

RETAIL PROPERTY

FOR LEASE

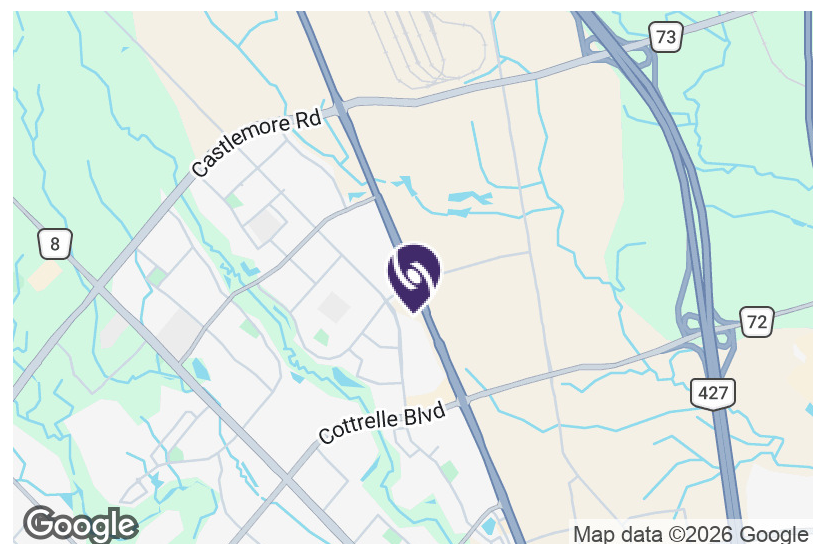


9425 Clarkway Drive, Brampton, ON, L6P0L8



Prime retail units ideally located on Highway 50 in Brampton, just north of Langstaff Road.

- Located in a newly developed, high-traffic plaza in Brampton with excellent visibility and signage exposure
- Strong tenant mix including daycare, Popeyes (drive-thru), Shelby's Shawarma, dental clinic, tutoring centre, chiropractic clinic, and BarBurrito
- Surrounded by established residential neighbourhoods and growing developments
- High daily foot traffic generated by complementary uses
- Ample on-site parking and convenient access for customers
- Close proximity to major transit routes and arterial roads
- Two available units remaining, with the ability to combine for larger format users
- Construction is currently underway, with possession anticipated later this year
- Ideal opportunity for retail and service-oriented uses including wellness, beauty, and professional services



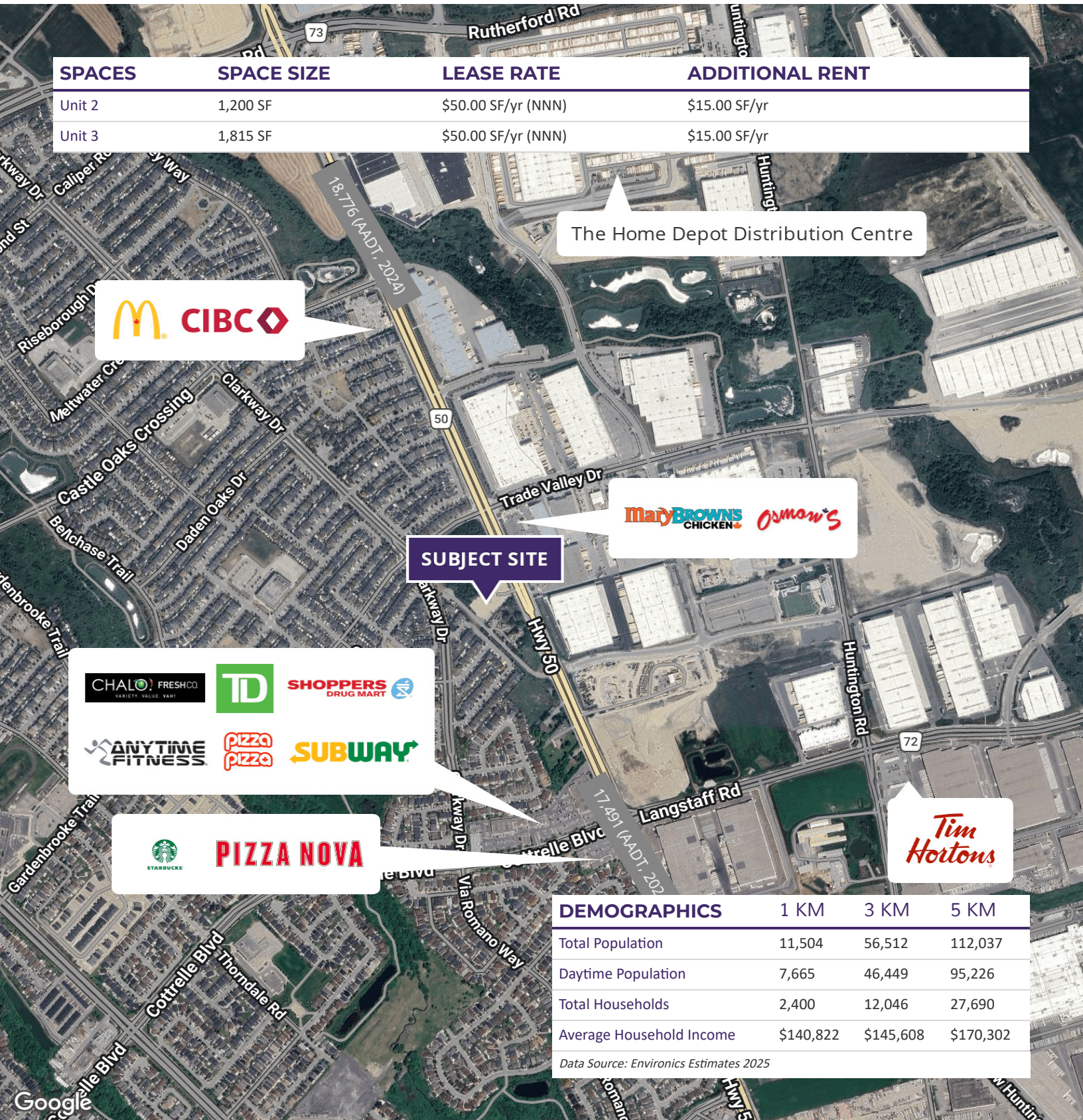
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SPACES	SPACE SIZE	LEASE RATE	ADDITIONAL RENT
Unit 2	1,200 SF	\$50.00 SF/yr (NNN)	\$15.00 SF/yr
Unit 3	1,815 SF	\$50.00 SF/yr (NNN)	\$15.00 SF/yr



SUBJECT SITE

The Home Depot Distribution Centre

McDonald's CIBC

Mary Browns Chicken Orman's

CHALO FRESH CO. TD SHOPPERS DRUG MART ANYTIME FITNESS PIZZA PIZZA SUBWAY

STARBUCKS PIZZA NOVA

Tim Hortons

DEMOGRAPHICS	1 KM	3 KM	5 KM
Total Population	11,504	56,512	112,037
Daytime Population	7,665	46,449	95,226
Total Households	2,400	12,046	27,690
Average Household Income	\$140,822	\$145,608	\$170,302

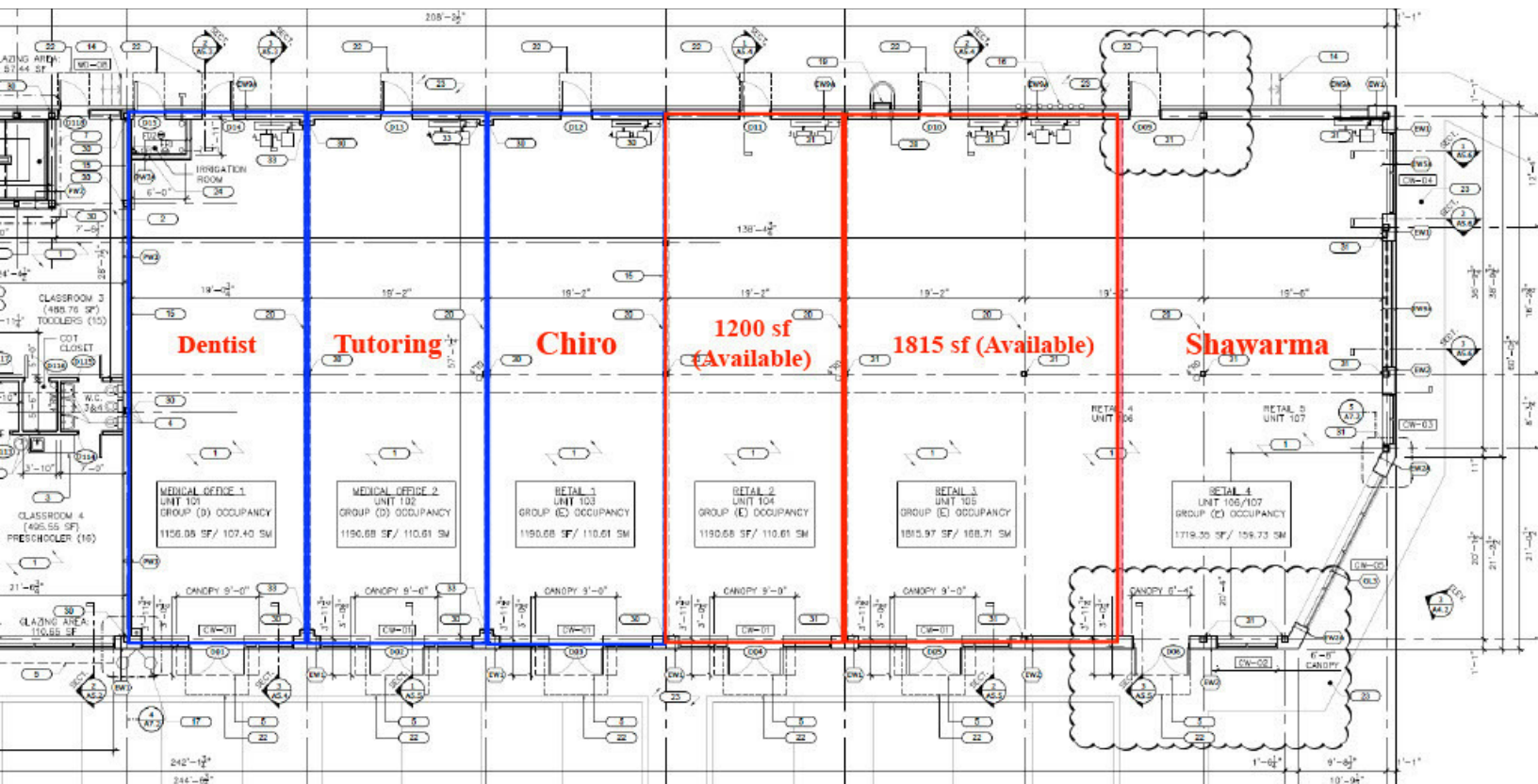
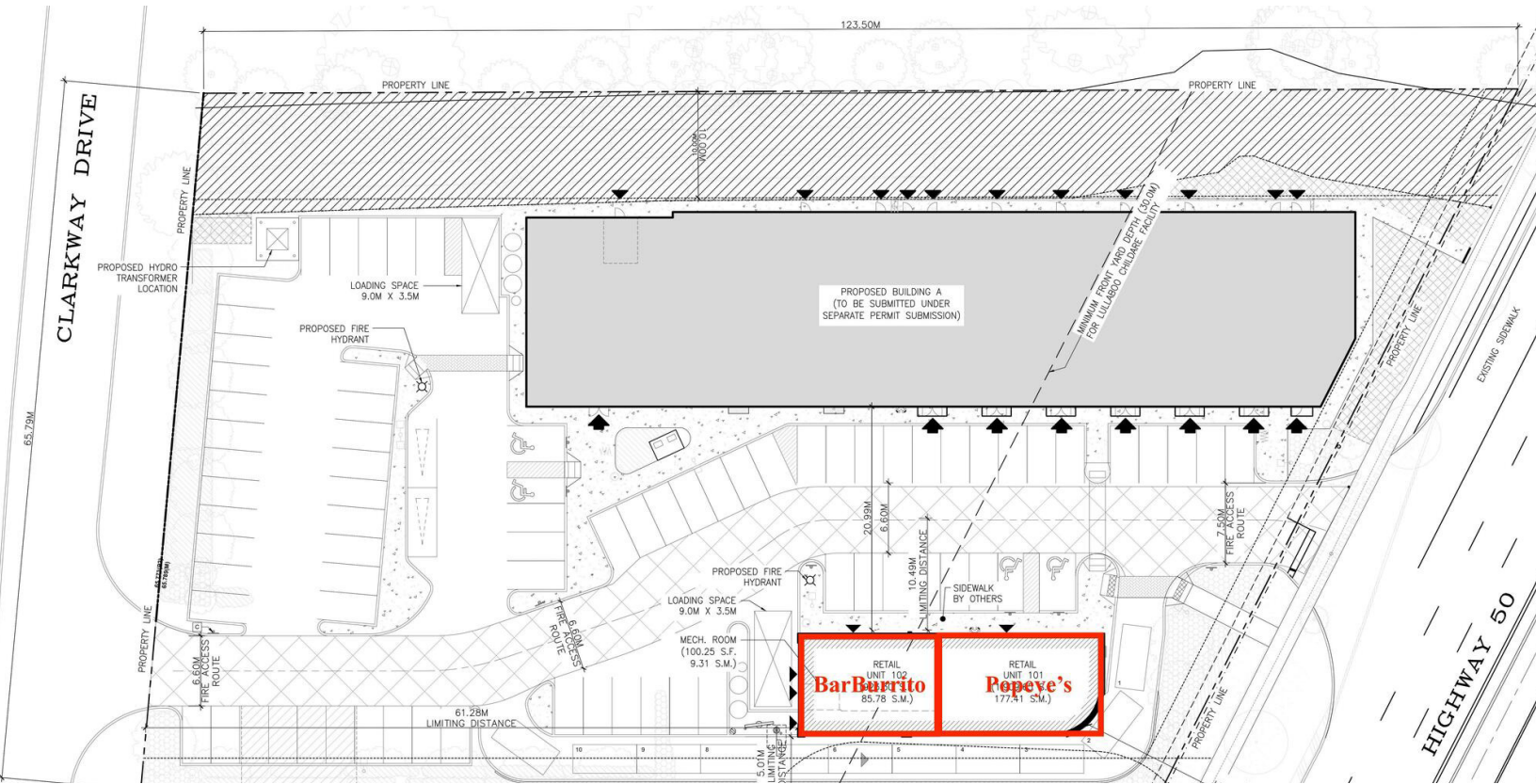
Data Source: Environics Estimates 2025

Google

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THE BEHAR GROUP™

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As of December 1, 2023, new legislation has come into effect (TRESA -phase 2). These changes affect how you interact with real estate agents and brokerages.

Please read the Information guide published by RECO. Click here: [RECO Information Guide](#)

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