



# Retail for Lease

1016 Eglinton Ave E | Mississauga, ON



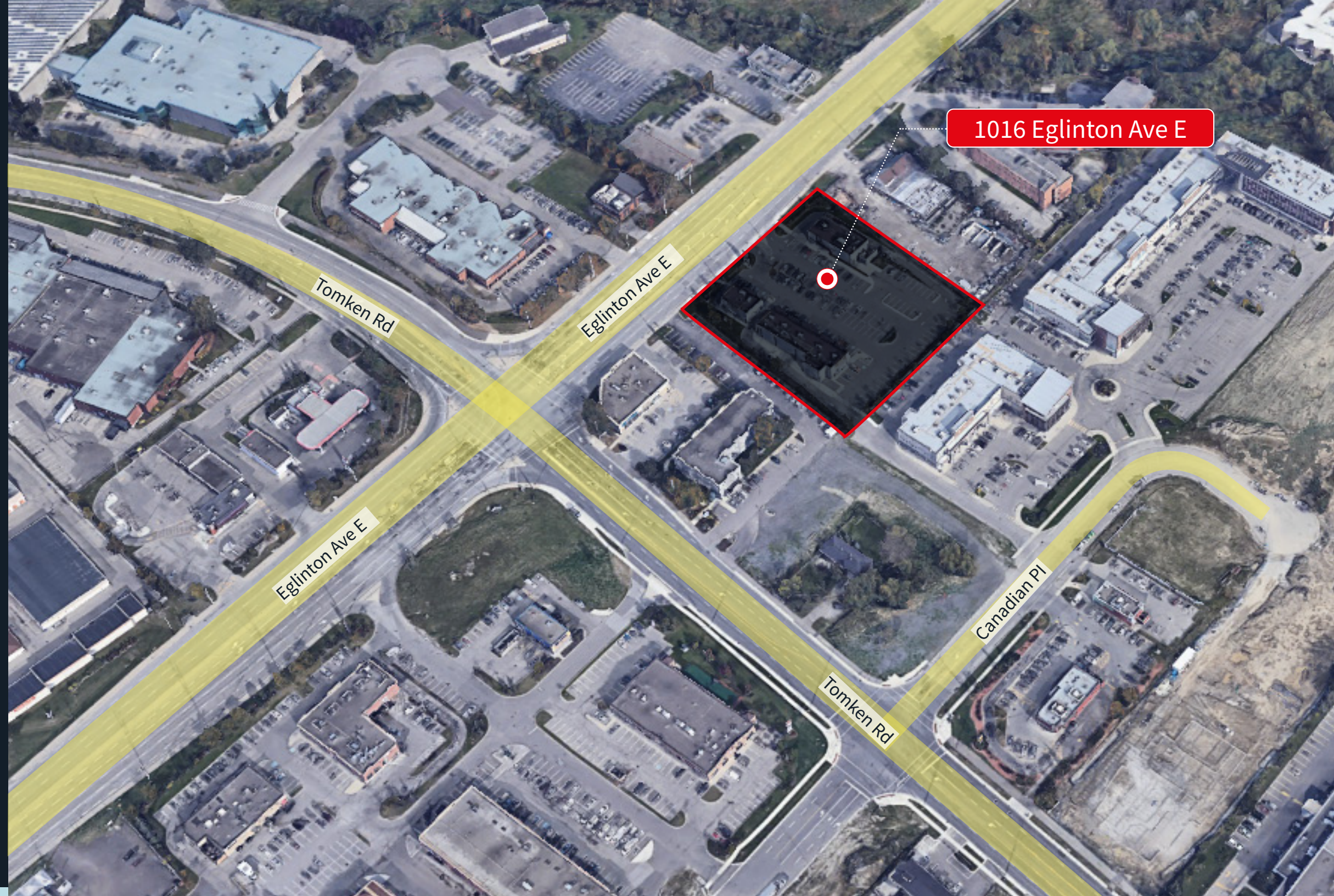
Explore this desirable central Mississauga new build retail lease opportunity offering 1,946 sf [divisible] of prime retail space on the ground floor of a two (2) storey office building. Join prestigious tenants such as Starbucks and Burger King and benefit from a steady flow of vehicular traffic on Eglinton Avenue East with excellent visibility, pylon signage and ample parking.

Situated just minutes east of Highway 403 (.85 km) this retail plaza offers excellent accessibility to both local customers and those traveling from outside the local trade area. There is a wealth of amenities in close proximity making it convenient for both your employees and clientele. Don't miss the chance to position your business in this vibrant area with easy access from Eglinton Avenue East, Canadian Place to the rear, major transportation routes and Mississauga Transit.

## DEMOGRAPHICS

Source: Statistics Canada, 2023

	1km	2km	3km
 Population	734	21,157	65,707
 Daytime Population	44,642	84,119	129,189
 Total Households	207	6,768	22,029
 Avg. Household Income	\$130,853	\$130,272	\$116,907
 Median Age	53.6	45.6	42.7



## PROPERTY DETAILS

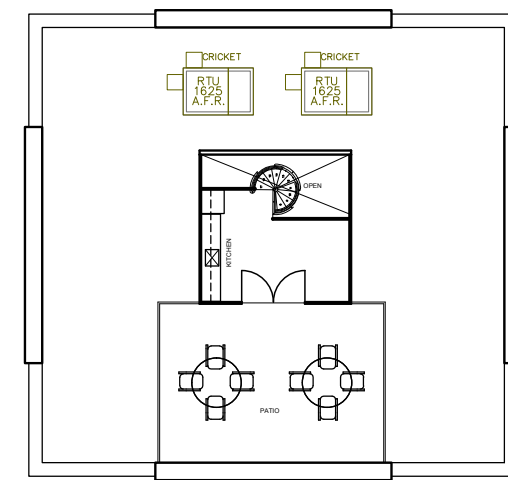
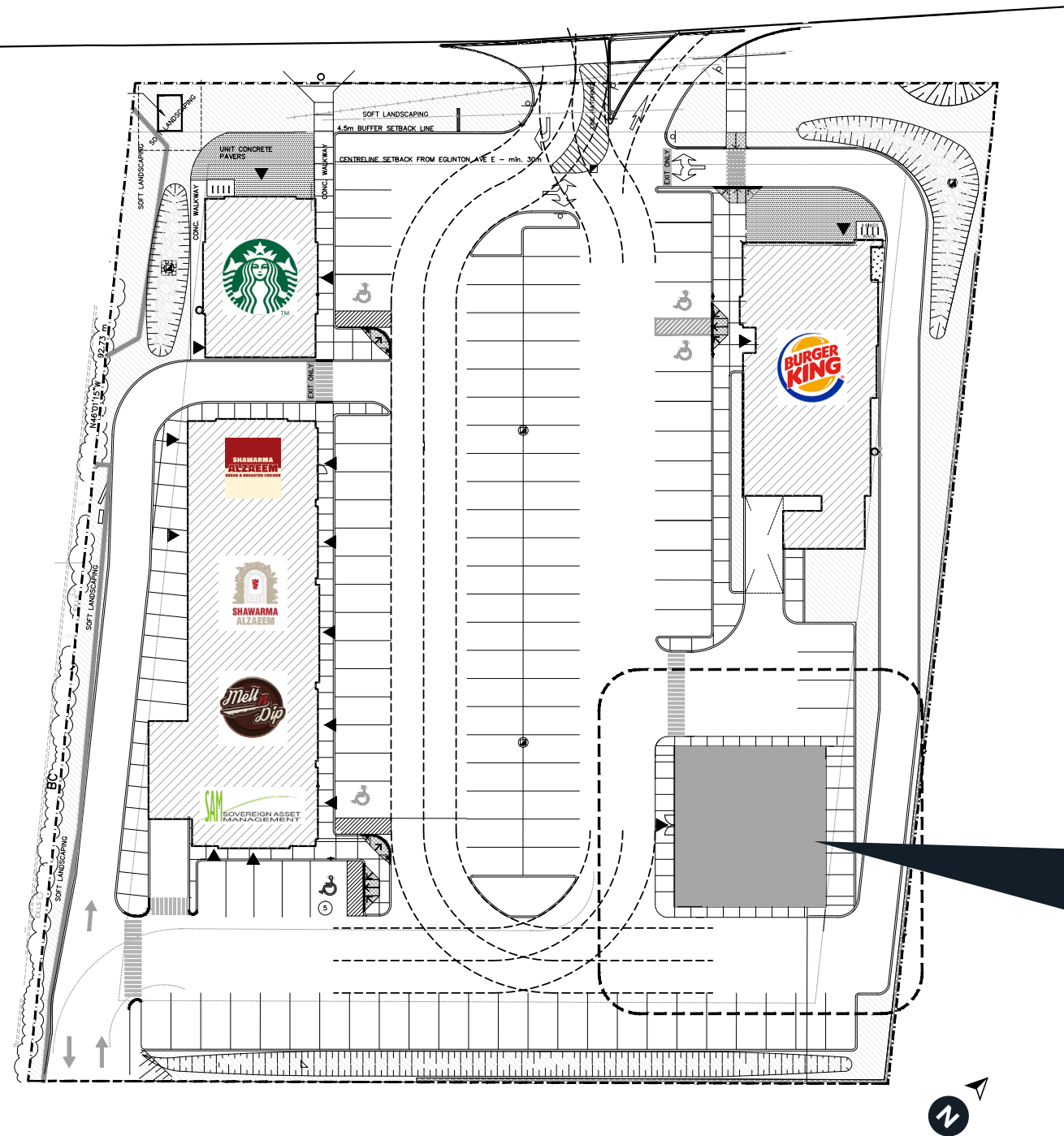
Available Unit 1:	946 sq ft
Available Unit 2:	1,000 sq ft
Possession:	Q2 - 2025
Net Rent:	starting at \$40.00 per sq ft
Additional Rent:	2023 estimate
• Property Taxes:	\$ 11.99 per sq ft
• Operating Costs:	\$ 6.30 per sq ft
• Insurance:	\$ 0.80 per sq ft

## PROPERTY HIGHLIGHTS

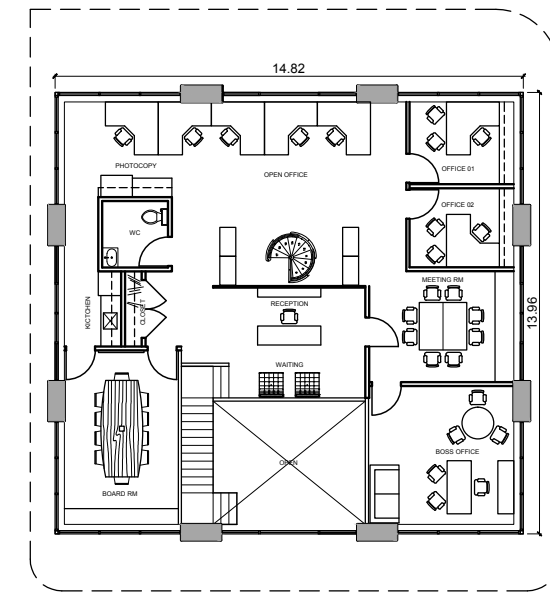
- Zoning: E2 - Employment Zone
- Allowable uses include: Office, Medical, Restaurant, Financial, Veterinary and more!
- Parking: 102 parking stalls.
- Piinpoint traffic for 2021: 22,119 vehicles per day.
- Anchor tenants include Starbucks and Burger King.
- Pylon signage available (fee to be negotiated).



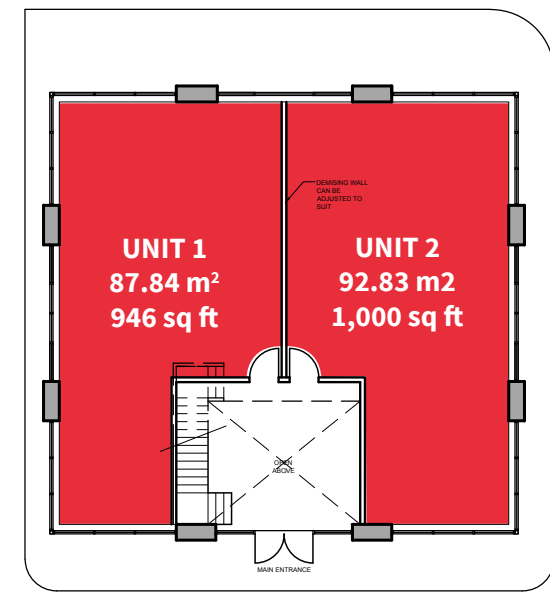
# SITE PLAN / FLOOR PLAN



ROOF PLAN



2ND FLOOR PLAN



MAIN FLOOR PLAN



# Retail for Lease

1016 Eglinton Ave E | Mississauga, ON

**For more information, please contact:**

**Russell Godwin\***

Senior Vice President

+1 416 391 6960

[Russell.Godwin@jll.com](mailto:Russell.Godwin@jll.com)



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.  
©2023 Jones Lang LaSalle IP, Inc. All rights reserved. \*Sales Representative.