



# 161 CONNIE CRESCENT

Concord, ON

Located in a suburban industrial park on the south side of Connie Crescent and west of North Rivermede Road. Minutes away from Highway 407 and Highway 400. Major intersection: North Rivermede Road and Langstaff Road in the City of Vaughan.

## STATS & FACTS

### AVAILABLE UNIT: UNITS 13-14 | 6,810 SQ. FT.

|                              |   |   |     |
|------------------------------|---|---|-----|
| <b>Gross Leasable Area :</b> | <b>Intersection :</b>                   | <b>Average Household Income Benchmark (for Ontario) :</b> |     |
| 59,313 sq. ft                | North Rivermede Road and Langstaff Road | \$126,953.18  | N/A |

| Demographics          | Radius      |              |              |
|-----------------------|-------------|--------------|--------------|
|                       | ≤ 1km       | ≤ 3km        | ≤ 5km        |
| Population            | 284         | 46,236       | 165,171      |
| Total # of Households | 109         | 14,494       | 56,116       |
| Avg. Household Income | \$91,468.86 | \$175,387.58 | \$156,322.27 |

(Source: Environics Analysis, Demostats 2023)



## CONTACT

### CONDOR PROPERTIES

Corporate Office  
1500 Highway 7  
Concord, ON L4K 5Y4

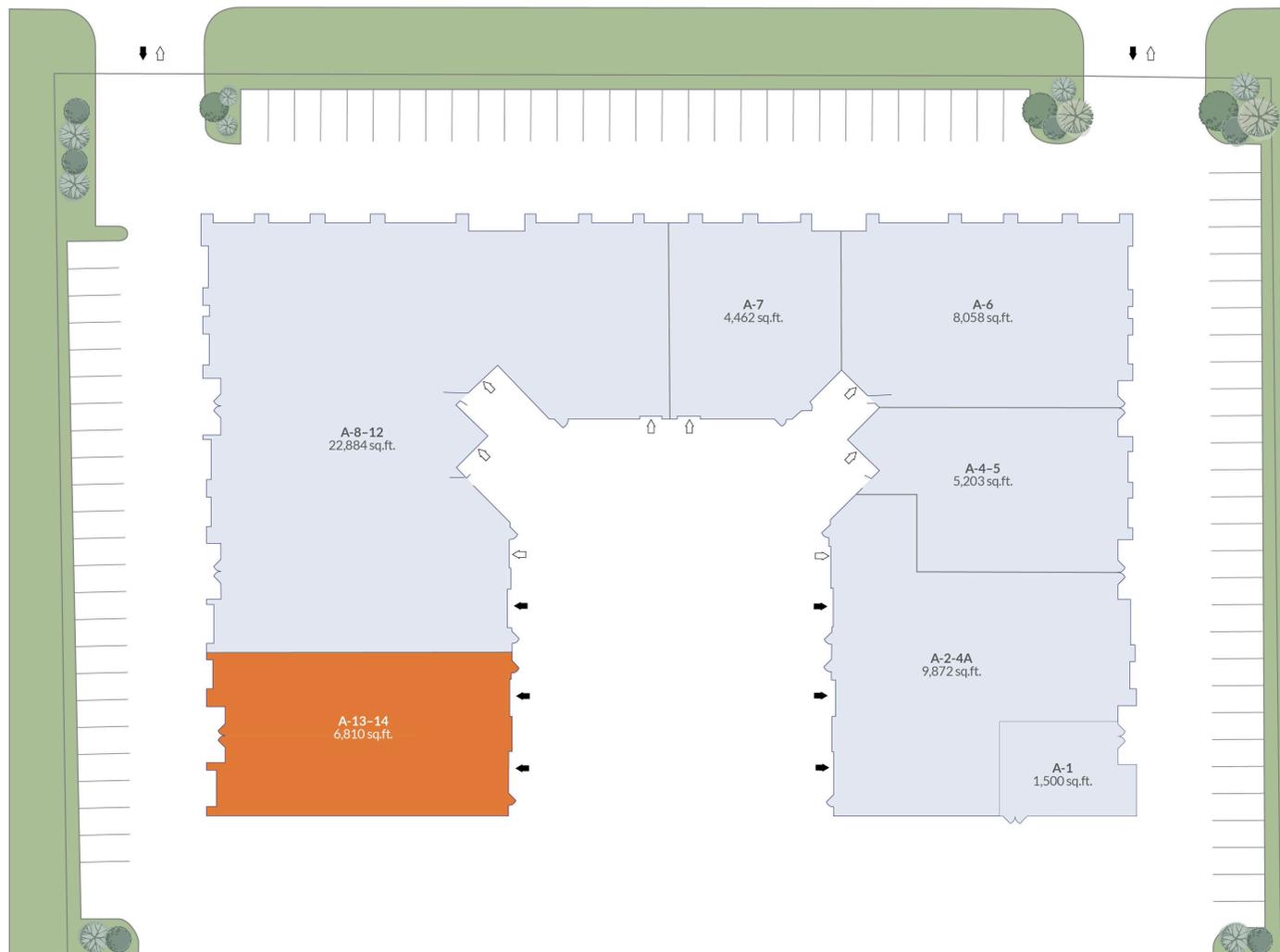
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### VIVIAN VOO

Senior Director of Leasing  
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# SITEPLAN



## LEGEND

● LEASED

● AVAILABLE

## TENANT LIST

N/A



## UNITS 13-14 | INDUSTRIAL



# FLOOR PLAN NOT AVAILABLE

## UNITS 13-14 | INDUSTRIAL

|                         |  |
|-------------------------|--|
| <b>Rentable Area:</b>   | 6,810 sq. ft.*   |
| <b>Operating Costs:</b> | \$4.25 per sq. ft.*  |
| <b>Realty Taxes:</b>    | \$1.67 per sq. ft.*  |
| <b>Availability:</b>    | Available July 2026. 5% office space.<br>2 drive-in doors. HVAC Charge:<br>\$0.80psf. 14'0" clear height. 100A,<br>600V. |

\*Estimated for 2026  
The information contained herein is for marketing purposes only; the information has been obtained from sources deemed to be reliable and, while thought to be correct, the accuracy or correctness of the information (including the floor plan) is not warranted, nor guaranteed, by Condor Properties and is subject to change. The floor plan shall always be verified on site. The property (and any unit) may be withdrawn from the market without notice.



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