



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 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

Corporate Office
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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

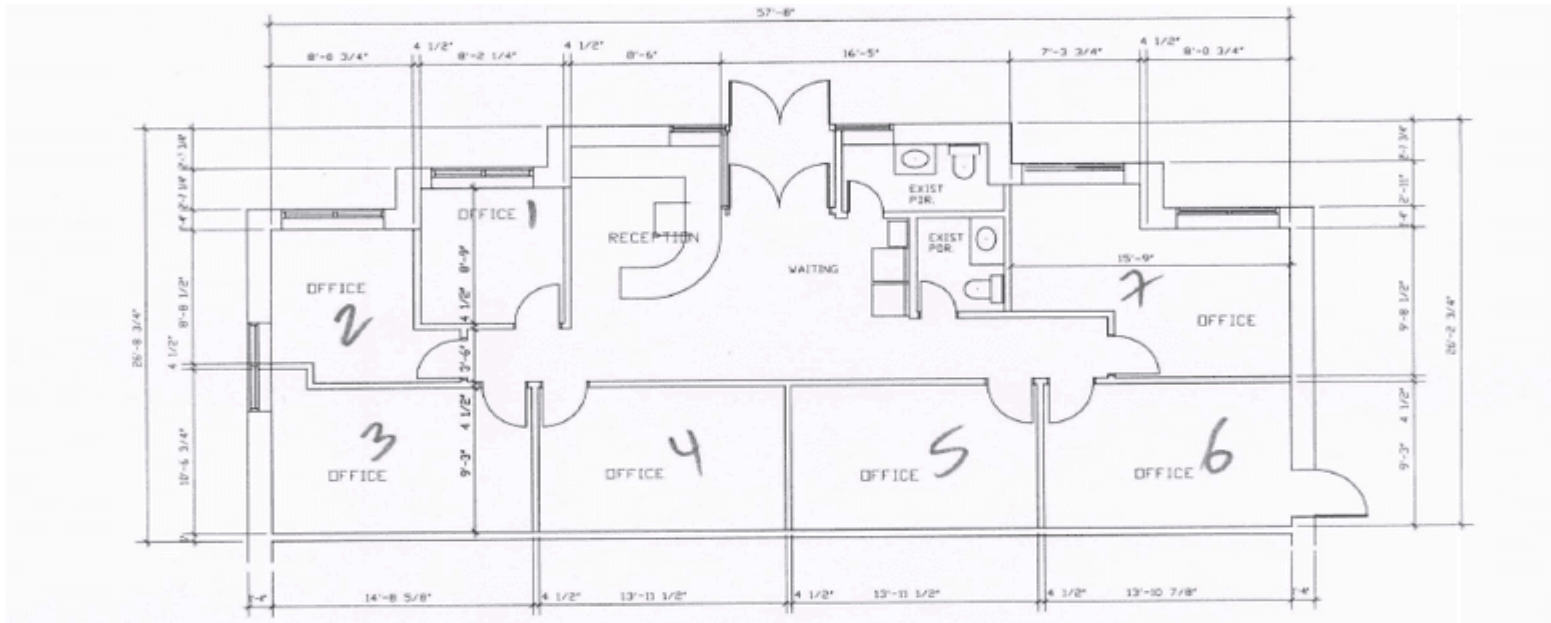
B-1 Available
B-2 Hairpin AutoSpa
B-3-8 Bay Auto Service
B-4 The Chef Upstairs
B-5 Manaf Auto Sales
B-6 The Womb

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. EM1-Zoning. HVAC Charge: \$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 The property (and any unit) may be withdrawn from the market without notice.



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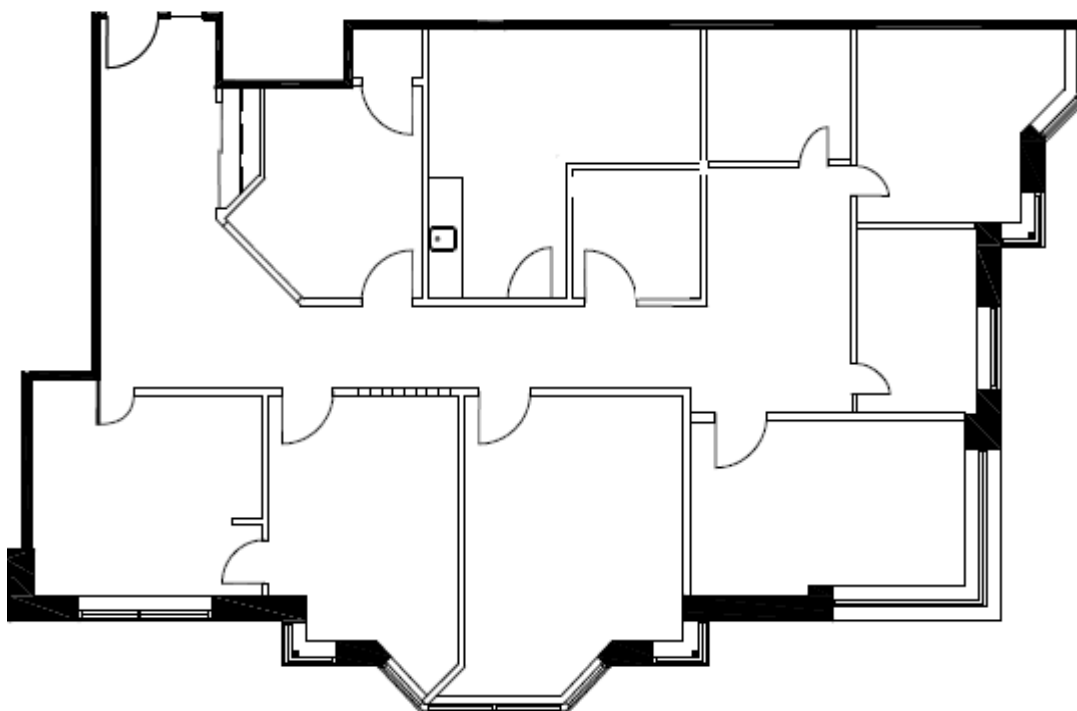
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UNIT 201-A | OFFICE



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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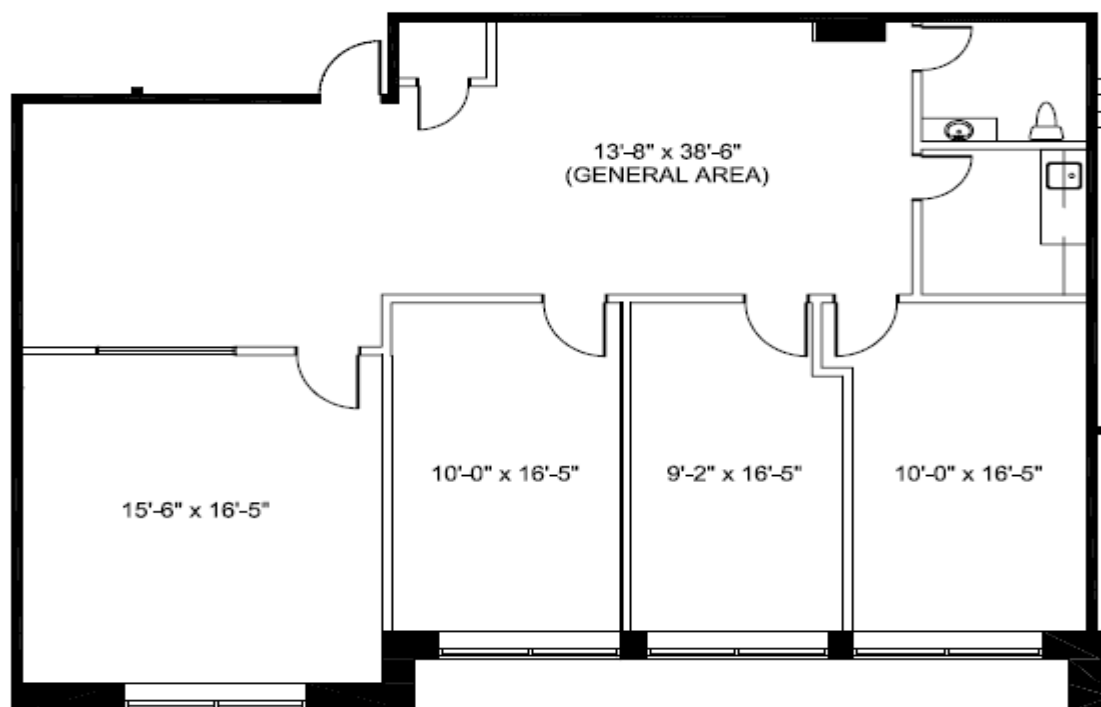
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UNIT 200



KEY PLAN



0 5 15 FT.

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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