



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: B-01 | 1,461 SQ FT. , UNIT 102 | 1,759 SQ FT. , UNIT 201-A | 2,157 SQ FT. , UNIT 200 | 1,583 SQ FT.

Gross Leasable Area :	Intersection :	Average Household Income Benchmark (for Ontario) :	
53,978 sq. ft	North Rivermede Road at Centre Street	\$106,524.04	N/A

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

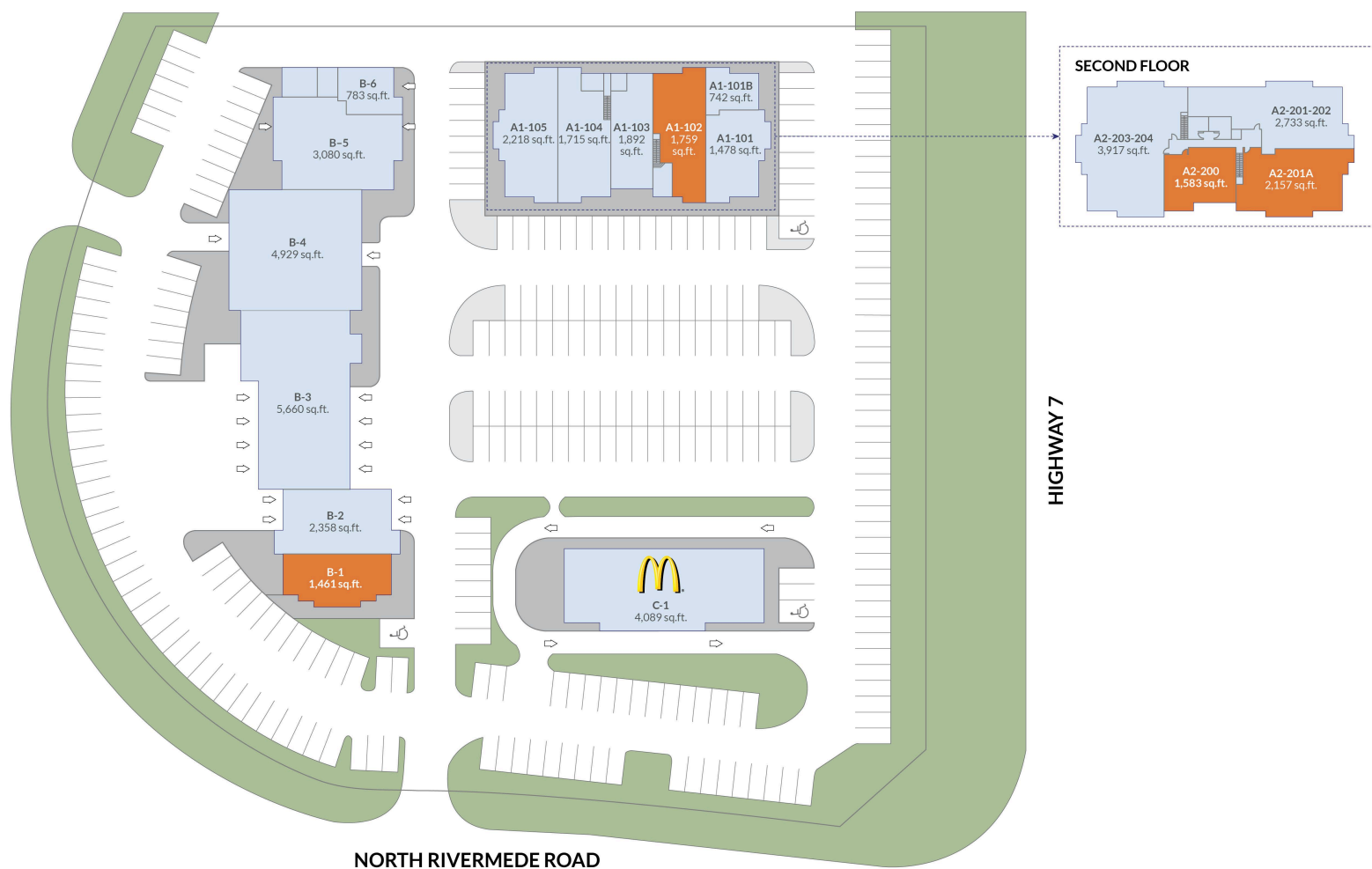
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Senior Director of Leasing
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SITEPLAN



LEGEND

LEASED

AVAILABLE

TENANT LIST

BUILDING A

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

BUILDING B

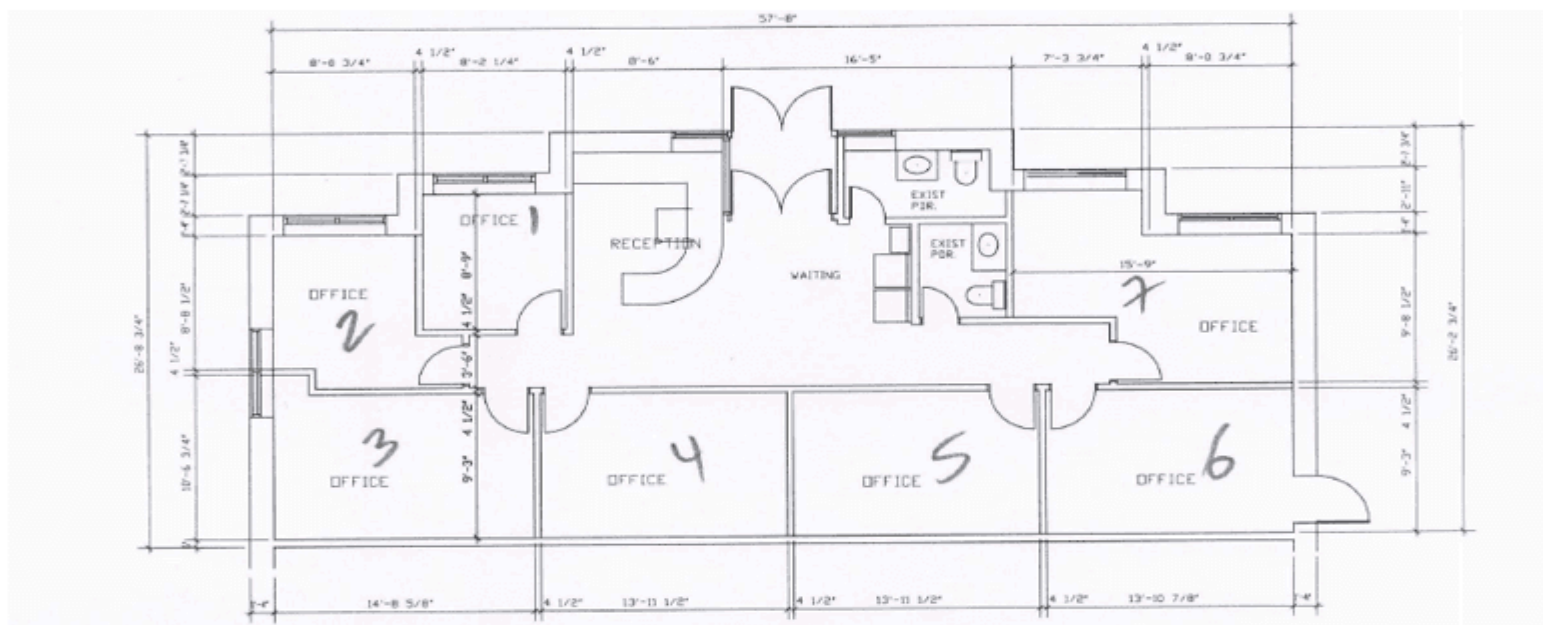
- B-1 Available
- B-2 Hairpin AutoSpa
- B-3-8 Bay Auto Service
- B-4 The Chef Upstairs
- B-5 Manaf Auto Sales
- B-6 The Womb

OFFICES

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



B-01 | OFFICE | RETAIL



B-01 | OFFICE | RETAIL

Rentable Area:	1,461 sq. ft.*
Operating Costs:	\$8.39 per sq. ft.*
Realty Taxes:	\$2.89 per sq. ft.*
Availability:	Available upon 30 days notice. HVAC fee: \$1.38 psf.

*Estimated for 2025
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 The property (and any unit) may be withdrawn from the market without notice.



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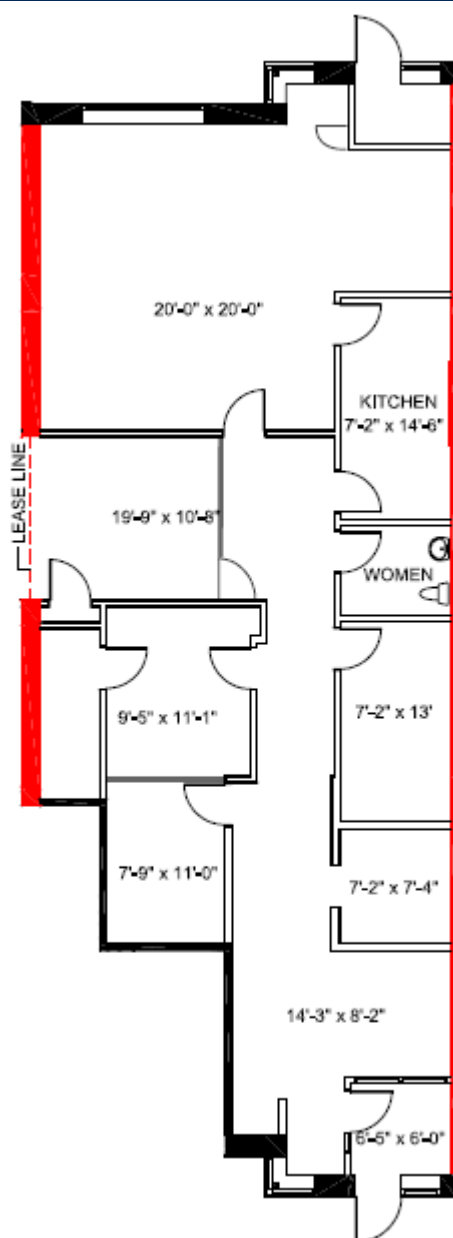
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UNIT 102 | OFFICE | RETAIL



UNIT 102 | OFFICE | RETAIL

Rentable Area:	1,759 sq. ft.*
Operating Costs:	\$12.33 per sq. ft.*
Realty Taxes:	\$2.89 per sq. ft.*
Availability:	Available Immediately. HVAC Charge: \$1.08 psf. Hydro included in Operating Costs. Not equipped with Gas. Tenant responsible for water (separately metered).

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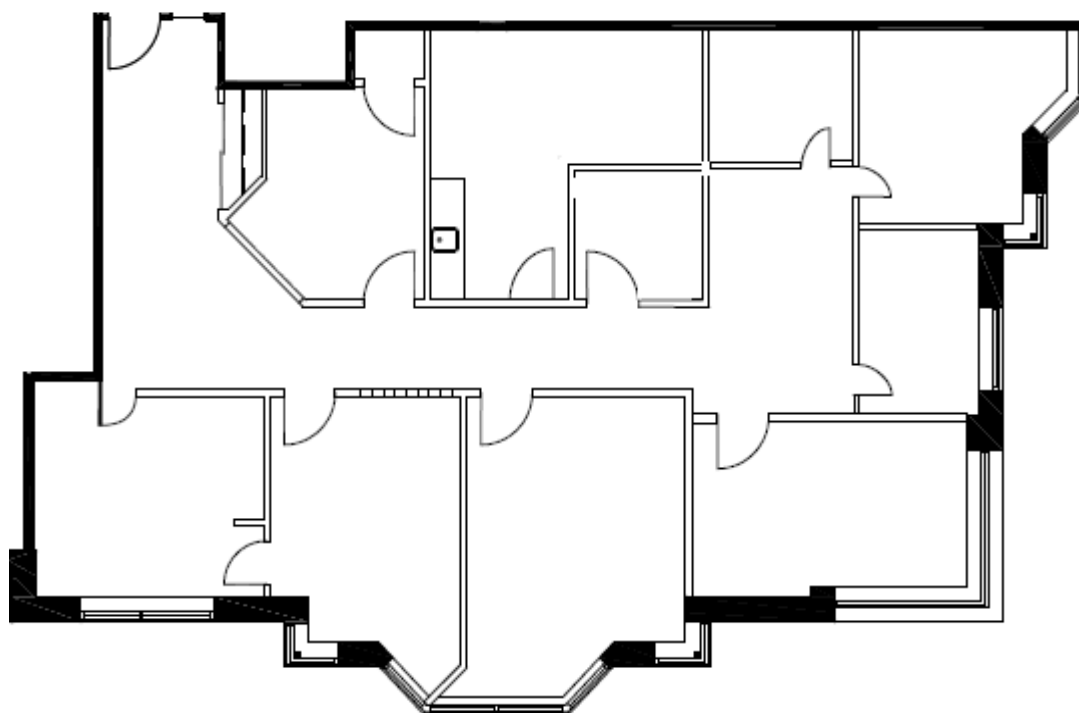
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UNIT 201-A | OFFICE



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:	\$12.33 per sq. ft.*
Realty Taxes:	\$2.89 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.

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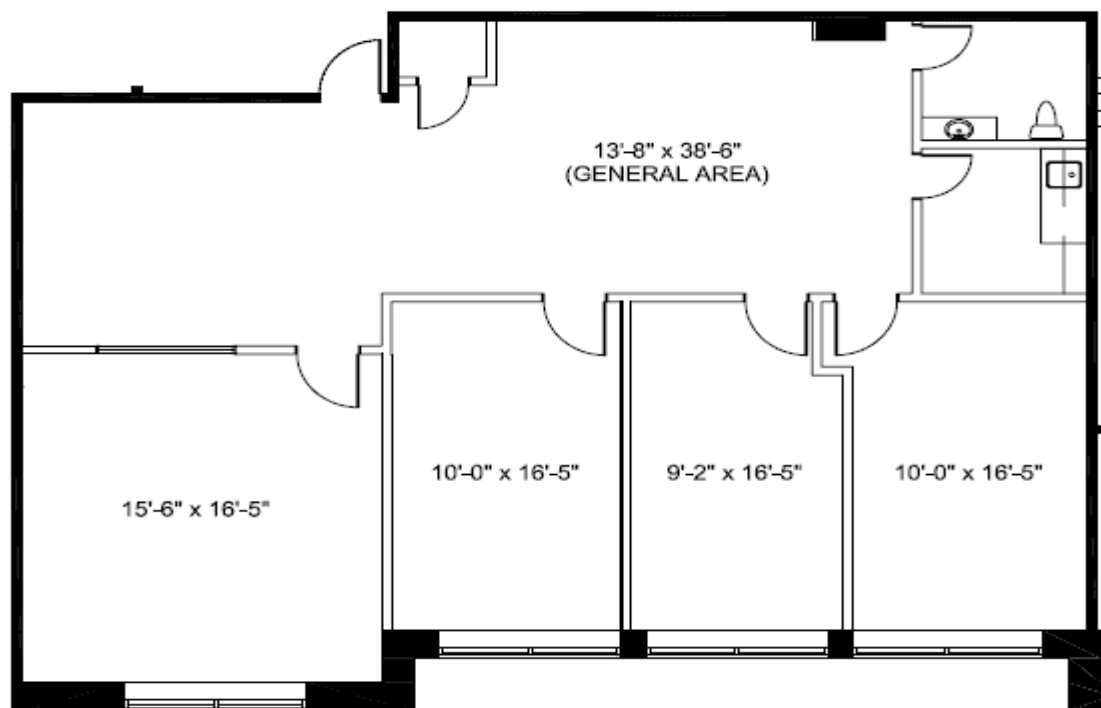
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UNIT 200



KEY PLAN



SUITE 200
RENTABLE AREA = 1,583 SF

UNIT 200

Rentable Area:	1,583 sq. ft.*
Operating Costs:	\$12.33 per sq. ft.*
Realty Taxes:	\$2.89 per sq. ft.*
Availability:	Available Immediately. HVAC Charge: \$1.21psf. 100% Office Space, Second Floor Unit. Hydro and Water included in Operating Costs. Gas separately metered.

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