



EMPLOYMENT LAND FOR SALE

5040 SPECTRUM WAY
MISSISSAUGA, ON

4.99 ACRES AVAILABLE



**CUSHMAN &
WAKEFIELD**

5040 SPECTRUM WAY

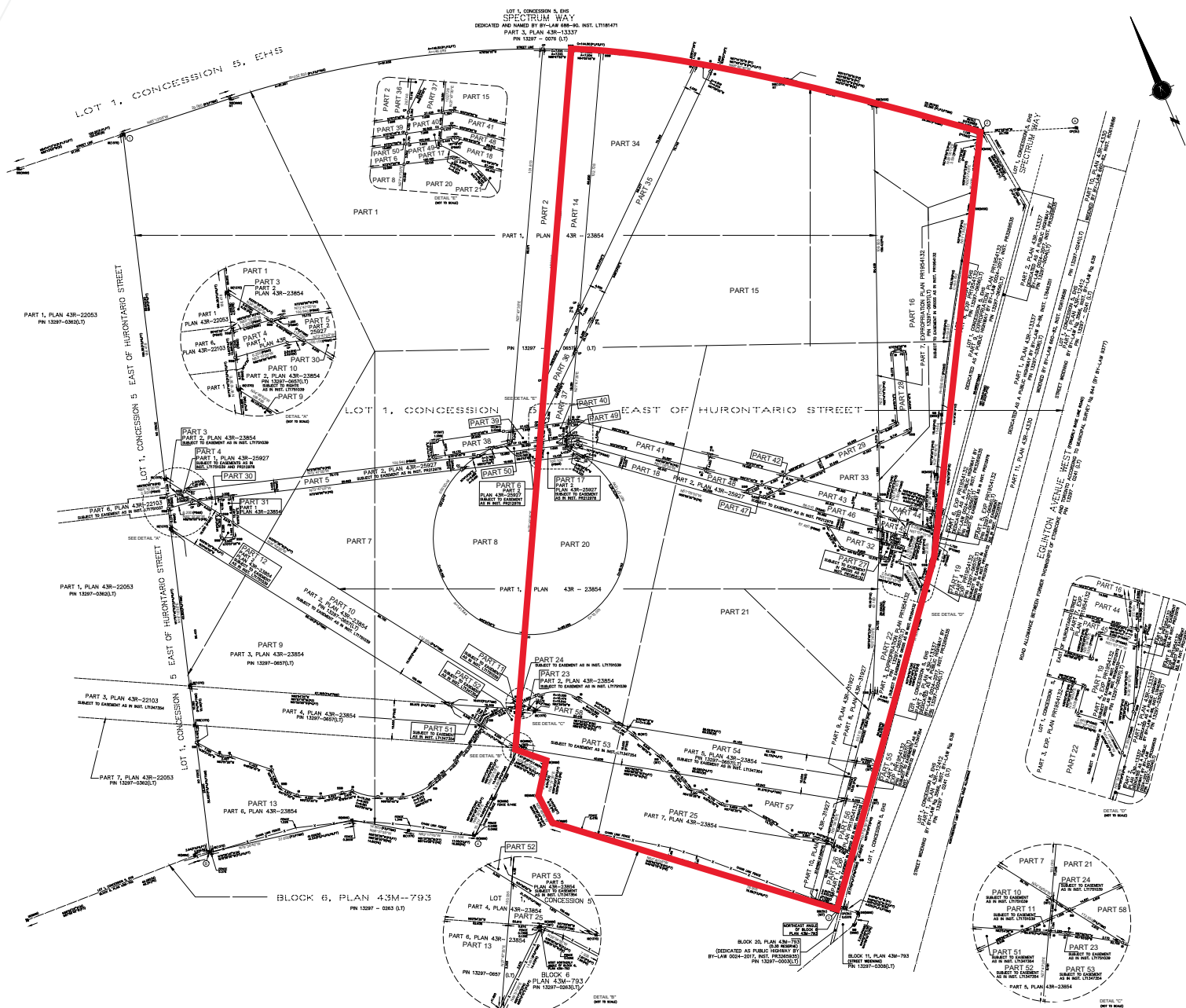
MISSISSAUGA, ON

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
SURVEY



5040 SPECTRUM WAY

MISSISSAUGA, ON

ZONING

PERMITTED USES

1. Financial Institution
2. Veterinary Clinic
3. Banquet Hall/Conference Centre/Convention Centre
4. Overnight Accommodation
5. Active Recreational Use
6. Entertainment Establishment
7. Recreational Establishment
8. University/College

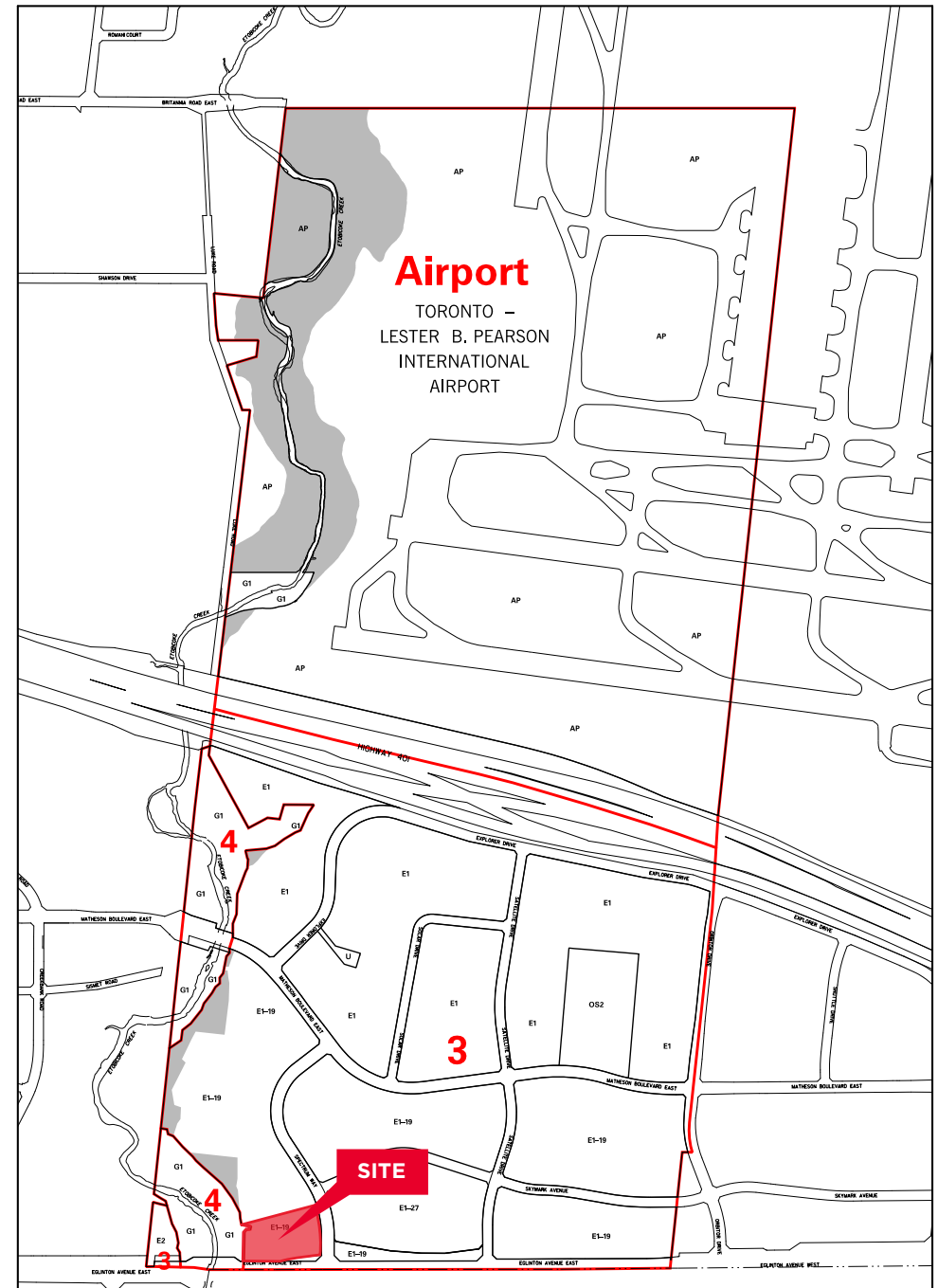
E1-19 ZONE EXCEPTIONS

ADDITIONAL PERMITTED USES

1. Manufacturing facility legally existing on the date of passing of this By-law
2. Warehouse/distribution facility legally existing on the date of passing of this By-law
3. Repair service as an accessory use in compliance with Subsection 8.1.2 of this By-law

USES NOT PERMITTED

1. Manufacturing Facility
2. Warehouse/Distribution Facility



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

SITE

Rob Ford
Stadium

Centennial
Park
Golf Centre

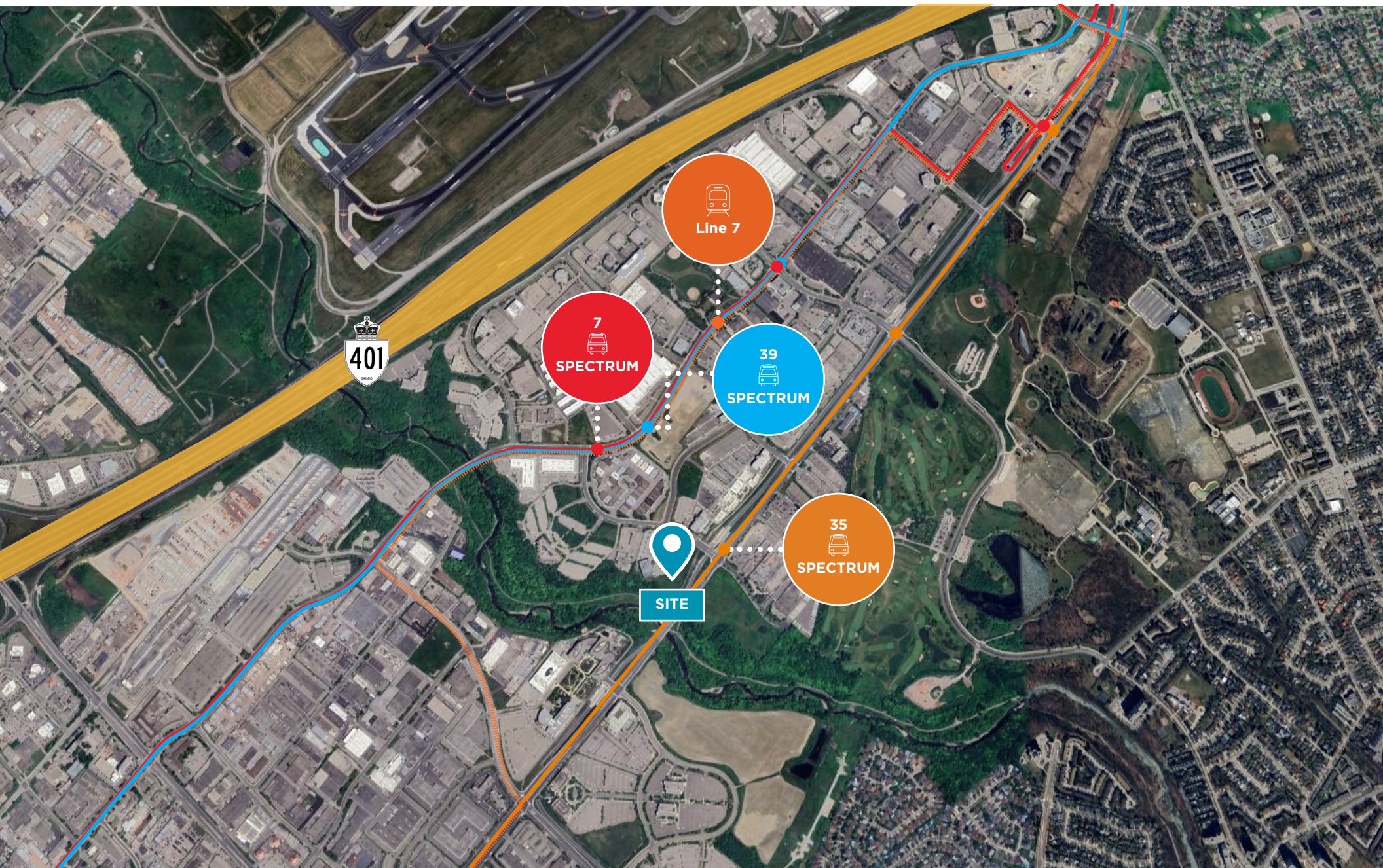
Centennial Park Plaza

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

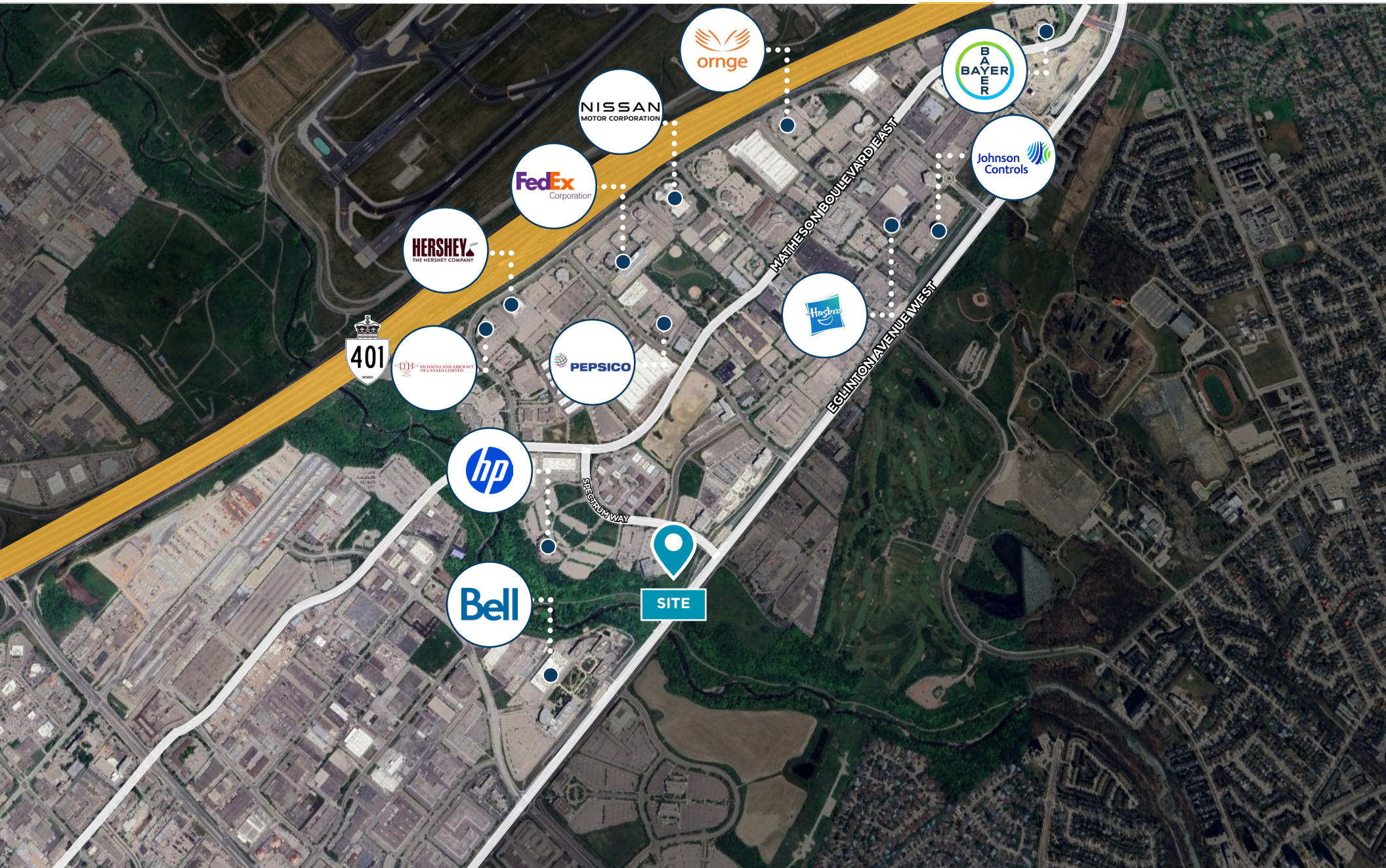
Dixie Square

- 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



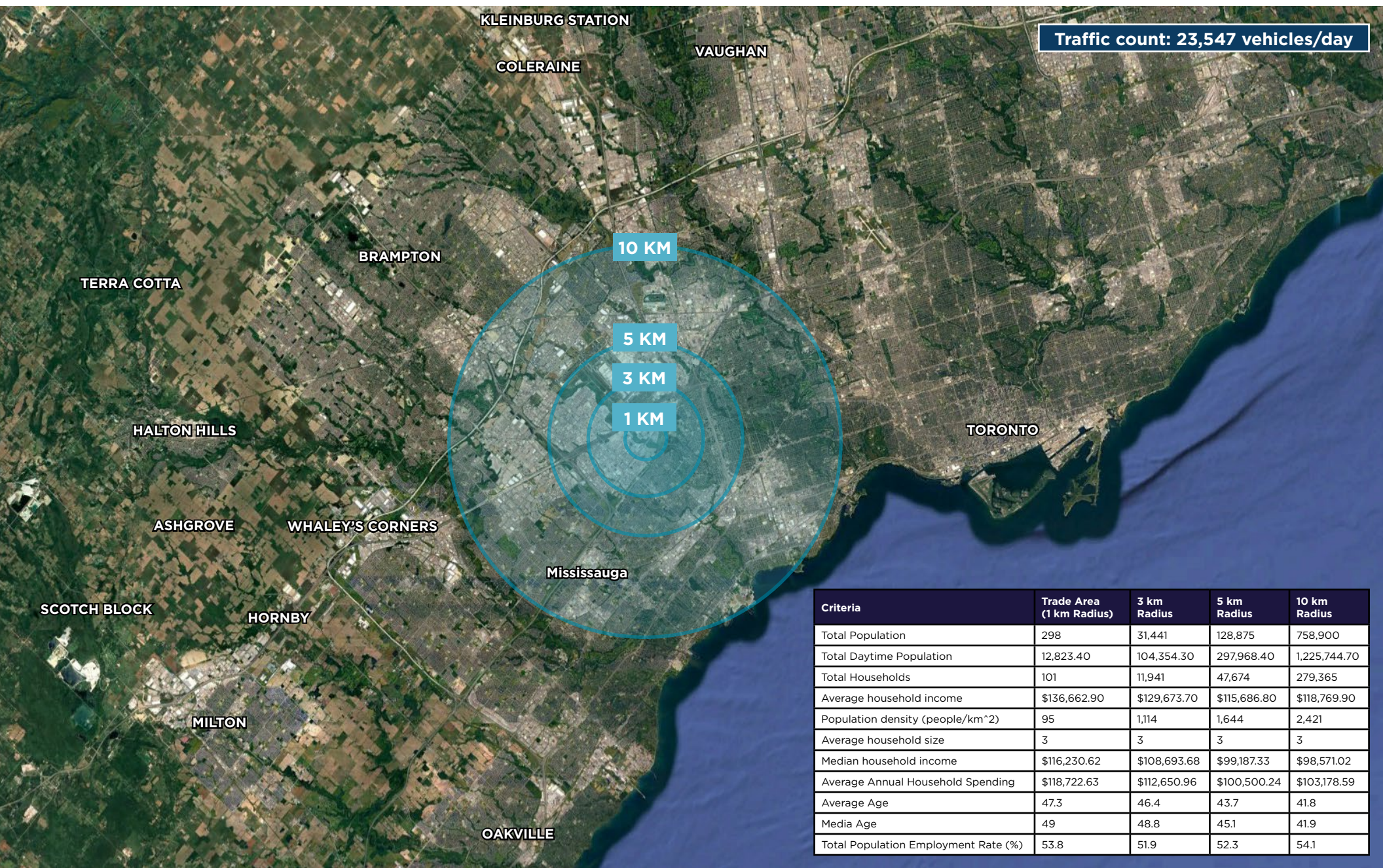
5040 SPECTRUM WAY
MISSISSAUGA, ON
CORPORATE NEIGHBOURS MAP



5040 SPECTRUM WAY

MISSISSAUGA, ON

DEMOGRAPHICS



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 ²)	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:

BRANDON GARRETT*

Senior Vice President

+1 905 501 6440

brandon.garrett@cushwake.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

