

BRIGHTWATER

RETAIL AND COMMERCIAL OPPORTUNITIES



rendering is artist's concept E.O.E.



Welcome to Brightwater

AN EXPANSION OF THE
EXISTING URBAN FABRIC

SITE SPECIFICS

RETAIL/COMMERCIAL:
340,000 SF

PHASE ONE:
100,000 SF

SIZE: 72 acres

RES UNITS: ~3,500

PEOPLE: ~8,000

JOBS: 1,000

Nestled along Mississauga’s enticing shores, Port Credit is one of the finest waterfront villages in the Greater Toronto Area. With strong demographics including a healthy household income, the residents of Port Credit offer a dynamic mix of young and old, making this one of Ontario’s most notable communities.

Brightwater is a unique mixed-use development spanning 72 acres from Lakeshore Rd. to the edge of Lake Ontario, an area that was once a blemish on the shoreline of Port Credit. Brightwater will bring life back into the land through a mix of highly designed parks, retail, residential, and office offerings.

Phase one of the retail program at Brightwater offers the chance to join a premium 100,000 SF grocery anchored development. Retail spaces of various sizes will front Lakeshore Rd. and the Brightwater Village Square providing a mix of best-in-class uses serving not only the 7,000 residents that will call Brightwater home, but the larger Port Credit & Mississauga community. Flagship restaurants, bustling cafés, specialty retailers, boutique fitness, wine & spirits, personal services, and medical services will come together to make Brightwater an exceptional retail destination.





Village Square

OVERVIEW

- ~25,000 SF Farm Boy grocery anchor
- Prime opportunity for restaurants, cafes, boutique fitness, medical and specialty retail
- Opportunity for frontage on Lakeshore Rd. and/or Brightwater Village Square
- Ample patio opportunity
- Over 100 surface parking stalls and more than 250 below grade parking stalls

Phase 1 tenant possessions: Immediate
Phase 2 tenant possessions: Q1 2025

COMMERCIAL OPPORTUNITIES

(divisible to 1,550 SF)

RETAIL

C1

UNIT 1: 1,367 SF
UNIT 2: 1,781 SF
UNIT 5: 691 SF
UNIT 7: 1,002 SF

C2/C3

UNIT 5: 944 SF

PHASE 2 RETAIL

G1

5,048 SF

ADDITIONAL RENTS

RETAIL

CAM: \$9.44
Tax: \$6.65
Total: \$16.09

*excludes utilities

SECOND FLOOR OFFICE

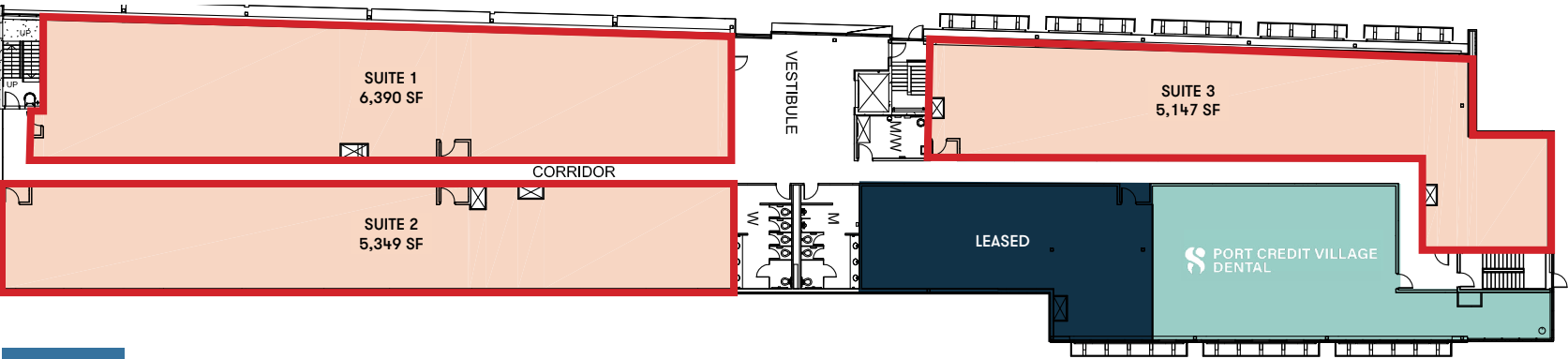
C200

SUITE 1: 6,390 SF
SUITE 2: 5,349 SF
SUITE 3: 5,147 SF

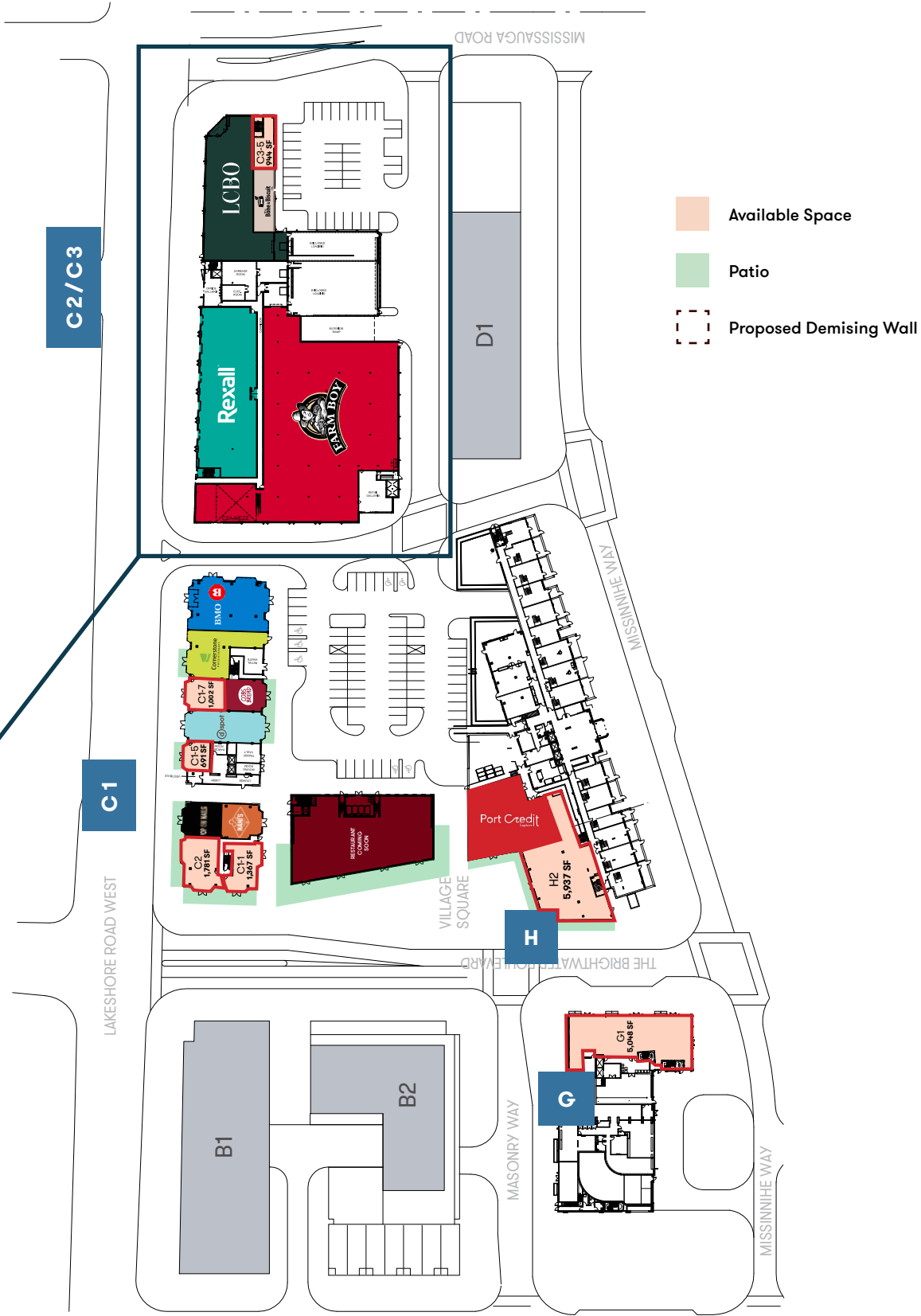
OFFICE

CAM: \$13.12
Tax: \$6.65
Total: \$19.77

Located on the second floor



C200



Phasing Plan

PHASE 1 - 575 units
2024 (complete)

PHASE 2 - 615 units
2024 (complete)

PHASE 3 - 395 units
2025-2026 (construction start)

PHASE 4 - 469 units
2026-2027 (construction start)

PHASE 5 - 212 units
2027-2028 (construction start)

PHASE 6 - 725 units
2028-2029 (construction start)

Note: site plans, phasing and statistics are preliminary and subject to change.





LCBO, Lakeshore St. West



Area Demographics

PRIMARY MARKET AREA



Total Existing Population

52,930



Average Age of Population

42.9



Average Household Size

2.5



Average Household Income

\$166,708



Total Daytime Population

45,360



Total Daytime Population at Work

18,377



Total Daytime Population at Home

26,983



Average Number of Children at Home

1.14

TOTAL POPULATION

AVERAGE AGE

TOTAL NUMBER OF HOUSEHOLDS

AVERAGE HOUSEHOLD SIZE

AVERAGE NUMBER OF CHILDREN AT HOME

AVERAGE HOUSEHOLD INCOME

PRIMARY MARKET AREA	3 KM	5 KM	10 KM
52,930	36,666	132,407	551,553
42.9	42.9	41.8	41.4
20,800	14,558	50,113	200,311
2.5	2.5	2.6	2.7
1.14	1.14	1.18	1.23
\$166,708	\$174,862	\$124,422	\$110,622





The Mason at Brightwater (Phase 2)

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