



1225 Kennedy Rd

Scarborough, Ontario M1P 4Y1

Retail / Medical Unit Available for Lease

FOR LEASE

Sun Quach*

Managing Director

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* Sales Representative

Opportunity

1225 Kennedy Rd, Scarborough

Roxborough Realty is pleased to present a retail leasing opportunity at 1225 Kennedy Rd in a busy and well-established plaza. This unit is flexible for a variety of retail or medical uses looking to establish presence in this busy node in Scarborough.



Karaiyudi
Chettinad Restaurant
Experiences of South Indian Cuisine

TracerGolf
DRIVING RANGE

Atiya's
FRESH FARM



Selected tenants at 1225 Kennedy Rd

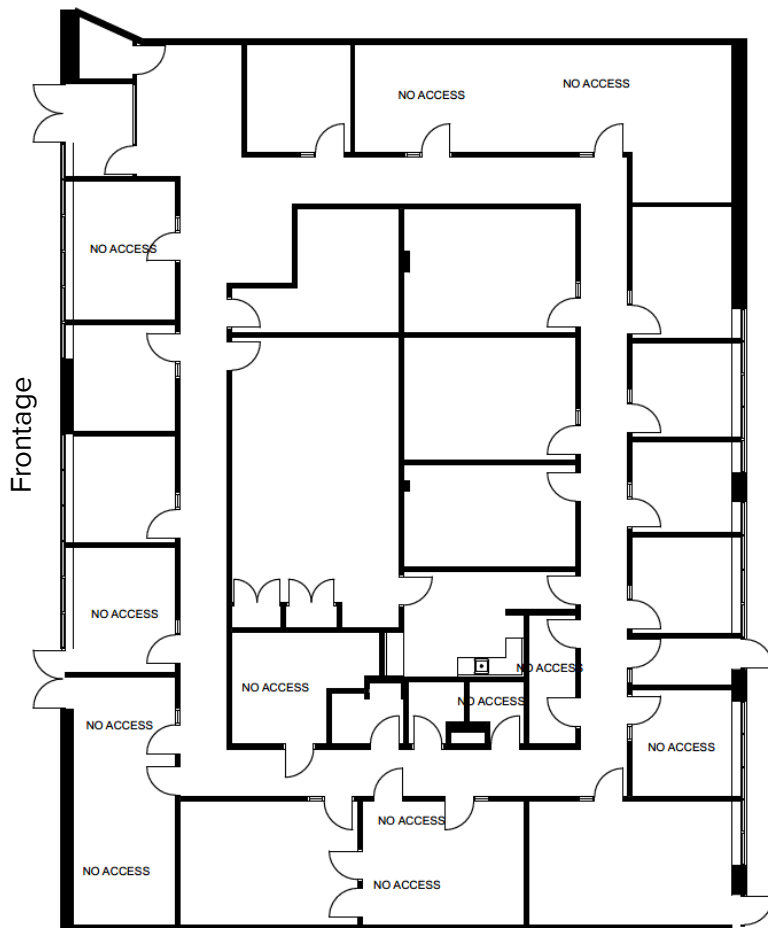
Retail Leasing Summary:

- **Ample On-Site Parking:** Extensive parking on front and rear
- **Medical-Ready Build-Out:** Formerly a medical hospital
- **Abundant Natural Light:** Large windows with allowing natural light
- **High Traffic Location:** Visibility from Kennedy and anchored by popular tenants

AVAILABILITIES	UNIT J
ASKING RENT	Please contact agent.
TMI	\$9.50 (2024 est.)
FLOOR PLAN	6,740 sq. ft
POSSESSION DATE	Immediate

Floor Plan

Unit J



Zoning Information

ME,MC-357-913-991-1067

Industrial Commercial Zone (MC)

Permitted Uses:

- Day Nurseries
- Dry Cleaning Plants
- Garden Nurseries
- Lumber Yards and Building Supply Warehouses
- Machinery Sales and Services
- Places of Worship
- Vehicle Repair Garages
- Vehicle Service Garages
- Vehicle Service Stations

Mixed Employment Zone (ME)

Permitted Uses:

- Day Nurseries
- Educational and Training Facility Uses
- Financial Institutions
- Industrial Uses
- Offices
- Personal Service Shops
- Places of Worship
- Recreational Uses
- Restaurants
- Retail Stores





Population
5km radius

350,350

Household Income
5km households

\$83,023

Children
0-19 years

19%

Adult
20-54 years

49%

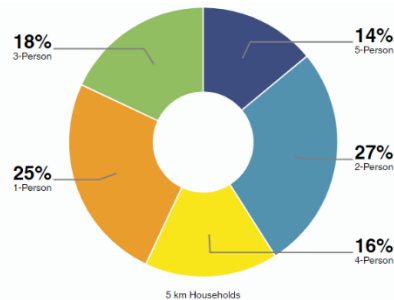
Pre-Retirement
55-64 years

13%

Seniors
65+ years

18%

Household Size



72/100
Transit Score



37,000+
Vehicle Traffic (2019)



72/100
Walk Score

Points of Interest

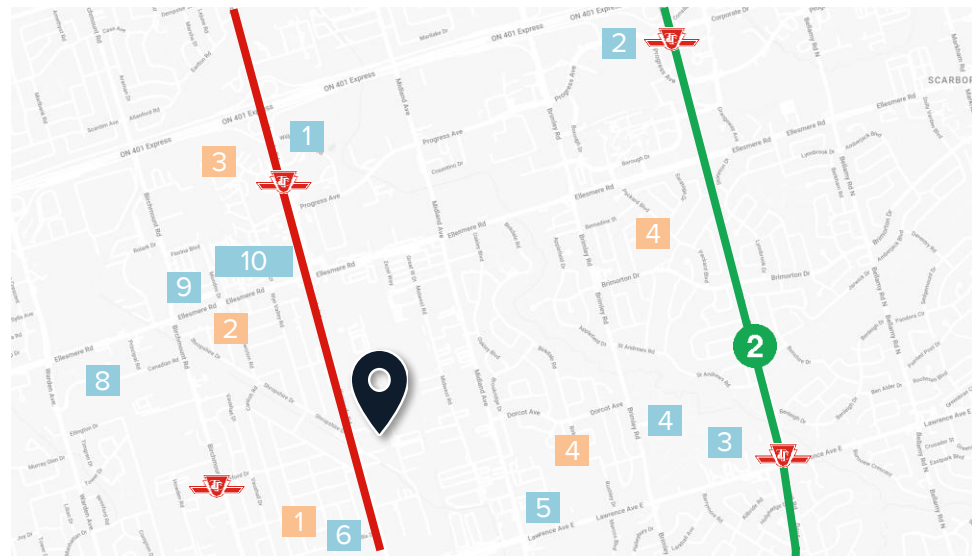
- 1 Kennedy Commons
- 2 Scarborough Town Centre
- 3 Scarborough General Hospital
- 4 Scarborough Museum
- 5 FreshCo
- 6 Dollarama
- 7 NoFrills
- 8 Costco Wholesale
- 9 Mondeo Plaza
- 10 Kennedy & Ellesmere Plaza

Schools

- 1 Dorset Park School
- 2 Ellesmere-Statton School
- 3 Glamorgan Junior School
- 4 Donwood Park School
- 5 St Andrews School

Other

- 1 Kennedy 43 Bus Route
• Daily Ridership: 18,600
- 2 Scarborough Subway Extension
• Est. Ridership: 105,000
- 5 Scarborough General Hospital
• 2KM from subject property





Contact for More Information

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