4569 KINGSTON

ROAD, SCARBOROUGH



TWO RETAIL UNITS IN SCARBOROUGH

FOR LEASE

CUSHMAN & WAKEFIELD

WELCOME TO
4569 KINGSTON ROAD

4569 Kingston Road offers a retail opportunity at the base of East Pointe, a new 11-storey boutique condominium in Scarborough's West Hill neighbourhood. Located along the Kingston Road corridor, the property is a short drive or TTC bus ride from UTSC and Centennial College, and about five minutes from Highway 401. It's well suited for neighbourhood-focused retail, food and beverage, and service users.

PROPERTY DETAILS

GROUND FLOOR:	~~Unit 1: 523 SF~~ **LEASED** Unit 2: 786 SF* Unit 3: 630 SF* **Units 2 & 3 can be combined*
NET RENT:	Contact Listing Agents
ADDITIONAL RENT:	$20.00 PSF (Est. 2026)
TERM:	5 - 10 Years
AVAILABILITY:	Immediate



HIGHLIGHTS

- Units 2 and 3 can be combined for a total of 1,416 SF
- Open and flexible floor plans that can be built out for a variety of uses
- Delivered as a blank shell with concrete floors and exposed ceilings, ready for a tenant's build-out
- Excellent exposure along Kingston Road
- Seamless access to TTC bus routes along Kingston Road and major roadways such as Highway 401

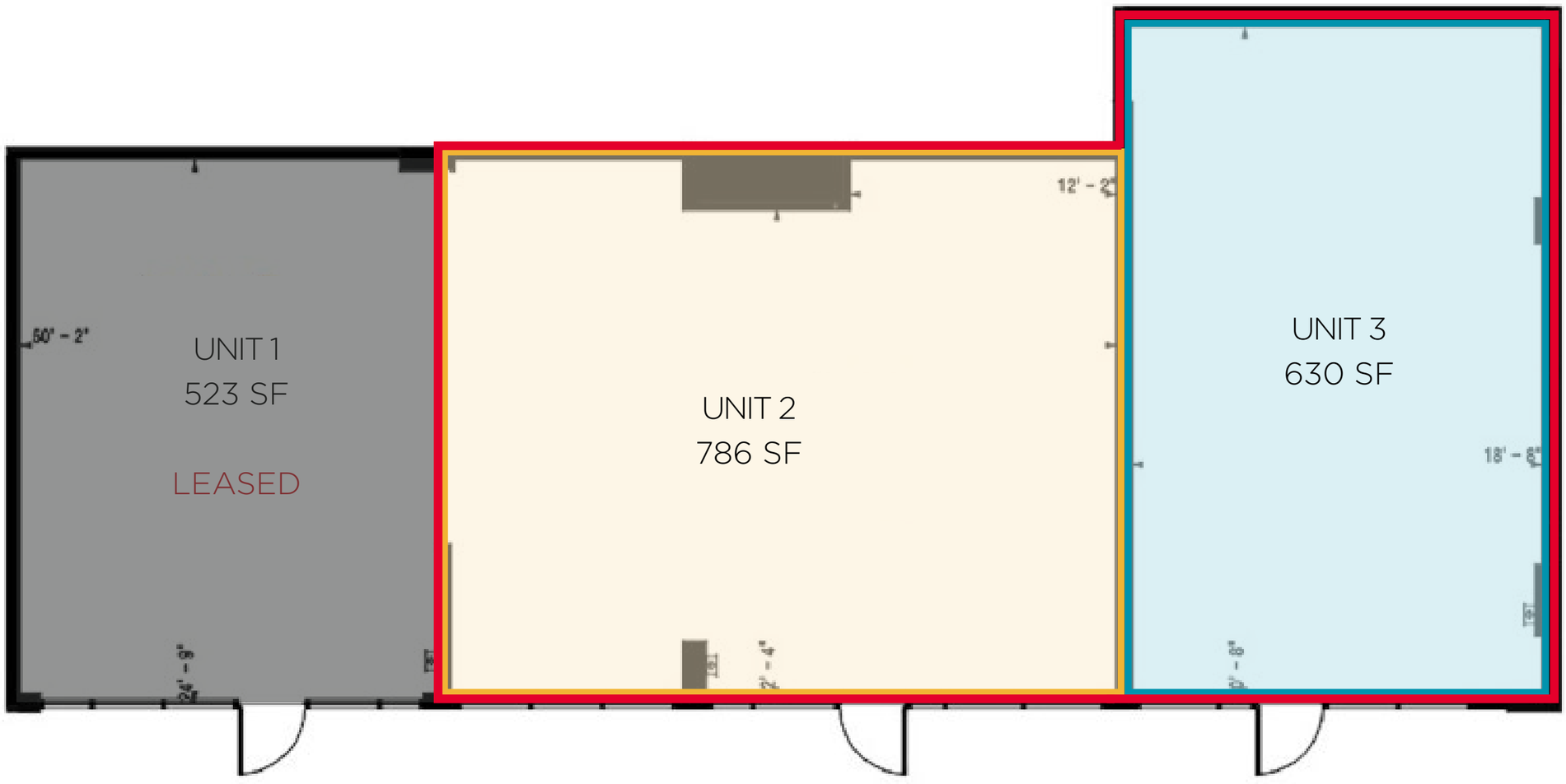




FLOOR PLAN

GROUND FLOOR
1,416 SF
(DIVISIBLE)

- Unit 2 – 786 SF
- Unit 3 – 630 SF
- *Unit 2 & 3 can be combined – 1,416 SF



KINGSTON ROAD

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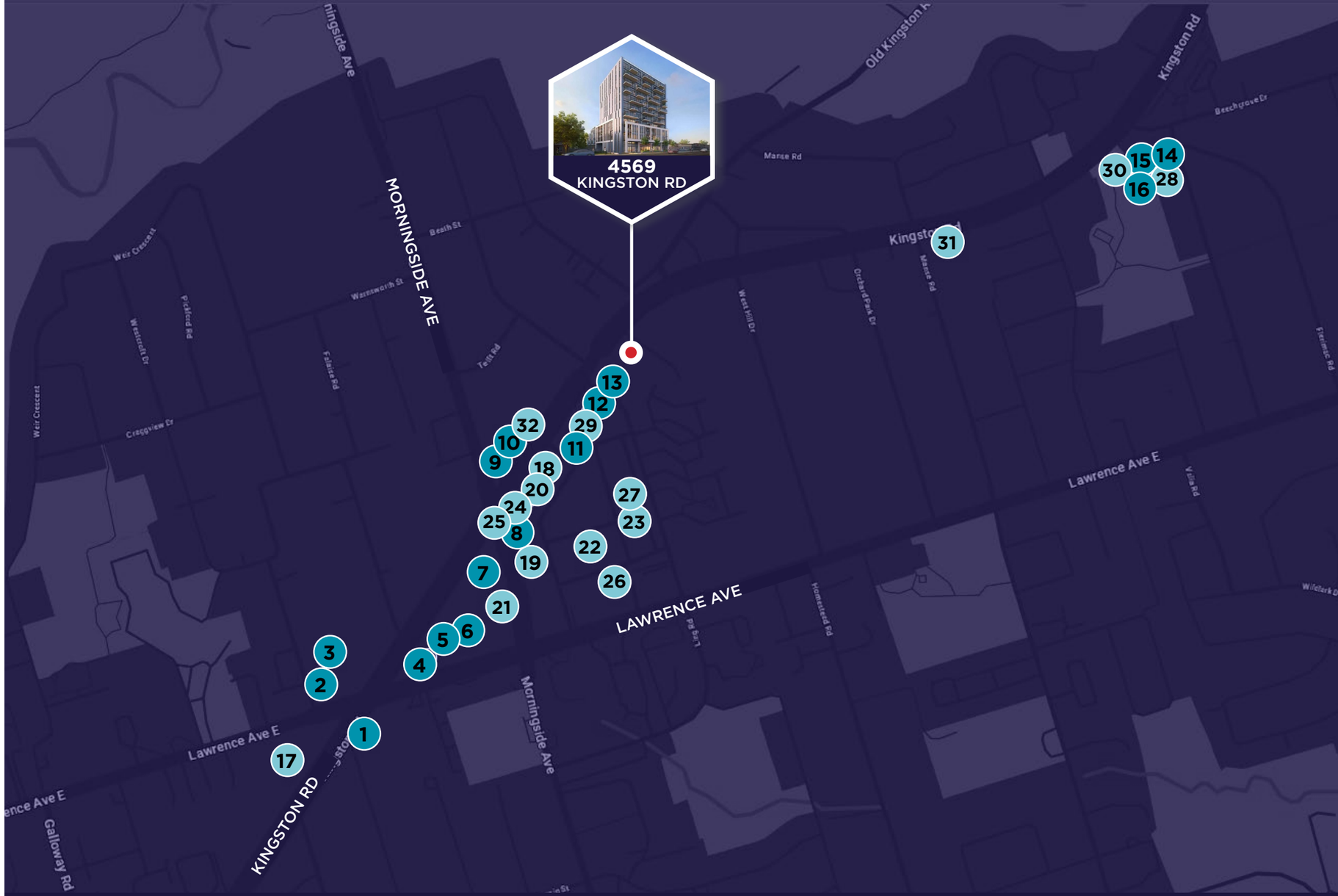
RETAILER MAP

CAFES & RESTAURANTS

1. Krispy Kreme Doughnuts
2. Shelby's
3. Swiss Chalet
4. McDonald's
5. Chick-N-Joy
6. Shawarma Royale
7. Tim Hortons
8. Mr. Puffs
9. Scotty Bons Caribbean Grill
10. Pizza Nova
11. Pita Land
12. Homies Donuts
13. Sunset Grill
14. SnapBack Coffee
15. Domino's Pizza
16. The Chef's Kitchen

SHOPPING & AMENITIES

17. RBC
18. TD
19. CIBC
20. Scotiabank
21. No Frills
22. Food Basics
23. M&M Food Market
24. Bell
25. H&R Block
26. Kumon Centre
27. Fit 4 Less
28. Level Wellness Studio
29. Massage Addict
30. Haven Barbers
31. West Hill Medical Centre
32. Flowers in West Hill



NEIGHBOURHOOD DEMOGRAPHICS (1 KM)

13,447
Population

$97,885
Average Household Income

71
Traffic Score

10,935
Daytime Population

38
Median Age

90
Pedestrian Score

4569 KINGSTON ROAD, SCARBOROUGH



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*Sales Representative **Broker