

**AVISON
YOUNG**



850 MILNER AVENUE

For Lease

SCARBOROUGH, ONTARIO

New Retail Development Opportunity

222 Bay St., Suite 2500, Box 245, Toronto, ON M5K 1J5

The information contained herein was obtained from sources deemed reliable and is believed to be true; it has been verified and as such, cannot be warranted nor from any part of future contract.

Avison Young Commercial Real Estate Services, LP, Brokerage

Carter Sopik*

Vice President

647.406.8672

carter.sopik@avisonyoung.com

Eric Berard*

Vice President

647.528.0461

eric.berard@avisonyoung.com

Darren Iwai*

Associate

289.879.0131

darren.iwai@avisonyoung.com

* Sales Representative

DEVELOPMENT & Amenities



3MINS
0.3 Kilometers



2MINS
250 Meters



25MINS
12.5 Kilometers



17MINS
8.4 Kilometers

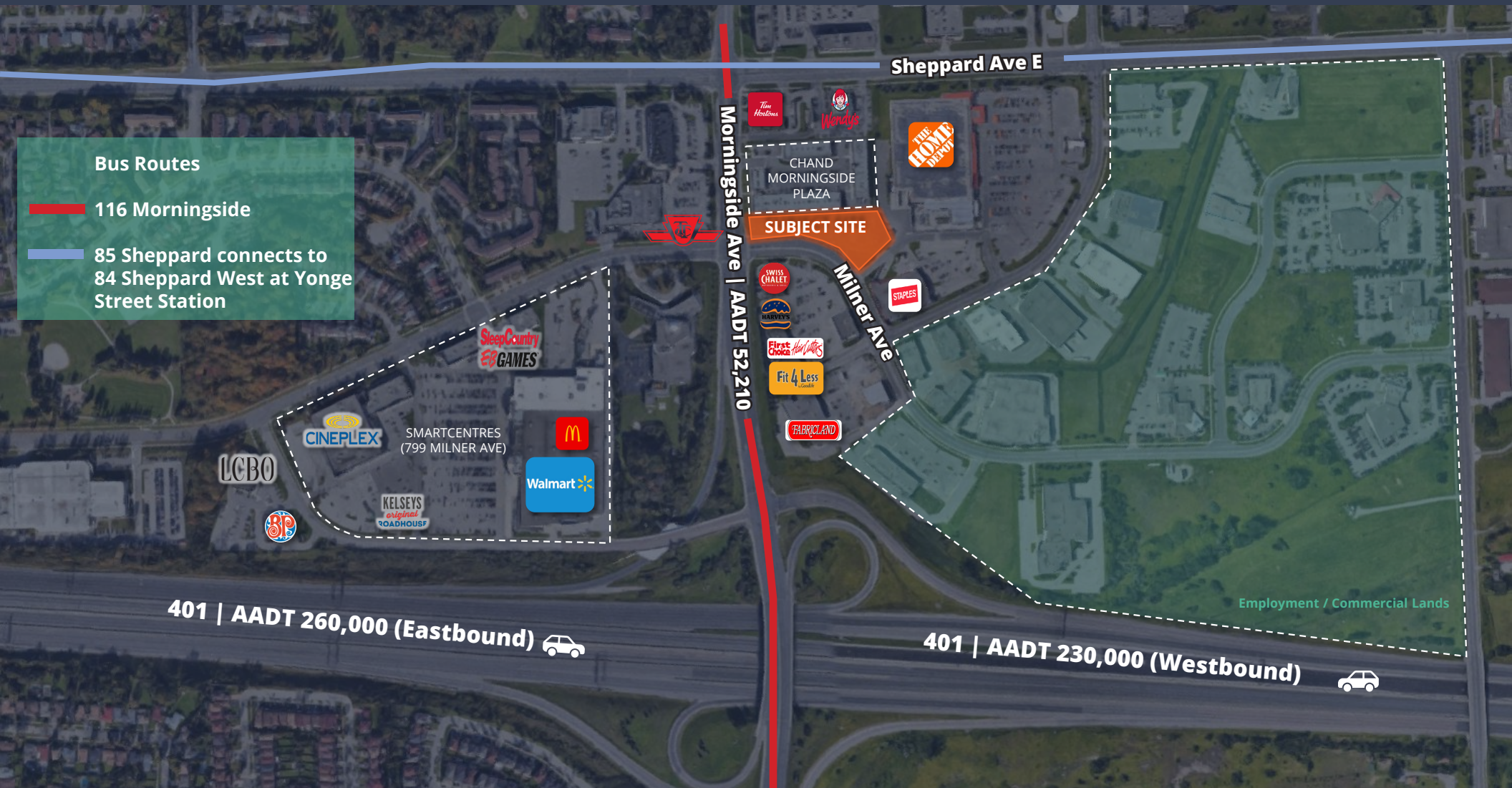


25MINS
29.5 Kilometers

Bus Routes

116 Morningside

85 Sheppard connects to
84 Sheppard West at Yonge
Street Station



PROPERTY Details

LOCATION

Milner Avenue and Morningside Avenue

SPACE:

Total: 8,117 sf

Units can be demised.

TERM:

5-10 years

NET RENT:

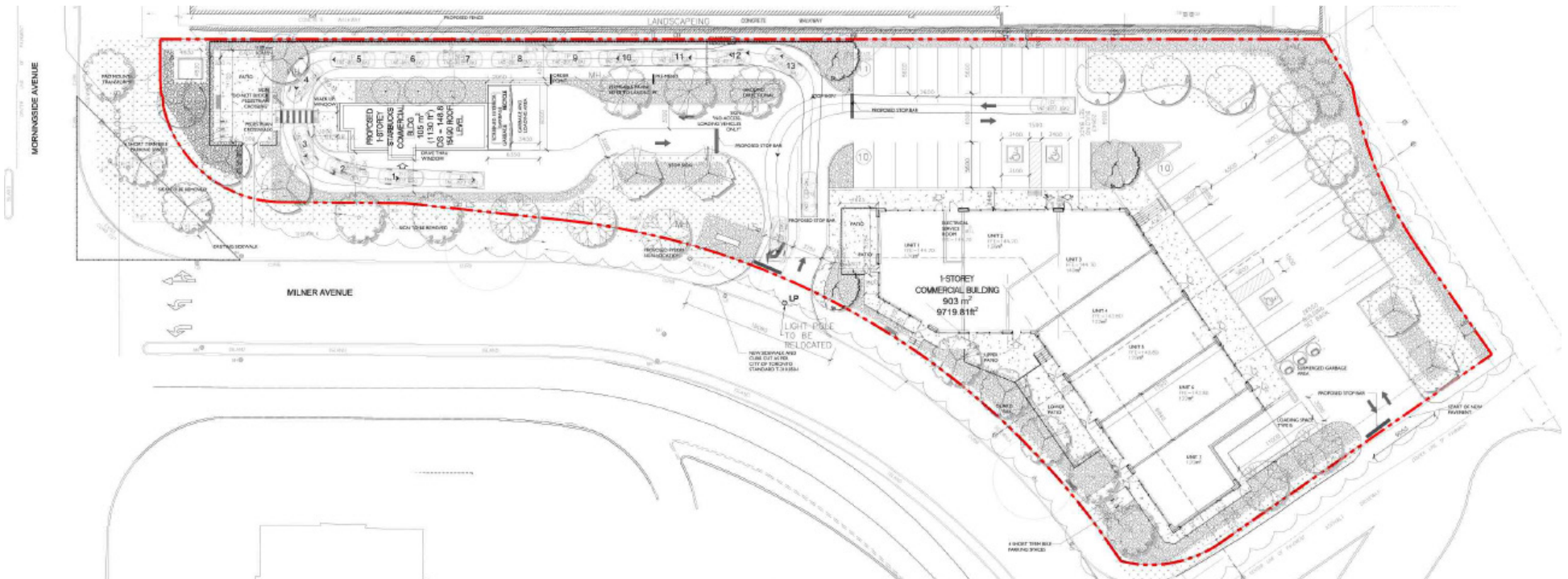
Contact Listing Agents

ADDITIONAL RENT:

\$21.74 psf

TIMING:

Q3 2024



HIGHLIGHTS

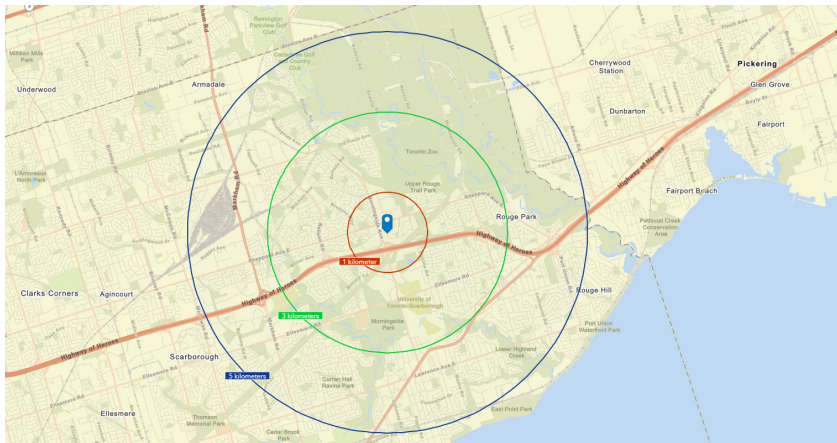
- New construction, right sized retail available at the NE corner of Milner Ave and Morningside Avenue (lit intersection)
- The site benefits from strong vehicular traffic due to its proximity to the Hwy 401 interchange, which is amplified during peak hours
- Ideal for convenience based retail services, QSR and amenities
- National Coffee Brand secured for DT fronting Morningside Avenue
- Abundant parking available on-site

Demographics & Zoning

[ME Zoning – CLICK HERE FOR PERMITTED ZONING](#)

2022 Demographics

	1km	3km	5km
2022 Total Populations	4,804	89,172	213,845
2022 Total Daytime Populations	3,574	69,416	193,587
Average Household Income	\$110,927	\$98,549	\$106,488
2022 Households	1,401	27,257	68,140
Median Age	39.3	39.4	39.5



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