



SPECTRUM WAY

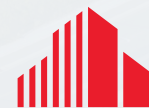
EGLINTON AVENUE EAST

EMPLOYMENT LAND FOR SALE

# 5040 SPECTRUM WAY

MISSISSAUGA, ON

4.99 ACRES AVAILABLE



CUSHMAN & WAKEFIELD

# 5040 SPECTRUM WAY

## MISSISSAUGA, ON

### DETAILS

AREA	4.99 acres (approximately 4.52 acres without environmental constraint)
ASKING PRICE	\$7,500,000
ANNUAL TAXES	TBD
ZONING	E-19







# 5040 SPECTRUM WAY

## MISSISSAUGA, ON

### AMENITIES MAP

#### DRIVE TIMES



6 mins / 4 km



9 mins / 5 km



10 mins / 8 km



12 mins / 8 km

#### Toronto Pearson Airport

14 mins / 10 km



Toronto Pearson

Maxward Park

SPECTRUM SQUARE

Centennial Park Golf Centre

Rob Ford Stadium

SITE

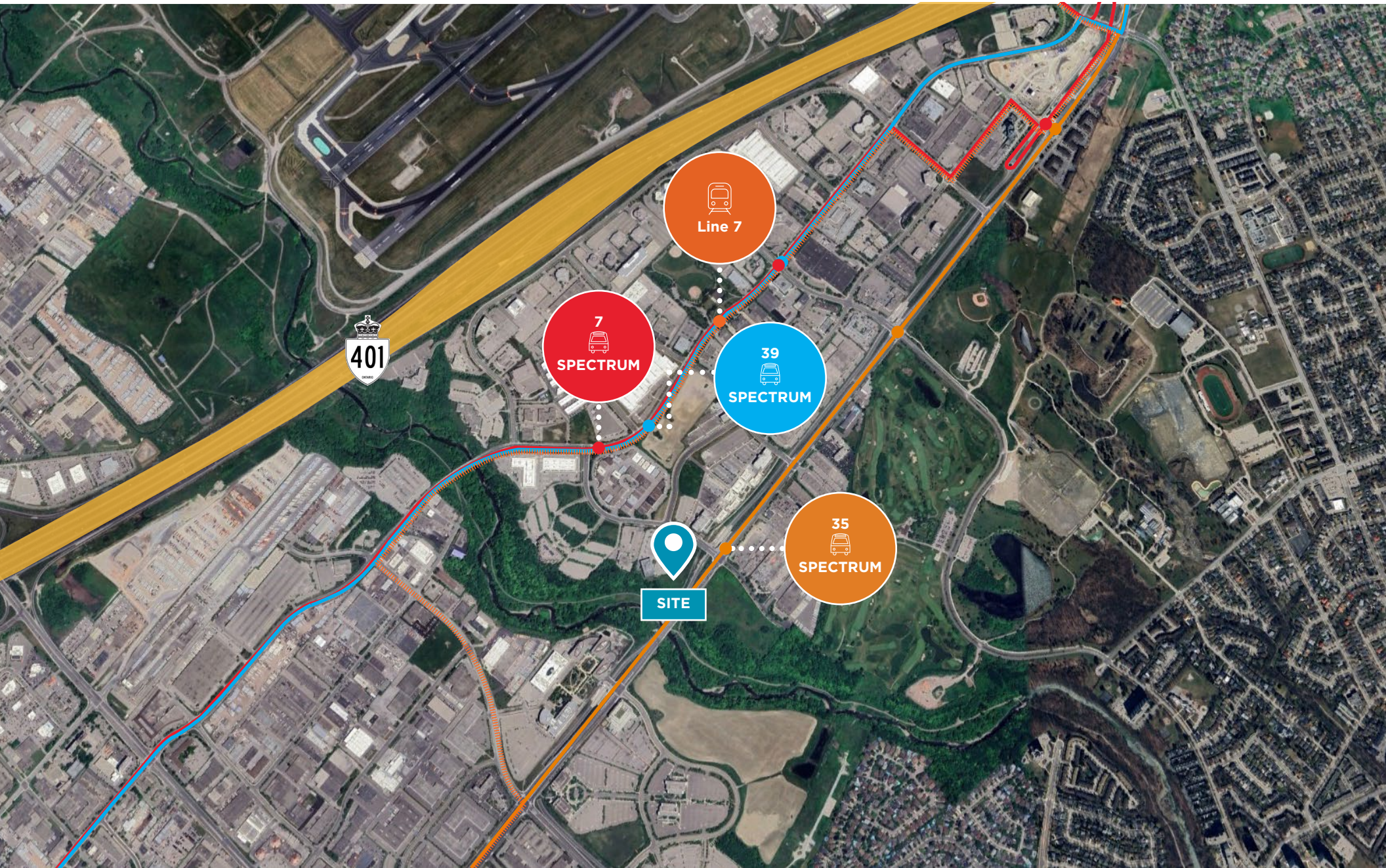
**Centennial Park Plaza**

- Tim Hortons
- Prince Japanese Steak House
- The Irish Shebeen
- FiAMMA Restaurant
- Palmyra Mediterranean House
- Master Cooking House
- Chainsmoker Urban Barbecue
- Twin Fish
- Mecairo's Cake Co.
- Sunrise Dentistry
- Eglinton Chiropractic & Massage
- Planet Bowl

**Dixie Square**

- Burger Factory
- Zauq
- Bamiyan Kabob
- Mandi Afandi
- ChickQueen
- KK Sushi Japanese
- Samaka Mediterranean
- Shawarma Mazaya
- Gospel Cafe & Restaurant
- Coconut Grove Foods
- A.C. Soccer & Sports
- Victoria Elite Spa
- Advanced Healing Centre
- TPH The Printing House

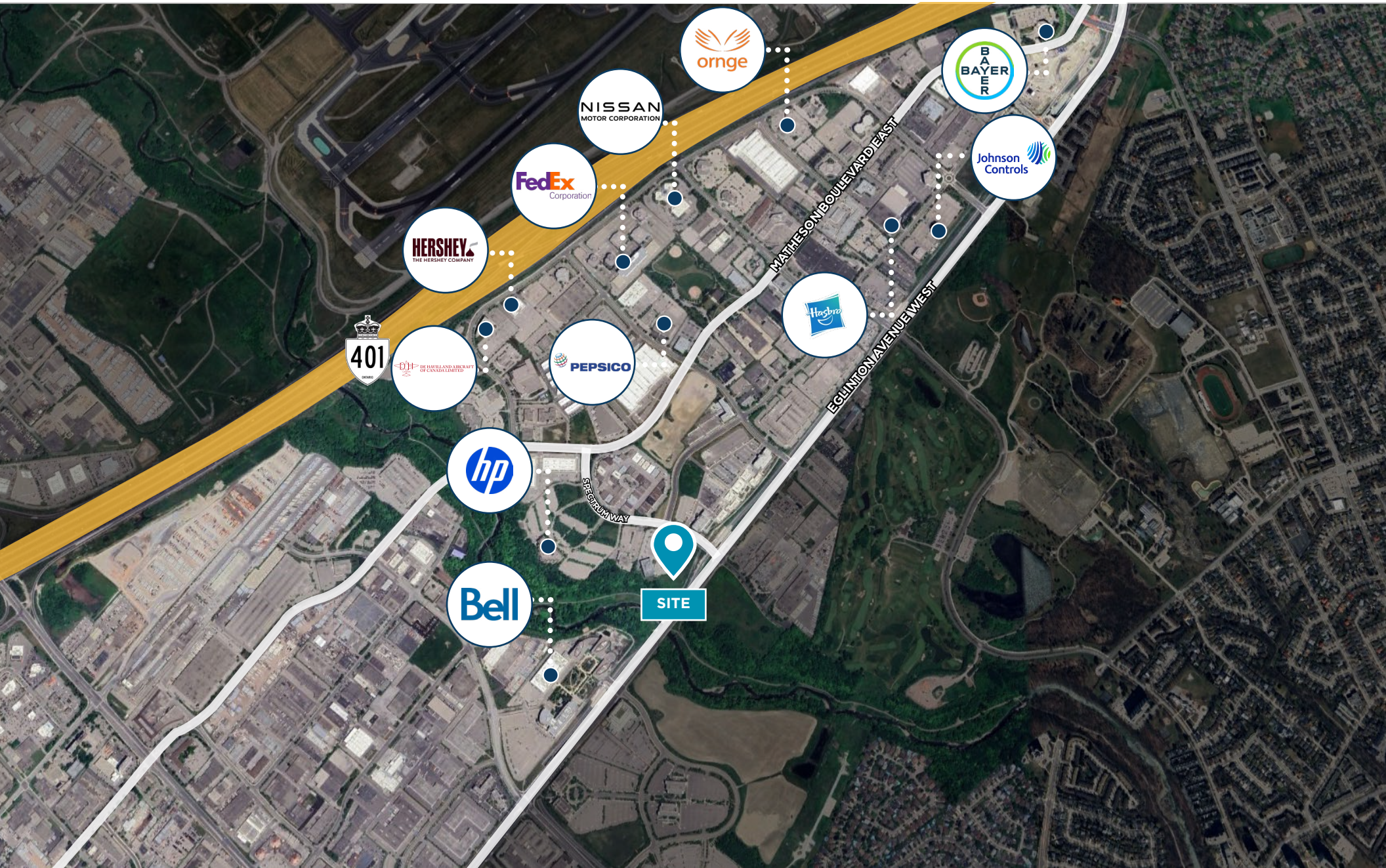
**5040 SPECTRUM WAY**  
**MISSISSAUGA, ON**  
**TRANSIT MAP**



# 5040 SPECTRUM WAY

## MISSISSAUGA, ON

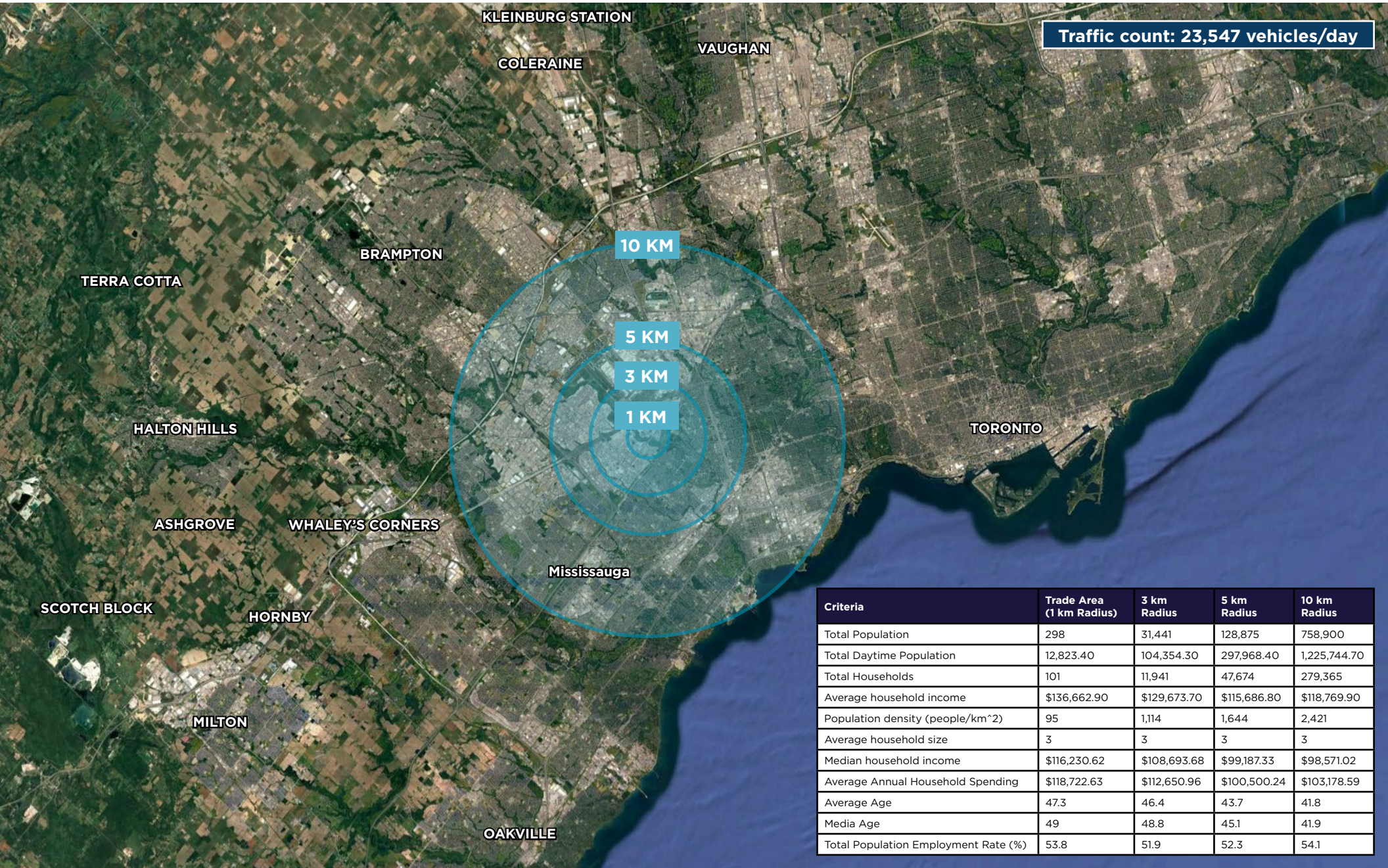
### CORPORATE NEIGHBOURS MAP



# 5040 SPECTRUM WAY

## MISSISSAUGA, ON

### DEMOGRAPHICS



Traffic count: 23,547 vehicles/day

Criteria	Trade Area (1 km Radius)	3 km Radius	5 km Radius	10 km Radius
Total Population	298	31,441	128,875	758,900
Total Daytime Population	12,823.40	104,354.30	297,968.40	1,225,744.70
Total Households	101	11,941	47,674	279,365
Average household income	\$136,662.90	\$129,673.70	\$115,686.80	\$118,769.90
Population density (people/km <sup>2</sup> )	95	1,114	1,644	2,421
Average household size	3	3	3	3
Median household income	\$116,230.62	\$108,693.68	\$99,187.33	\$98,571.02
Average Annual Household Spending	\$118,722.63	\$112,650.96	\$100,500.24	\$103,178.59
Average Age	47.3	46.4	43.7	41.8
Media Age	49	48.8	45.1	41.9
Total Population Employment Rate (%)	53.8	51.9	52.3	54.1



**FOR MORE INFORMATION, CONTACT:**

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