



642-648 DIXON ROAD
ETOBICOKE, ON

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milestones
GRILL + BAR®

SWISS CHALET®

Tim Hortons®

SUBWAY®



642 -648 DIXON ROAD ETOBICOKE, ON

Well located in close proximity to Toronto Pearson International Airport, 642-648 Dixon Road serves as a primary food destination for the surrounding commercial and industrial area, including over a dozen hotels within less than a two kilometre radius. The open centre benefits from a strong and steady customer base and its limited competition from other restaurants and amenities. The property is also conveniently minutes from both Highway 401 and Highway 27, and five kilometres from Highway 427 and 409.



642 - 648 DIXON ROAD | ETOBICOKE, ON



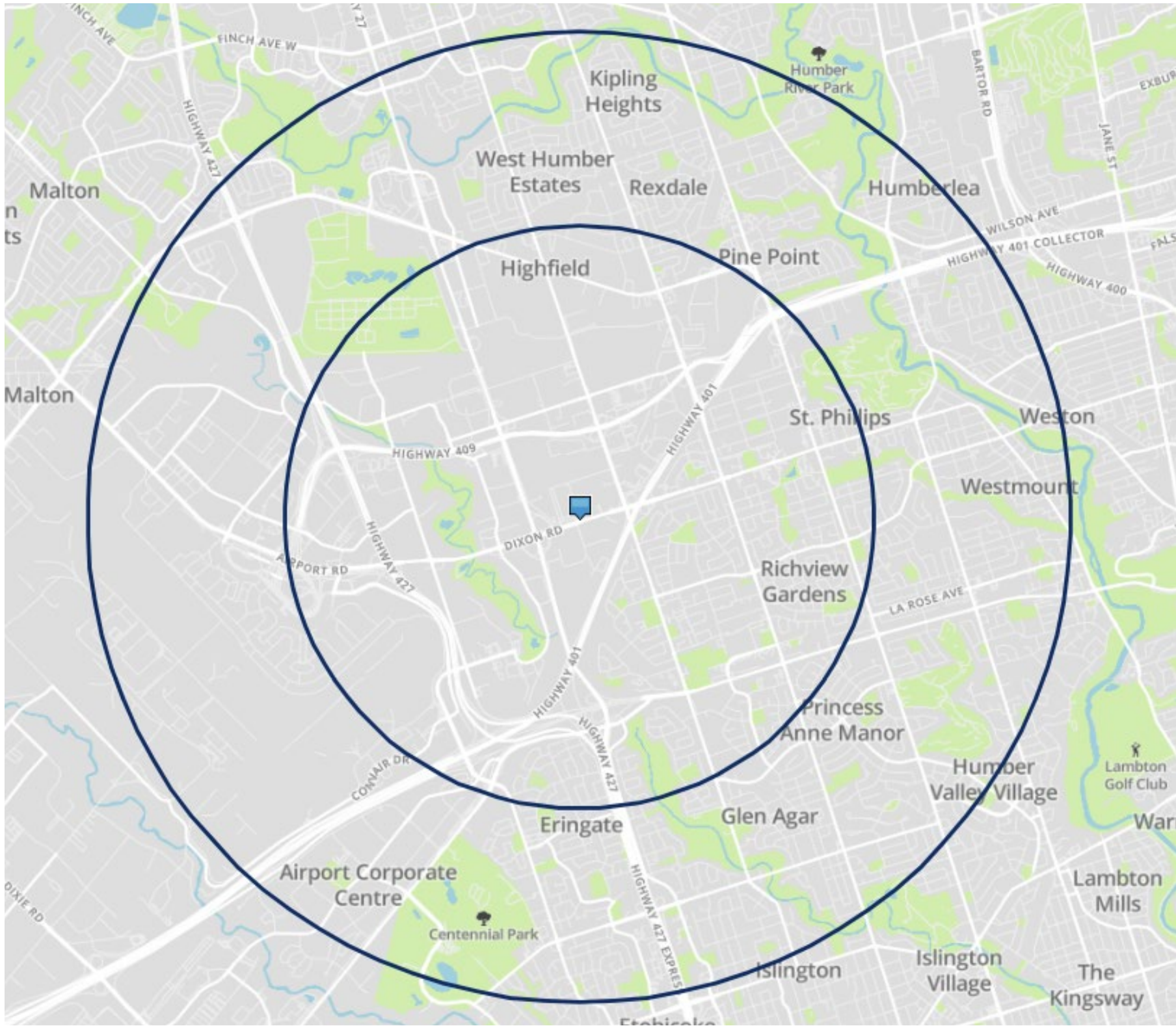


PROPERTY HIGHLIGHTS





| | |
|----------------------------------|---|
| ADDRESS | 642 - 648 Dixon Road Etobicoke, ON M9W 1J1 |
| MAJOR INTERSECTION | Dixon Road and Highway 27 |
| GLA (SQ. FT) | 24,471 |
| NUMBER OF STORES AND SERVICES | 7 |



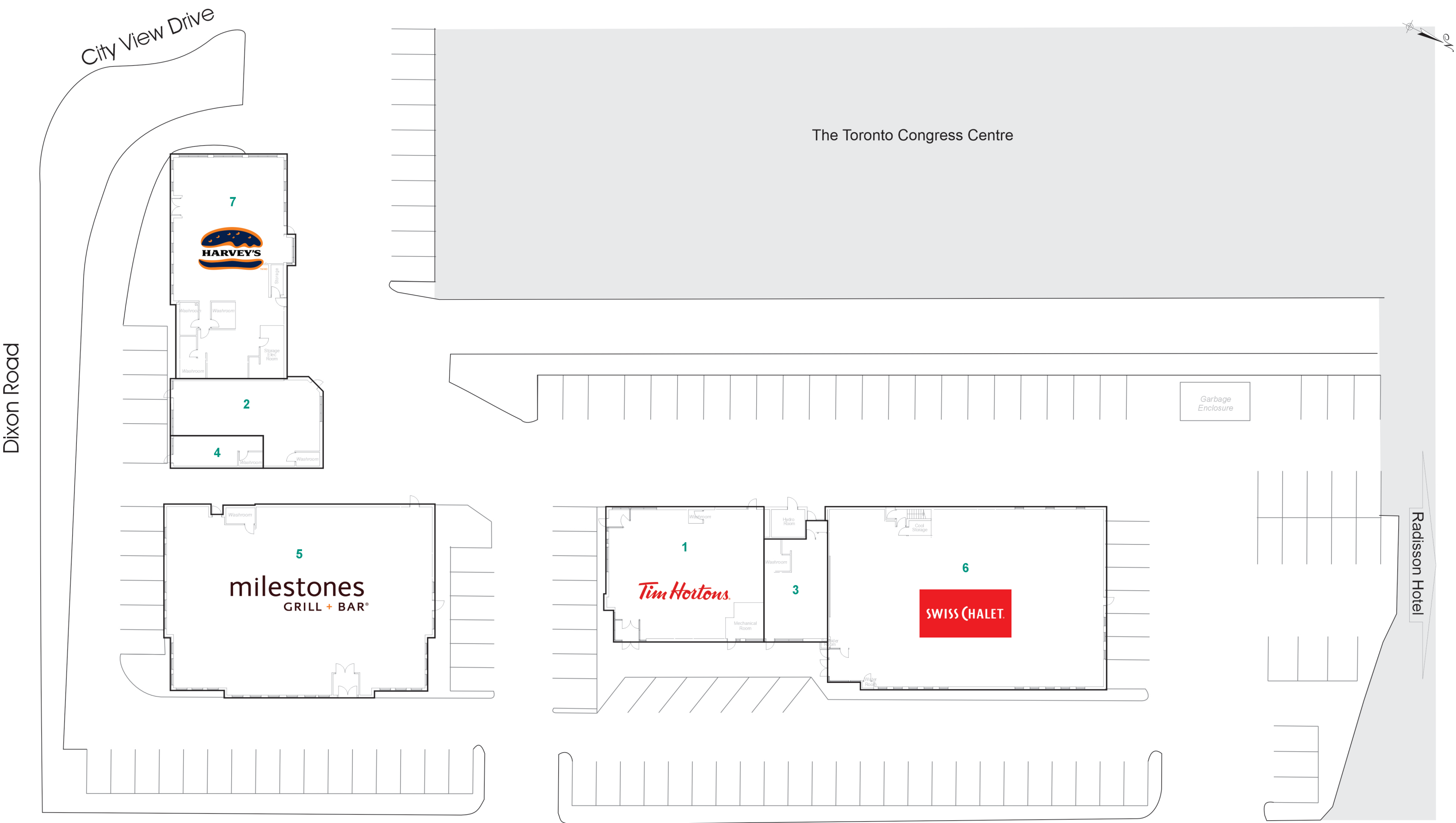
DEMOGRAPHICS



TRADE AREA (2024 ESTIMATES)

| | | | |
|---|--------------------------|-----------|-----------|
|  | DISTANCE | 3 KM | 5 KM |
|  | FAMILIES WITH CHILDREN | 43% | 44% |
|  | TRADE AREA POPULATION | 52,865 | 169,490 |
|  | AVERAGE HOUSEHOLD INCOME | \$121,921 | \$139,553 |

SITE PLAN AND TENANT DIRECTORY



| UNIT | TENANT | SQ FT |
|------|-----------------------|-------|
| 1 | Tim Hortons | 2,350 |
| 2 | Dixon Convenience | 1,300 |
| 3 | Subway | 828 |
| 4 | Quesada Mexican Grill | 389 |
| 5 | Milestones | 7,041 |
| 6 | Swiss Chalet | 8,363 |
| 7 | Harvey's | 3,200 |

The Toronto Congress Centre



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