



FOR LEASE | RETAIL | OFFICE



# 545-565 NORTH RIVERMEDE ROAD

Concord, ON

Exposure to Highways 7 & 407. Mixture of automotive, office and retail uses.

## STATS & FACTS

### AVAILABLE UNIT: UNIT 201-A | 2,157 SQ FT. , UNIT 200 | 1,583 SQ FT.

<b>Gross Leasable Area :</b> 53,978 sq. ft	<b>Intersection :</b> North Rivermede Road at Centre Street	<b>Average Household Income Benchmark (for Ontario) :</b> \$106,524.04	<b>N/A</b>
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Demographics	Radius		
	≤ 1km	≤ 3km	≤ 5km
Population	1,603	54,029	177,232
Total # of Households	498	18,282	61,633
Avg. Household Income	\$130,196.55	\$130,836.12	\$113,452.3

(Source: Environics Analysis, Demostats 2023)



## CONTACT

### CONDOR PROPERTIES

Corporate Office  
1500 Highway 7  
Concord, ON L4K 5Y4

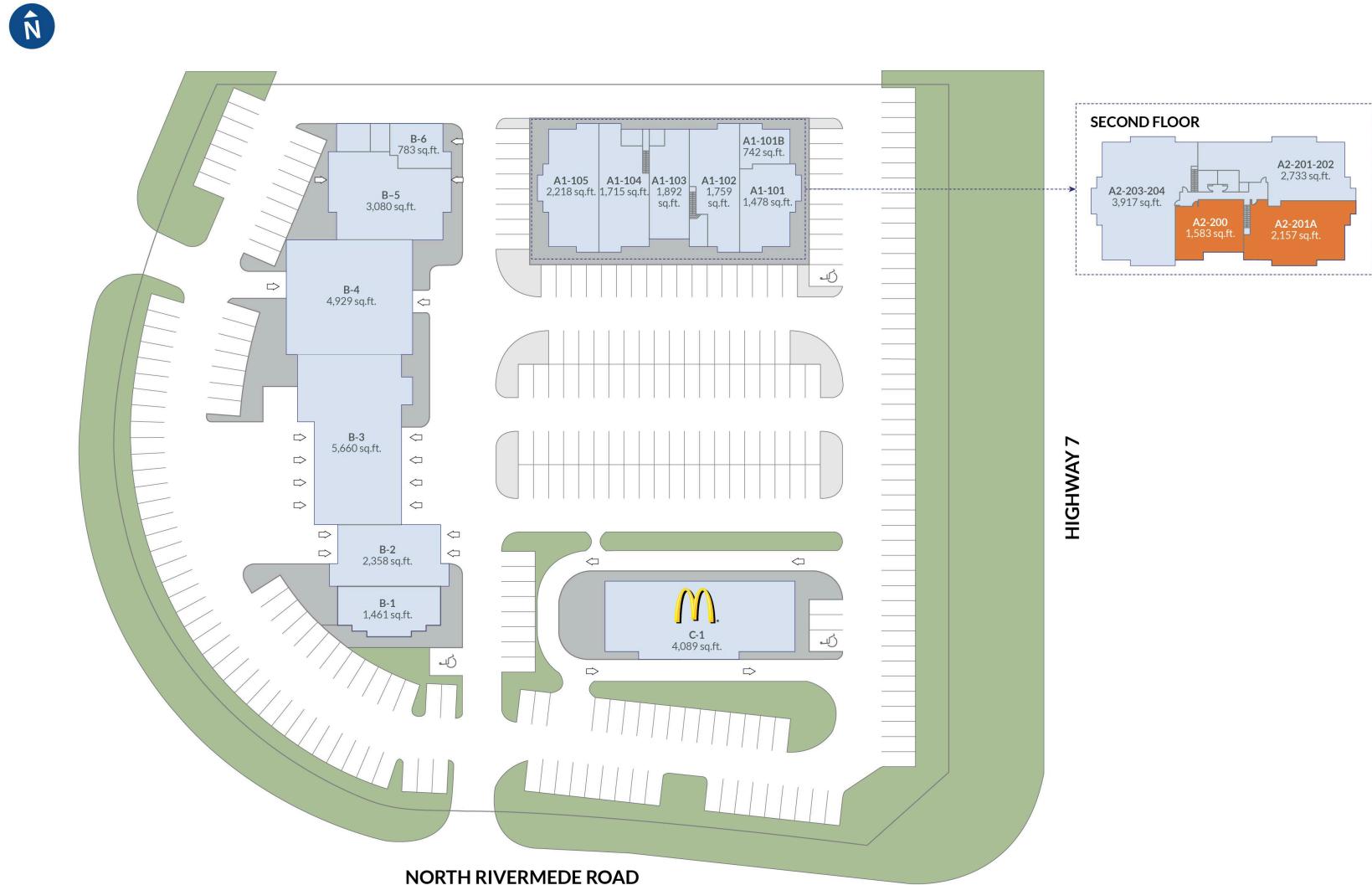
905 907 1600  
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### VIVIAN VOO

Senior Director of Leasing  
905 907 1600 ext. 216  
[info@condorproperties.ca](mailto:info@condorproperties.ca)



## SITEPLAN



## TENANT LIST

### BUILDING A

- A1-101 Star Salon & Med Spa
- A1-101B Times Realty
- A1-102 30 Minute Hit
- A1-103 Vaughan Pool Supplies
- A1-104 Concord Veterinary Animal Hospital
- A1-105 The Womb

### BUILDING B

- B-1 Available
- B-2 Hairpin AutoSpa
- B-3-8 Bay Auto Service
- B-4 The Chef Upstairs
- B-5 Manaf Auto Sales
- B-6 The Womb

### OFFICES

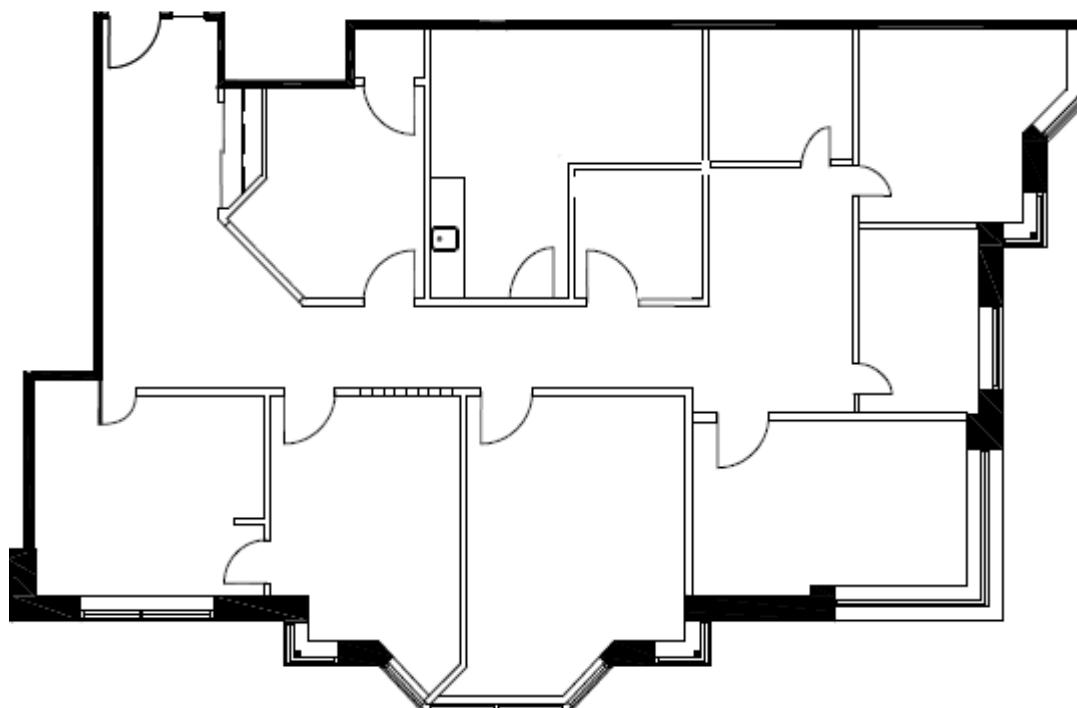
- A2-200 Available
- A2-201A Available
- A2-201-202 Ngen Communications
- A2-203-204 Wiz Kidz Learning Centre



## UNIT 201-A | OFFICE



KEY PLAN



0 5 15 FT.

SUITE 201A  
RENTABLE AREA = 2,157 SF

## UNIT 201-A | OFFICE

Rentable Area:	2,157 sq. ft.*
Operating Costs:	\$12.46 per sq. ft.*
Realty Taxes:	\$2.99 per sq. ft.*
Availability:	Available Immediately. HVAC Charge: \$0.90psf. 100% Office Space, Second Floor Unit. Hydro and Water included in Operating Costs. Gas separately metered.

\*Estimated for 2024  
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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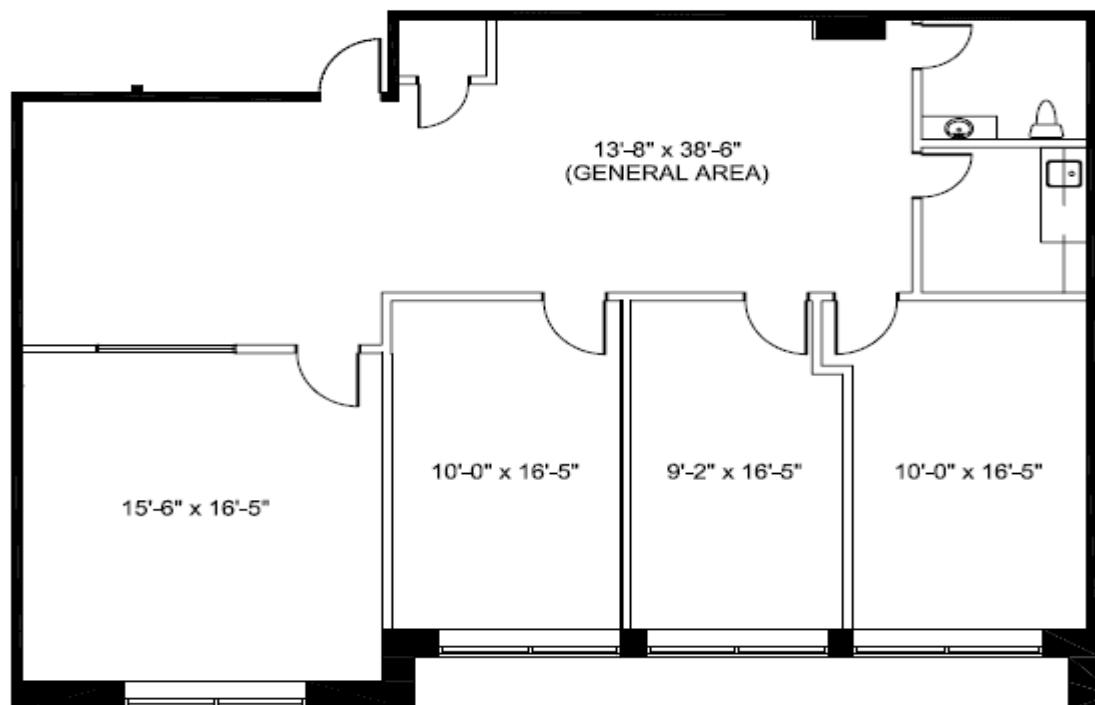
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## UNIT 200



KEY PLAN



0 5 15 FT.

SUITE 200  
RENTABLE AREA = 1,583 SF

## UNIT 200

Rentable Area:	1,583 sq. ft.*
Operating Costs:	\$12.46 per sq. ft.*
Realty Taxes:	\$2.99 per sq. ft.*
Availability:	Available Immediately. HVAC Charge: \$1.21 psf. 100% Office Space, Second Floor Unit. Hydro and Water included in Operating Costs. Gas separately metered.

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