

RETAIL PROPERTY

FOR LEASE

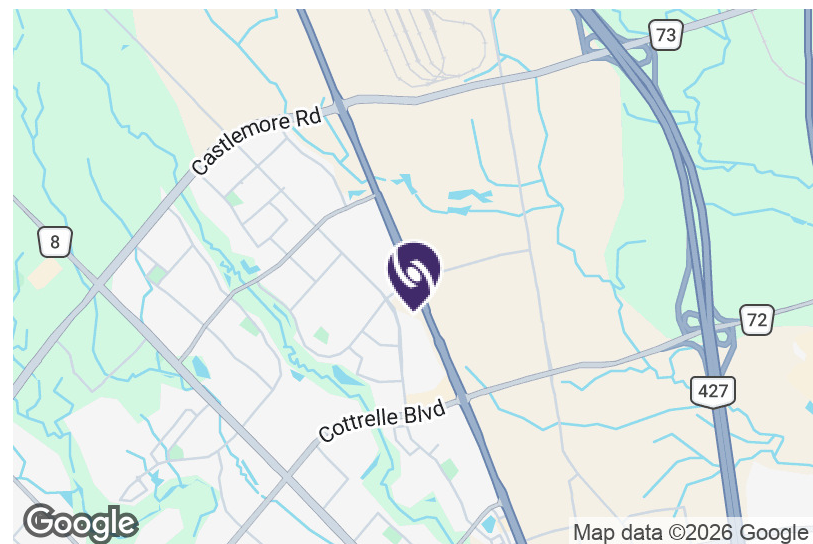


9425 Clarkway Drive, Brampton, ON, L6P0L8



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



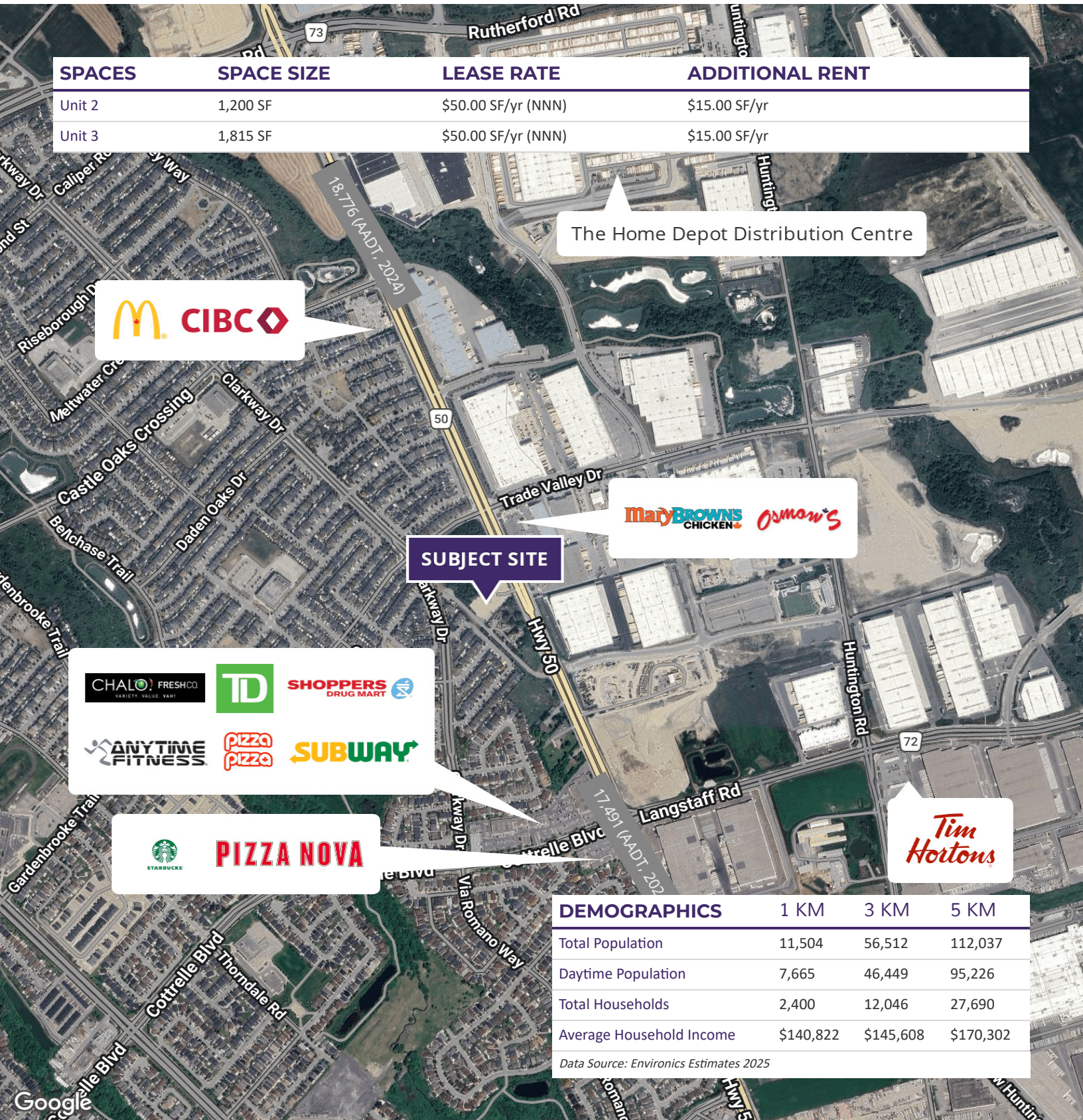
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SPACES	SPACE SIZE	LEASE RATE	ADDITIONAL RENT
Unit 2	1,200 SF	\$50.00 SF/yr (NNN)	\$15.00 SF/yr
Unit 3	1,815 SF	\$50.00 SF/yr (NNN)	\$15.00 SF/yr



The Home Depot Distribution Centre



SUBJECT SITE



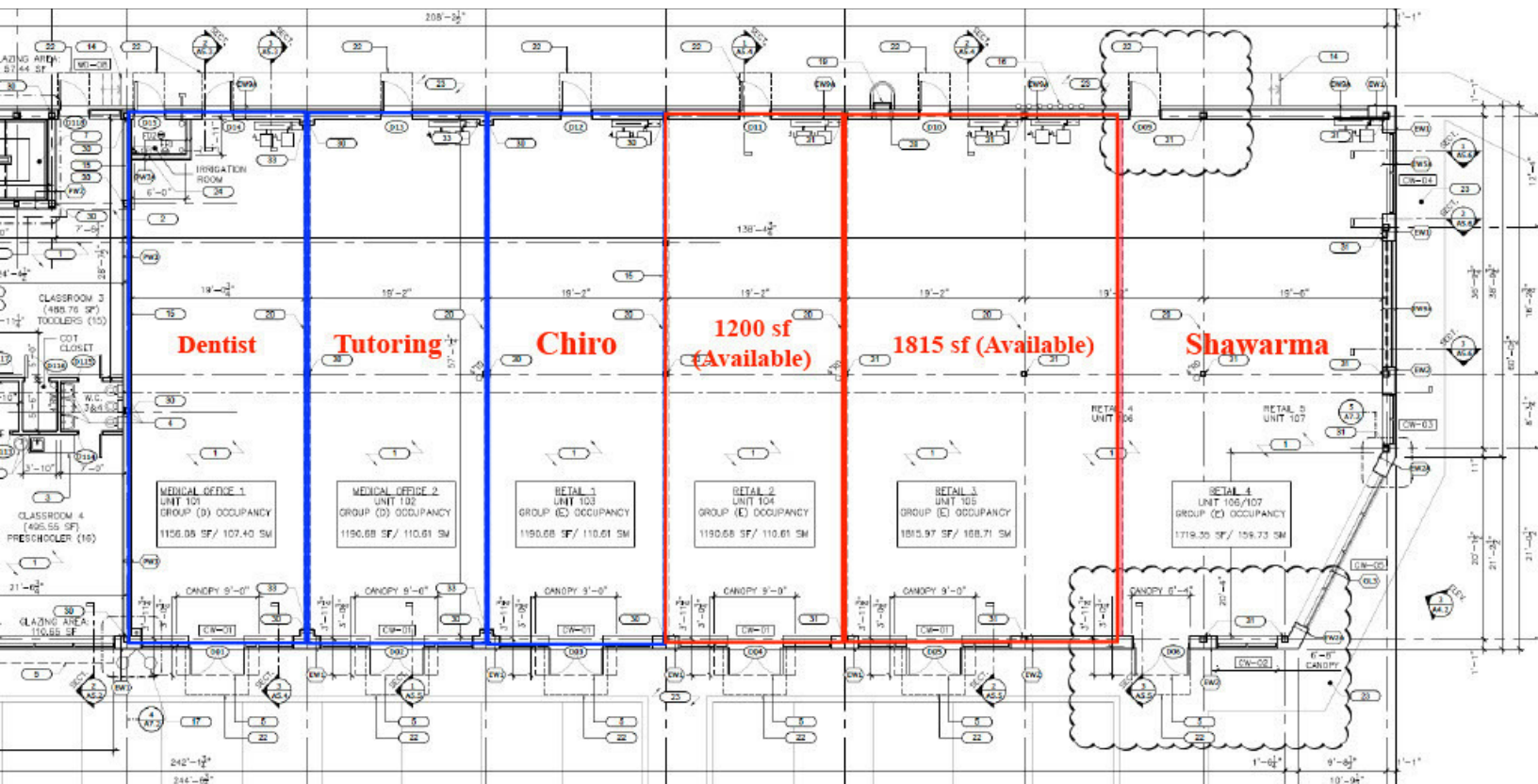
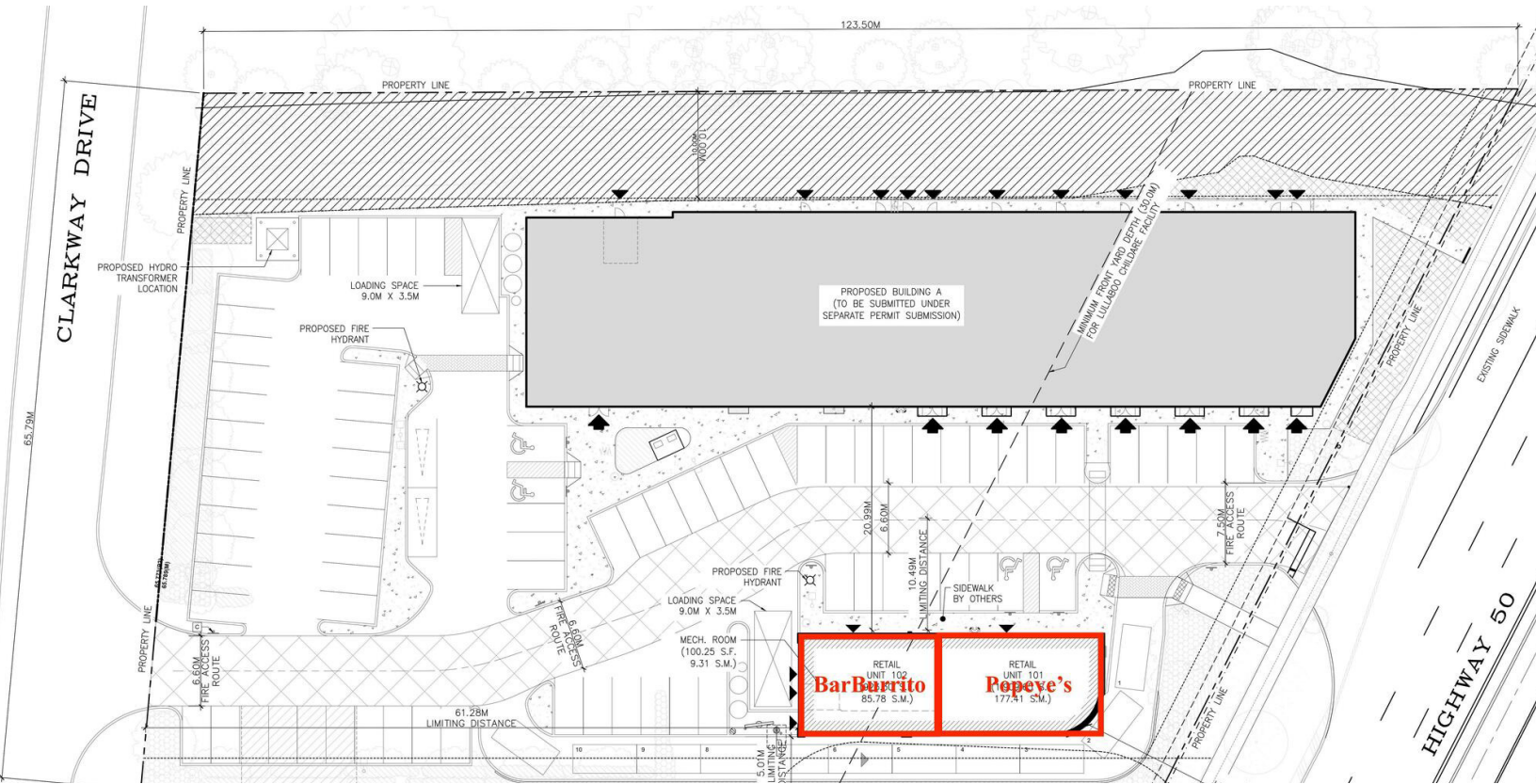
DEMOGRAPHICS	1 KM	3 KM	5 KM
Total Population	11,504	56,512	112,037
Daytime Population	7,665	46,449	95,226
Total Households	2,400	12,046	27,690
Average Household Income	\$140,822	\$145,608	\$170,302

Data Source: Environics Estimates 2025

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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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