

# CONCØRD

LEASING OPPORTUNITY



Rendering of completed development

**CONCØRD**  
PARK PLACE

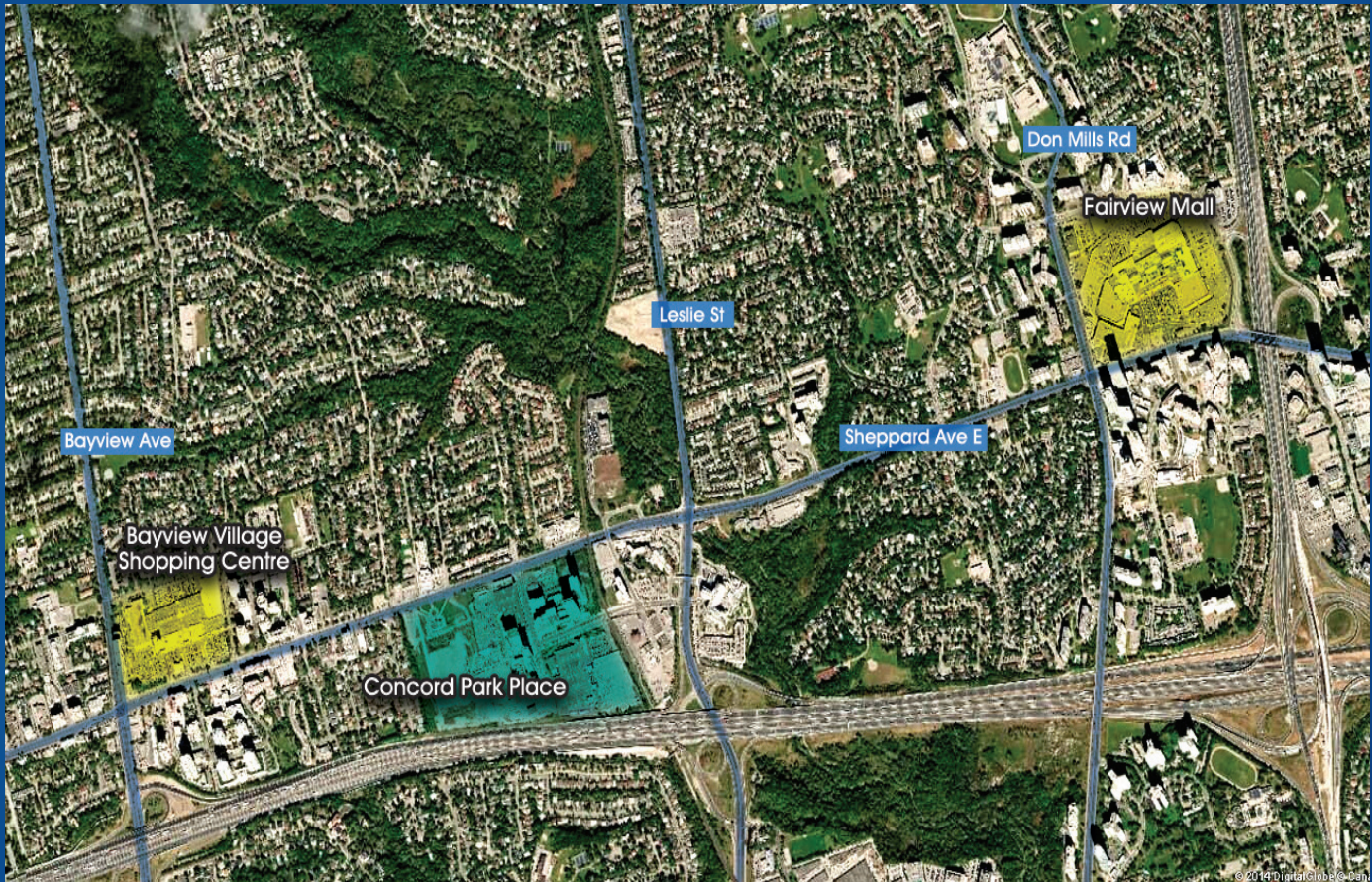
FOR LEASING INQUIRES PLEASE CONTACT :

Andrea McKittrick

416.813.1030

[Andrea.McKittrick@concordadex.com](mailto:Andrea.McKittrick@concordadex.com)





Demographics	800 m Radius (10 min walk)	2 km Radius
2020 Est. Population	15,661	68,400
Annualized Growth Rate 2015 – 2020	9.7%	3.8%

Household Information	800 m Radius (10 min walk)	2 km Radius
Average Household Income	\$123,823	\$116,157
Person Per Household	2.82	2.55

With major highways and the TTC subway nearby, as well as regional retailers Ikea and Canadian Tire on site this location presents a prime retail opportunity and is an enviable retail hub.

The community demographics are evenly distributed age profiles, with 42% of the population between ages 20 - 49.

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# CONCORD PARK PLACE COMMUNITY MASTER PLAN



## DEVELOPMENT TIMELINE

Block#	# Of Units	#Retail SF	Estimated Occupancy
19/20	1,131	23,280 SF	Occupied
17/18	685	15,135 SF	Occupied
13	740	0 SF	Occupied
12	692	0 SF	2021
11	419	0 SF	2021
15	865	18,923 SF	2022
9	184	TBA	TBD
7	270	TBA	TBD
1	TBD	80,000 SF	2023

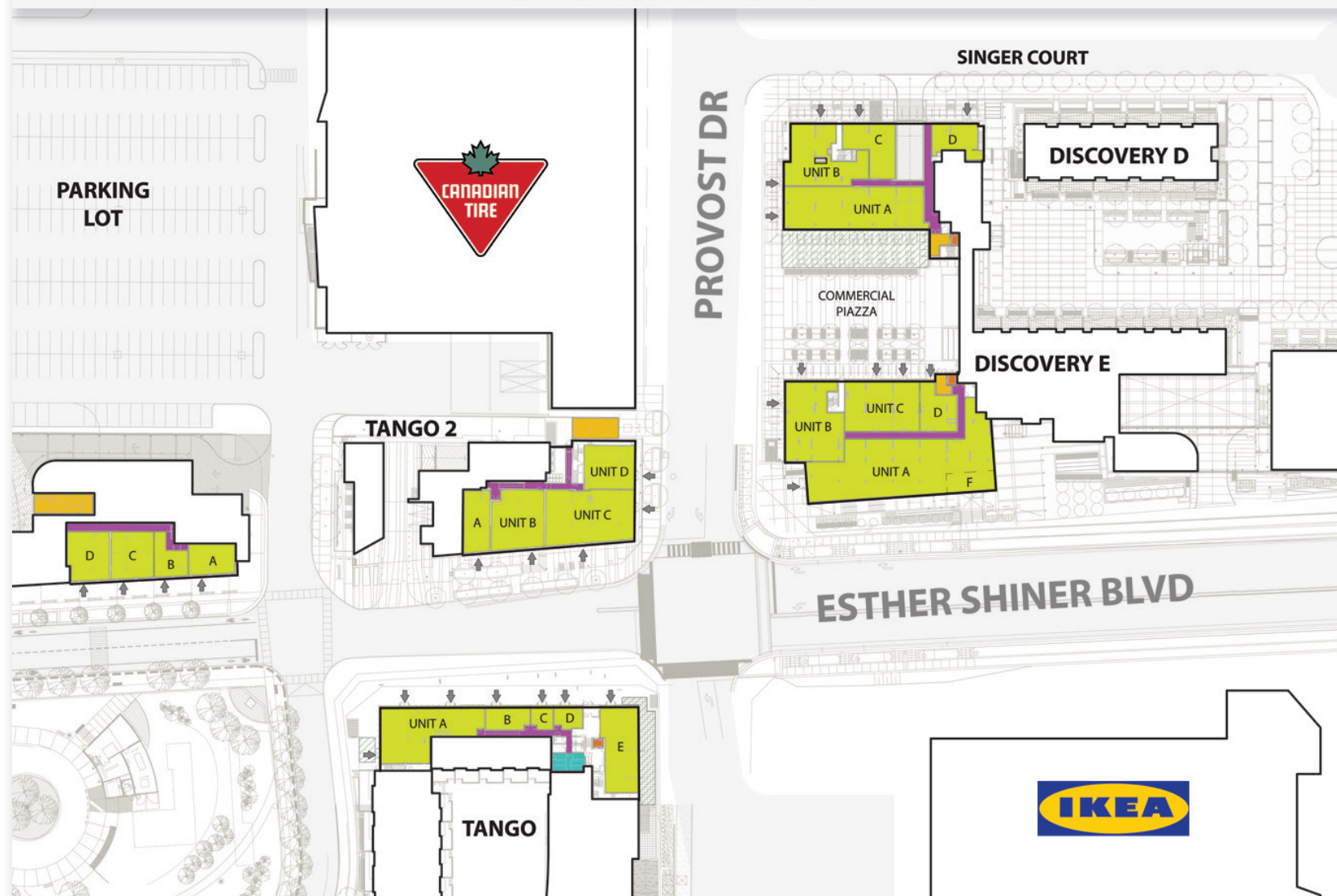
Concord Park Place is a 45 acre Master Planned highrise community in the heart of North York.  
8 acres of park.  
90 million dollar, 4 story community centre, with pool and library.  
Over 200,000 sf of retail space.

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# SHEPPARD AVENUE EAST



## Discovery D

- A** Discovery Family Health
- B** Concord Customer Care/  
Prompton Real Estate
- C** Toothology
- D** Umeken Canada

## Tango

- A** Available (2913sf)
- B** Available (701sf)
- C** Walk in the Park Cleaners
- D** Share Tea
- E** Available (2,016sf)

## Discovery E

- A** Available (6,834sf)
- B** Bank of Montreal
- C+D** Omega Health and Fitness
- E** Cornerstone Convenience
- F** Kan Medical Spa

## Tango 2

- A** Nuvo Nails
- B** Available (2,230sf)
- C** Available (3,487sf)
- D** Available (1,681sf)

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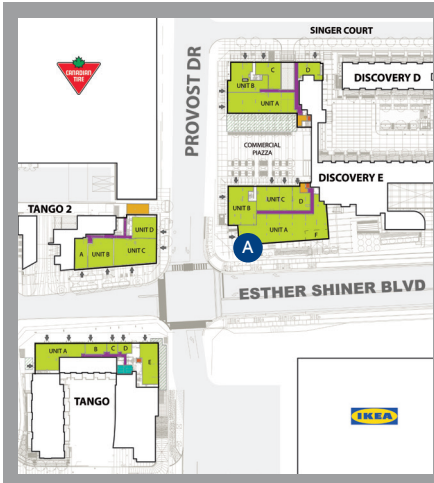
**UNIT A (Ground Floor)**

Occupancy: Immediate

Size: 6,834 sf

Lease Rate: Contact Leasing Agent

TMI: \$14.60psf (Estimate 2020)



(Block 19)

Areas are approximate, actual square footage may vary from state of floorplan

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