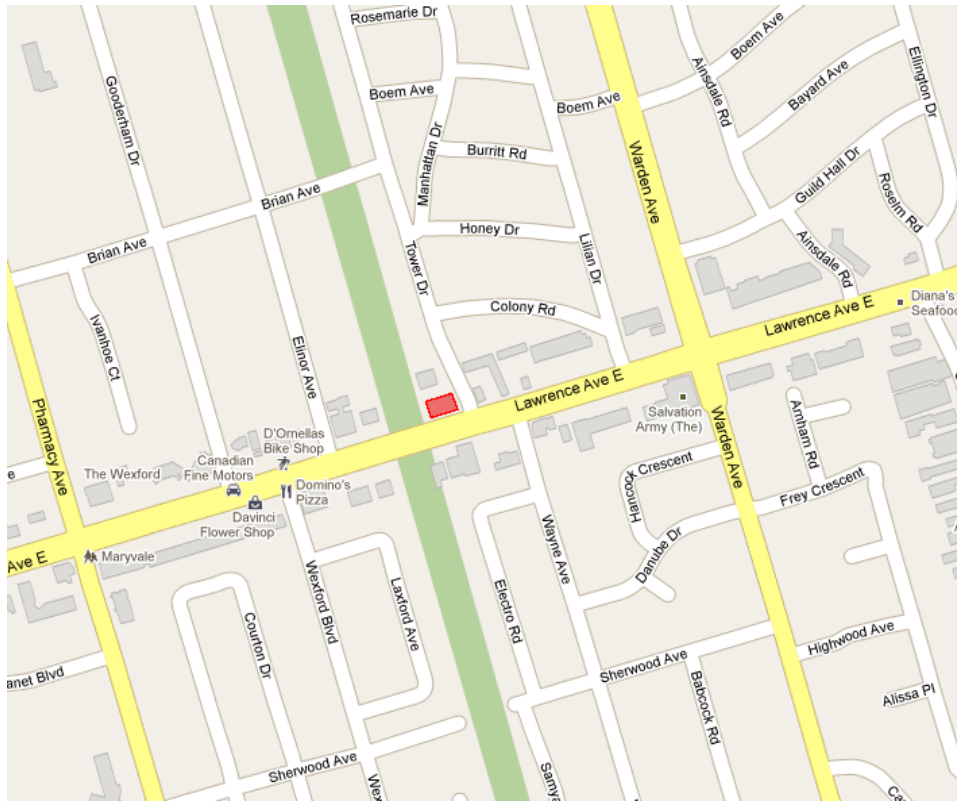
Area details: Located between Pharmacy and Warden Avenues, this Pizza Pizza anchored plaza is distinctive to this ethnically diverse community, and is easily accessible from East and West bound traffic along Lawrence. Other Plaza Tenants include One to One Flowers and Nile Place Café. TTC Bus stops right at the door.

Local influences:

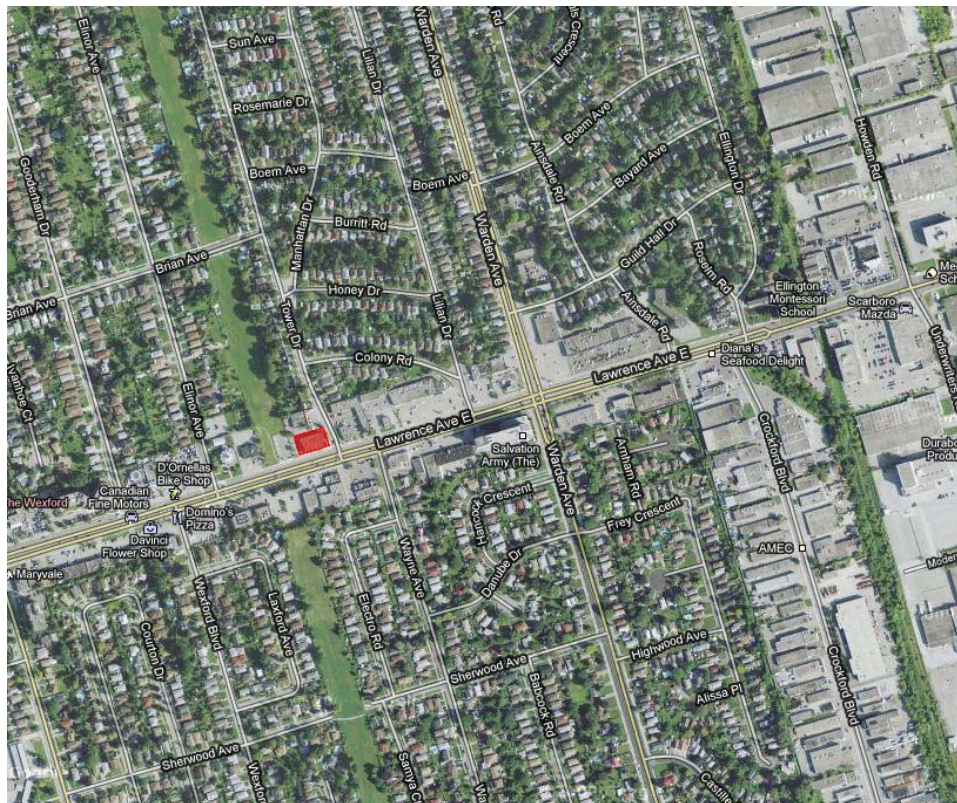
- Large Salvation Army Citadel & Community Services at the intersection of Lawrence Ave E., and Warden Avenue
- Royal Bank Office Building opposite of the plaza
- SOS Canada Offices (immigration support)
- Qur'an and Sunnah Society of Canada
- Arz Fine Foods and Bakery

Demographic info: This location is surrounded by residential housing, apartment buildings including a senior's apartment and is convenient for commuters stopping on their way to or from work. There is a healthy mixture of young professionals, families with children, and a retirement community.

Map:



Aerial View:



Pictures:

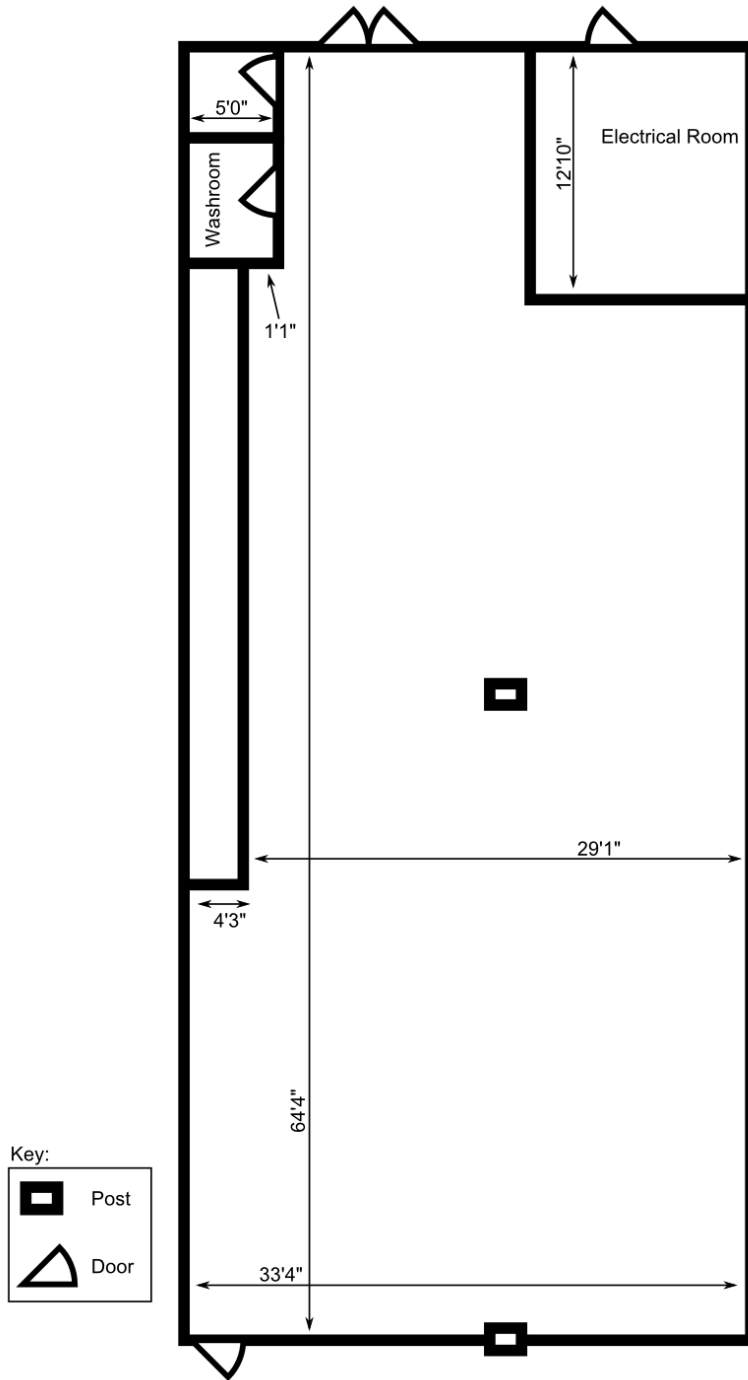


Eastbound toward Warden

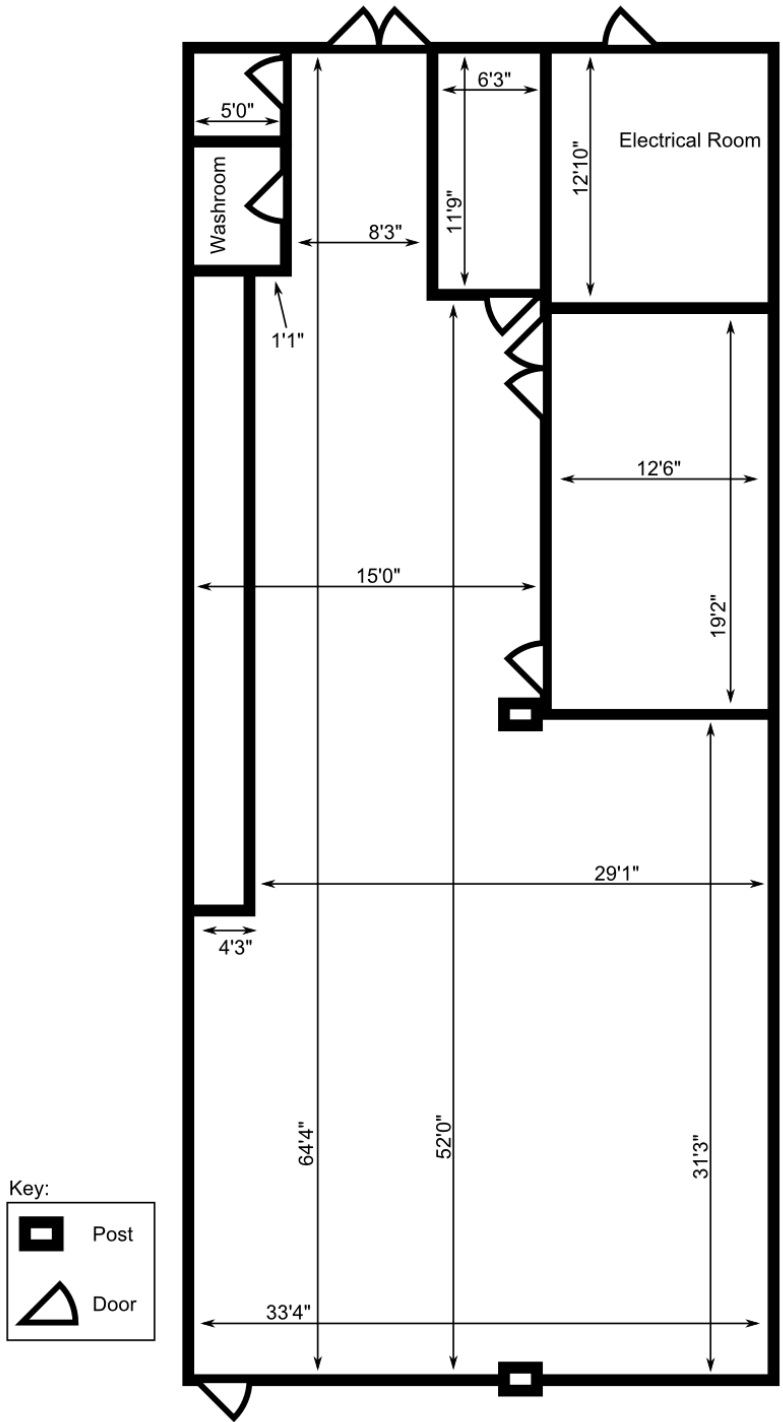


Westbound toward Pharmacy

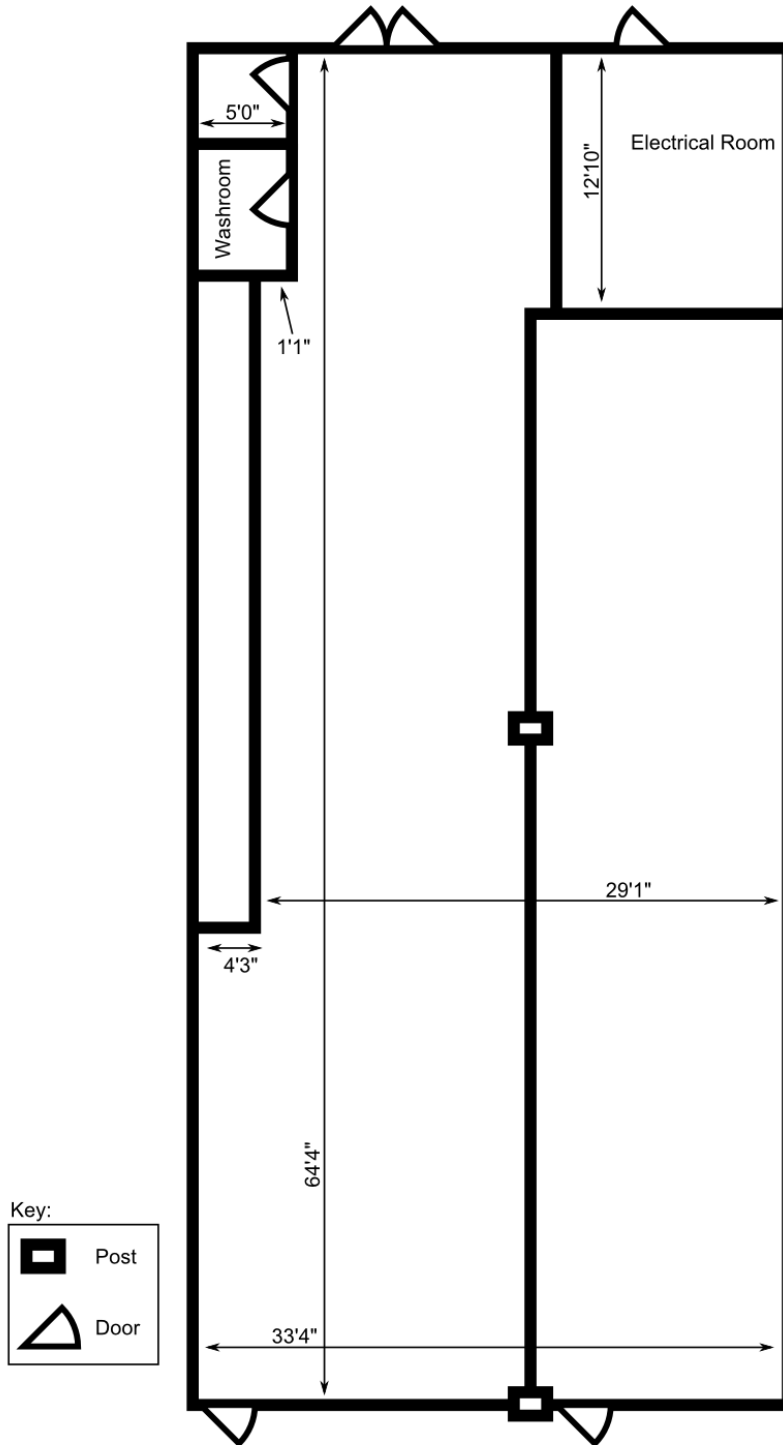




1,917 Sq.Ft. – Open Plan



1,917 Sq.Ft. – Partitioned (current layout)



1,267 Sq.Ft. & 650 Sq.Ft. Options