



**642-648 DIXON ROAD**  
ETOBICOKE, ON

The information contained herein has been obtained from sources deemed to be reliable but does not form part of any future contract and is subject to independent verification by the reader. The property is subject to prior letting, withdrawal from the market and change without notice.



SWISS CHALET.

Tim Hortons.

SUBWAY



## 642 - 648 DIXON ROAD ETOICOKE, 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

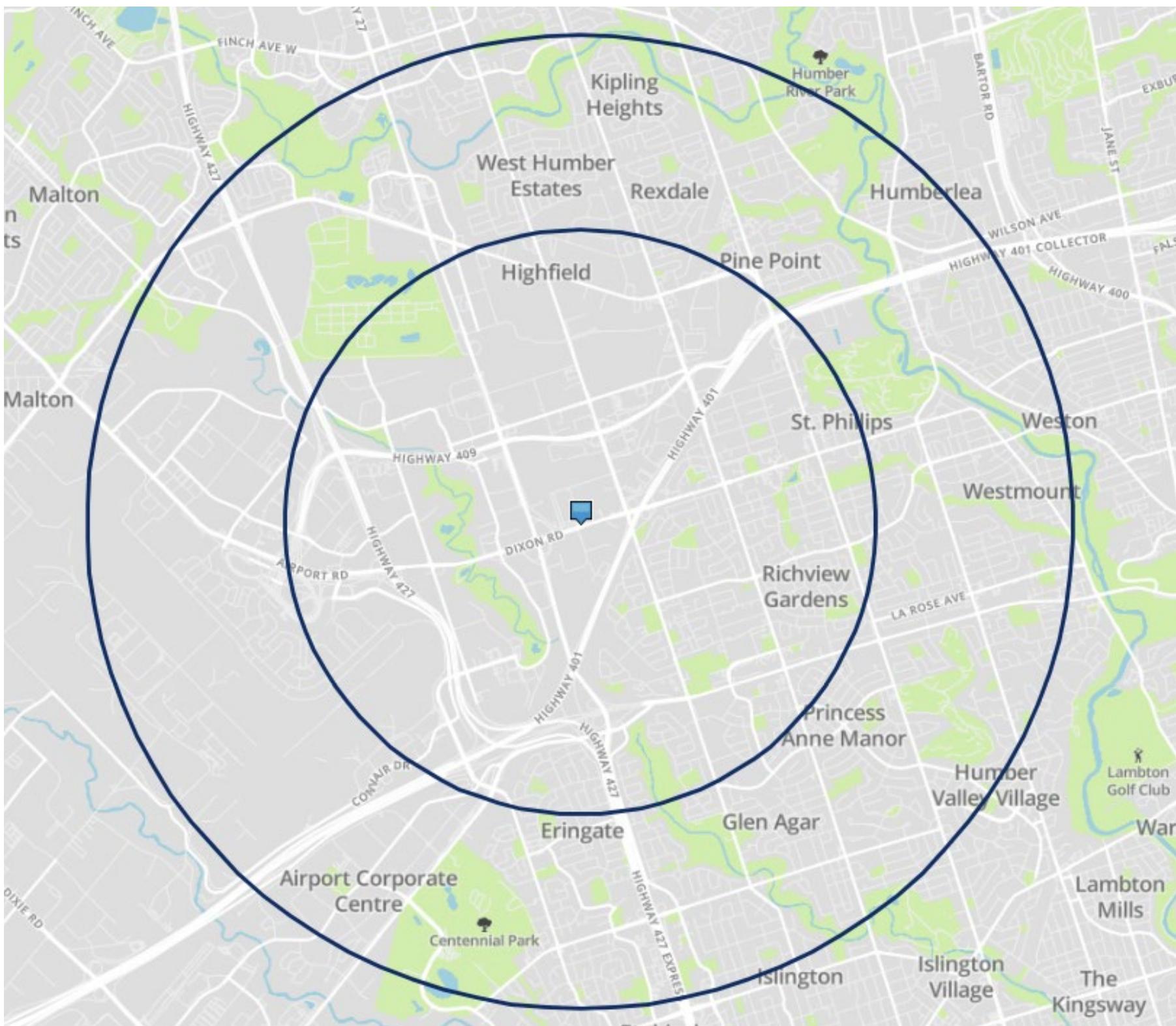
ADDRESS	642 - 648 Dixon Road Etobicoke, ON M9W 1J1
MAJOR INTERSECTION	Dixon Road and Highway 27
GLA (SQ. FT)	<b>24,471</b>
NUMBER OF STORES AND SERVICES	<b>7</b>



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# DEMOCRAPHICS



## TRADE AREA (2024 ESTIMATES)



DISTANCE

**3 KM**

**5 KM**



FAMILIES  
WITH  
CHILDREN

**43%**

**44%**



TRADE  
AREA  
POPULATION

**52,865**

**169,490**

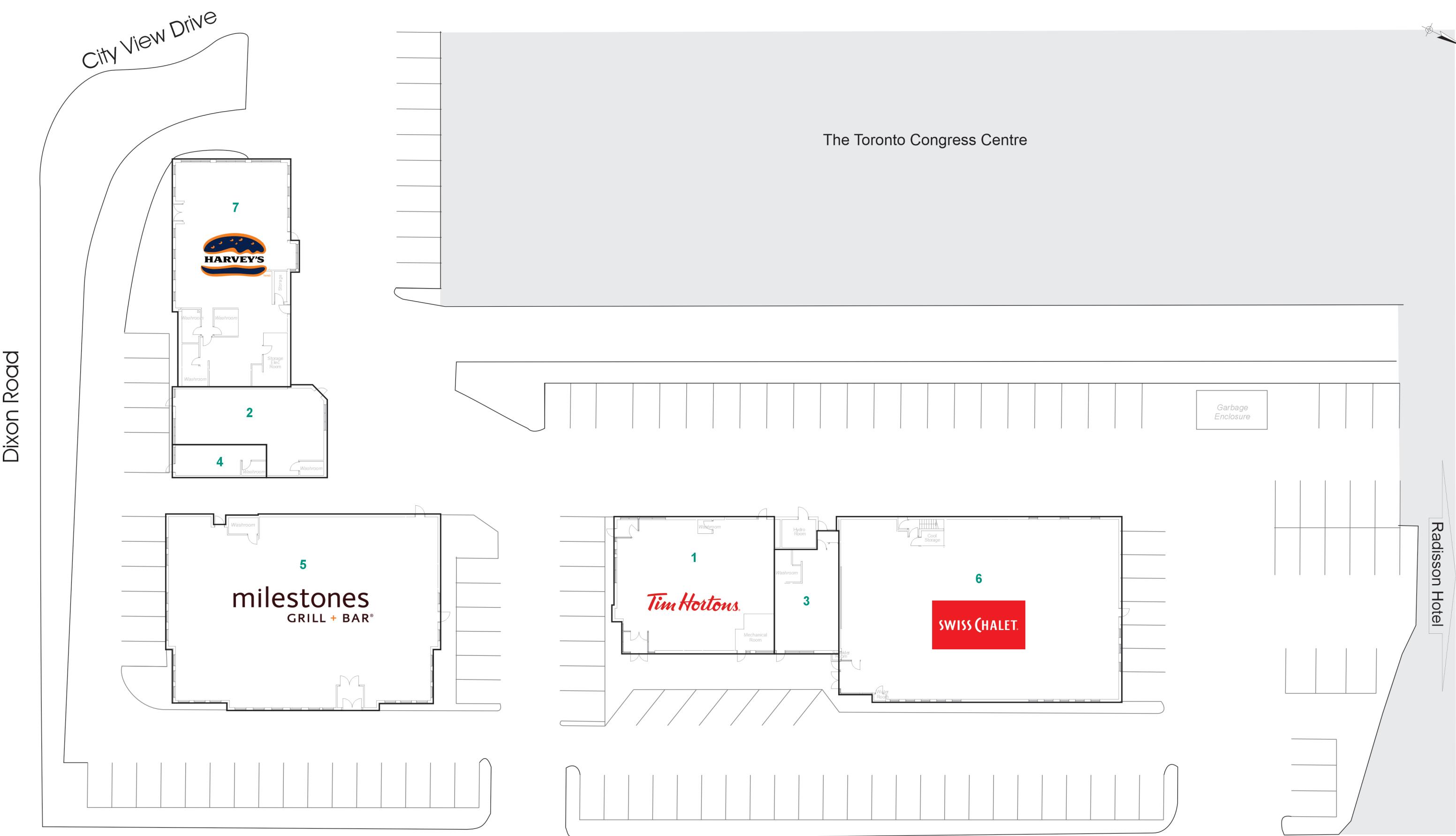


AVERAGE  
HOUSEHOLD  
INCOME

**\$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

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