



EMPLOYMENT LAND FOR SALE

**5040 SPECTRUM WAY**  
**MISSISSAUGA, ON**

4.99 ACRES AVAILABLE



**CUSHMAN &  
WAKEFIELD**



# 5040 SPECTRUM WAY

## MISSISSAUGA, ON

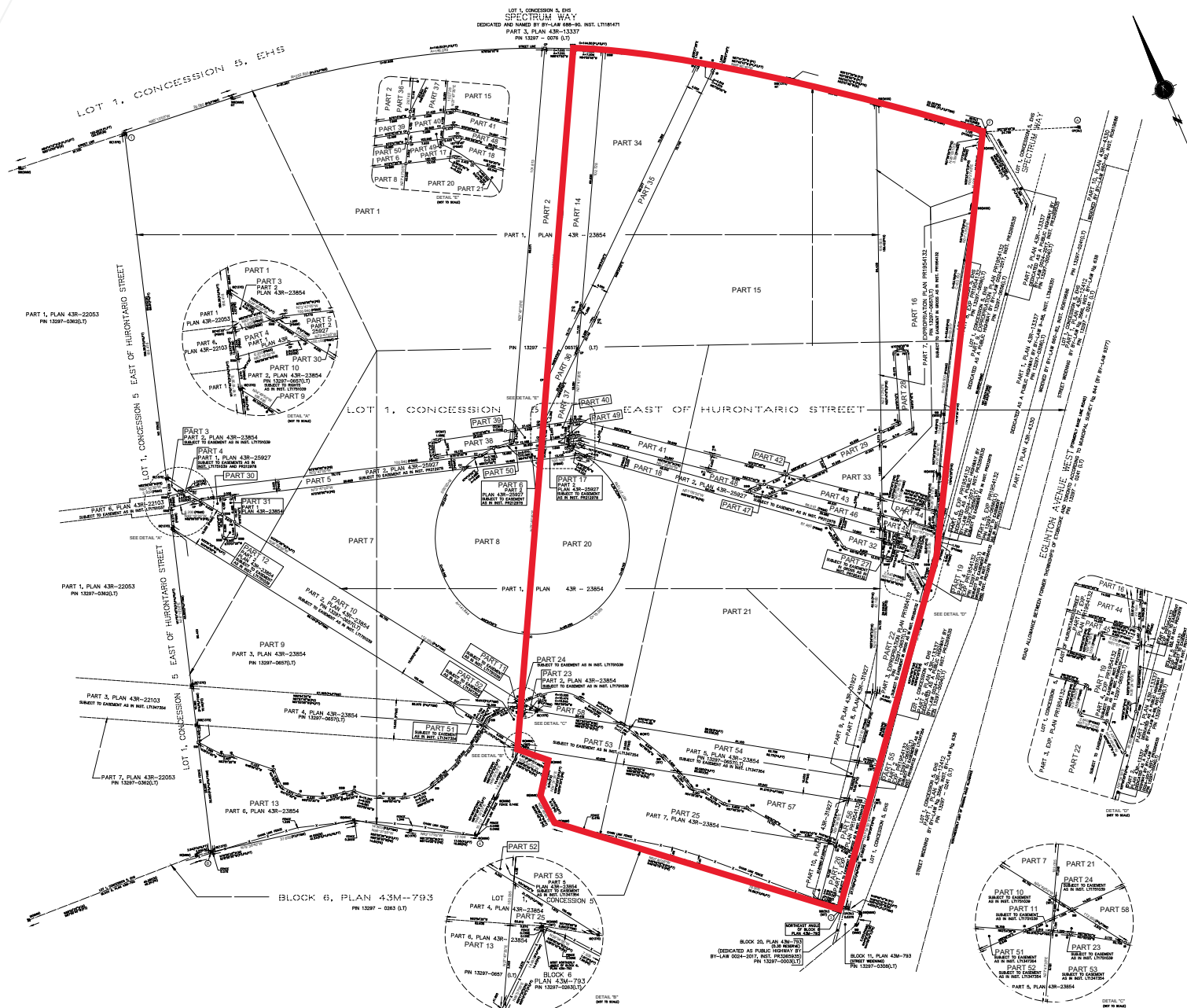
### DETAILS

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

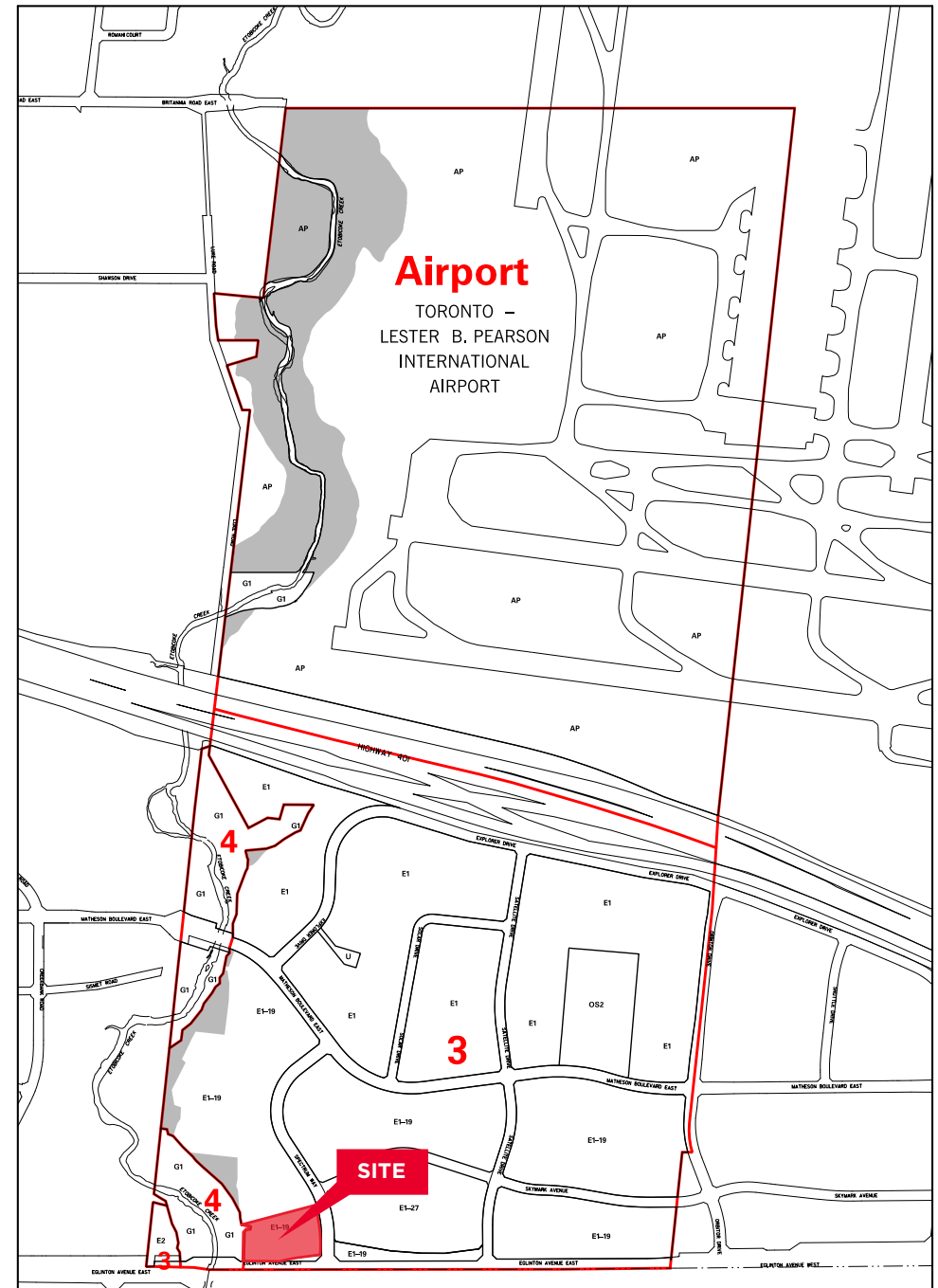
#### E1-19 ZONE EXCEPTIONS

#### 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

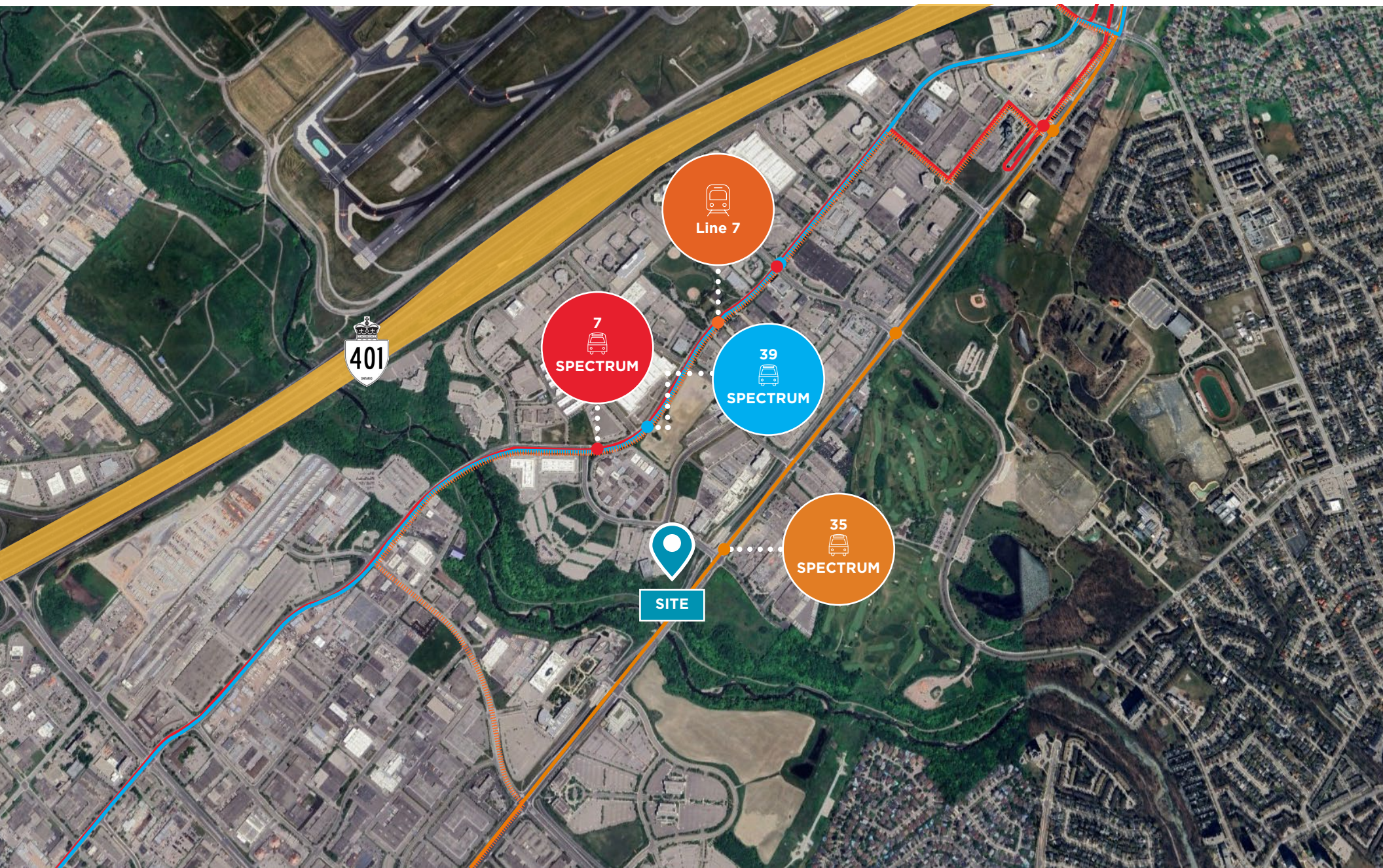
- Tim Hortons
- Prince Japanese Steak House
- The Irish Shebeen
- FiAMMA Restaurant
- Palmyra Mediterranean House
- Master Cooking House
- Chainsmoker Urban Barbecue
- Twin Fish
- Mecaïro's Cake Co.
- Sunrise Dentistry
- Eglinton Chiropractic & Massage
- Planet Bowl

#### 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

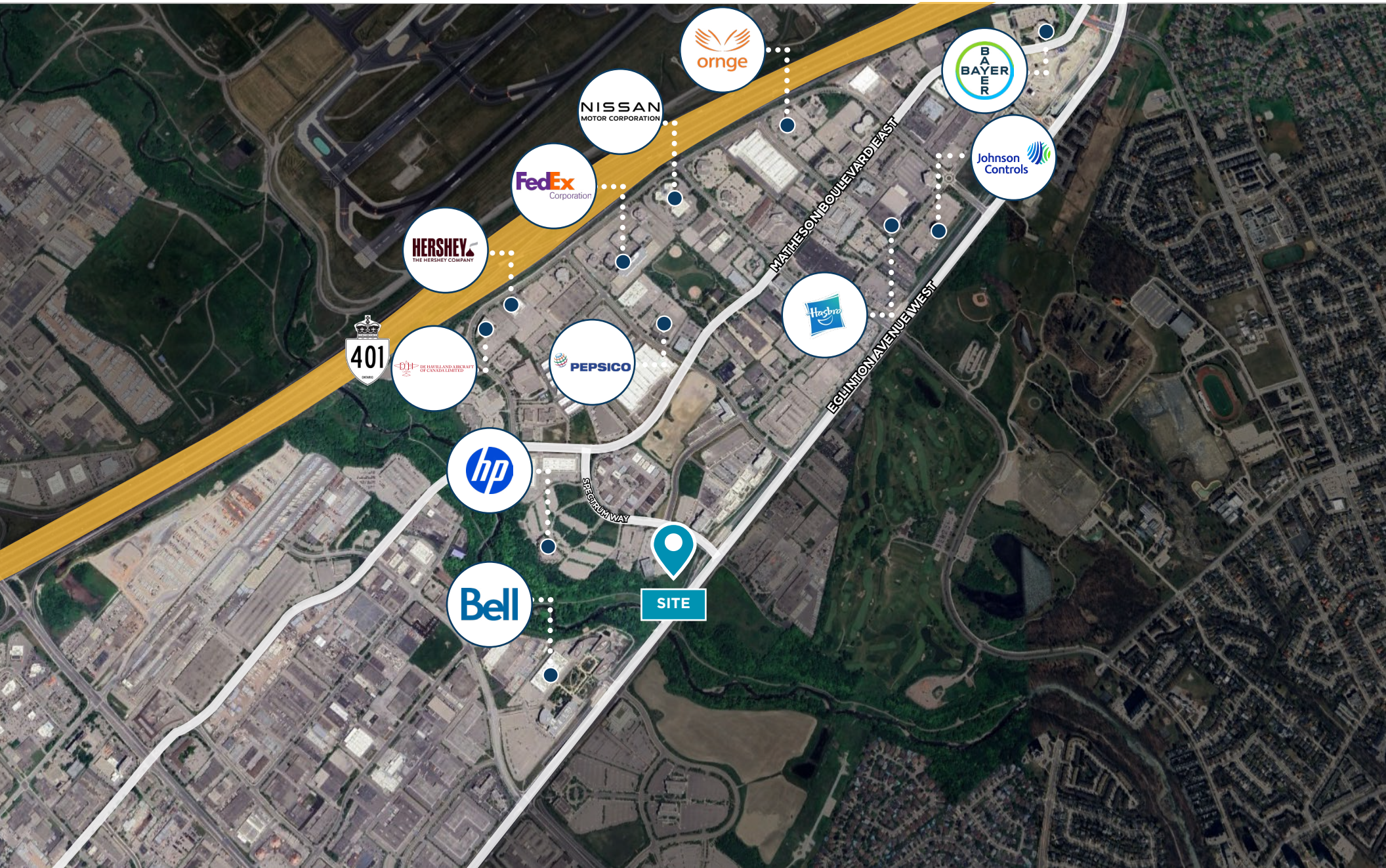


5040 SPECTRUM WAY  
MISSISSAUGA, ON  
TRANSIT MAP





5040 SPECTRUM WAY  
MISSISSAUGA, ON  
CORPORATE NEIGHBOURS MAP

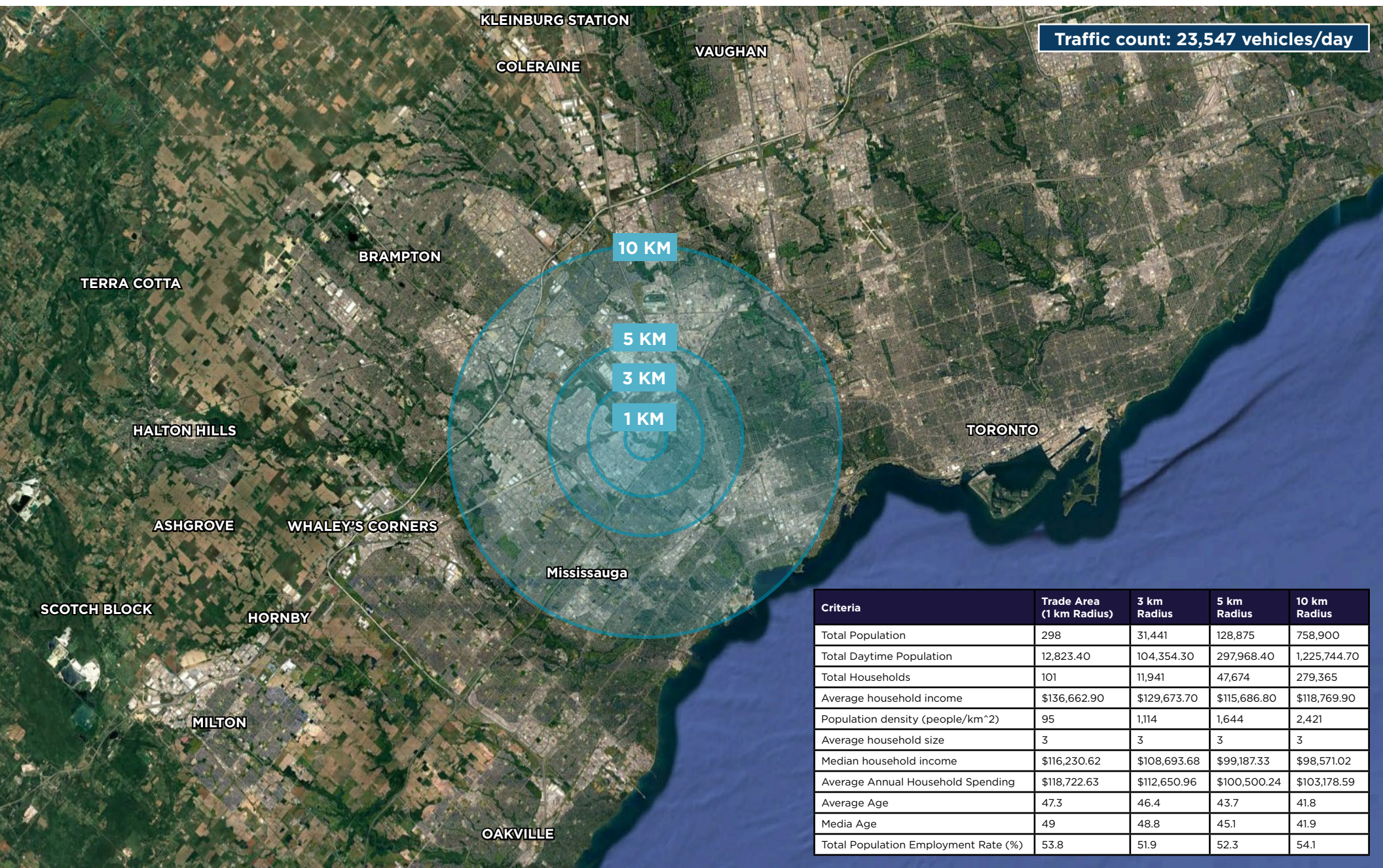




# 5040 SPECTRUM WAY

## MISSISSAUGA, ON

### DEMOGRAPHICS



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





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