

1635 BAYLY STREET, PICKERING

For Lease | Prime inline retail unit with strong Bayly Street exposure



VALUE INSIGHT
REALTY
REAL ESTATE ADVISORY GROUP

1635 Bayly Street Pickering



Property Details

TYPE	For lease
UNIT F2	Currently operating as a barbershop
SIZE	1,533 sq.ft.
NET RENT	\$35/sq.ft.
TMI	\$11.66/sq.ft.
AVAILABILITY	30 days



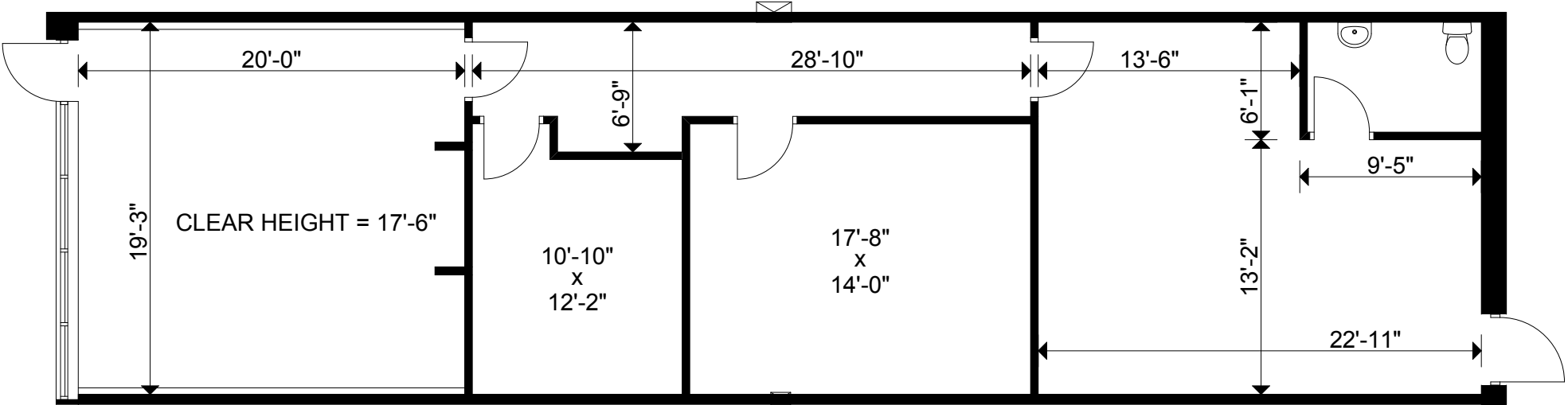
Property Highlights

- Newly built retail plaza at Brock Rd & Bayly St, just south of Hwy 401 (South Pickering)
- Prime inline unit with strong Bayly St exposure; adjacent to St. Louis Bar & Grill
- Join a quality tenant mix: St. Louis, Harvey's (Drive-Thru), Mr. Safety Shoes, TPH Printing, and more
- Ample on-site parking and easy access from a high-visibility intersection
- Minutes to Hwy 401; surrounded by dense residential and daytime population
- Ideal uses: Restaurant, QSR, café, juice bar, financial services, salon, personal services, or showroom
- New build to the east leased to the government (±50,000 SF) — ~60%+ complete
- New build to the west leased to a daycare (±8,000 SF) — ~85% complete

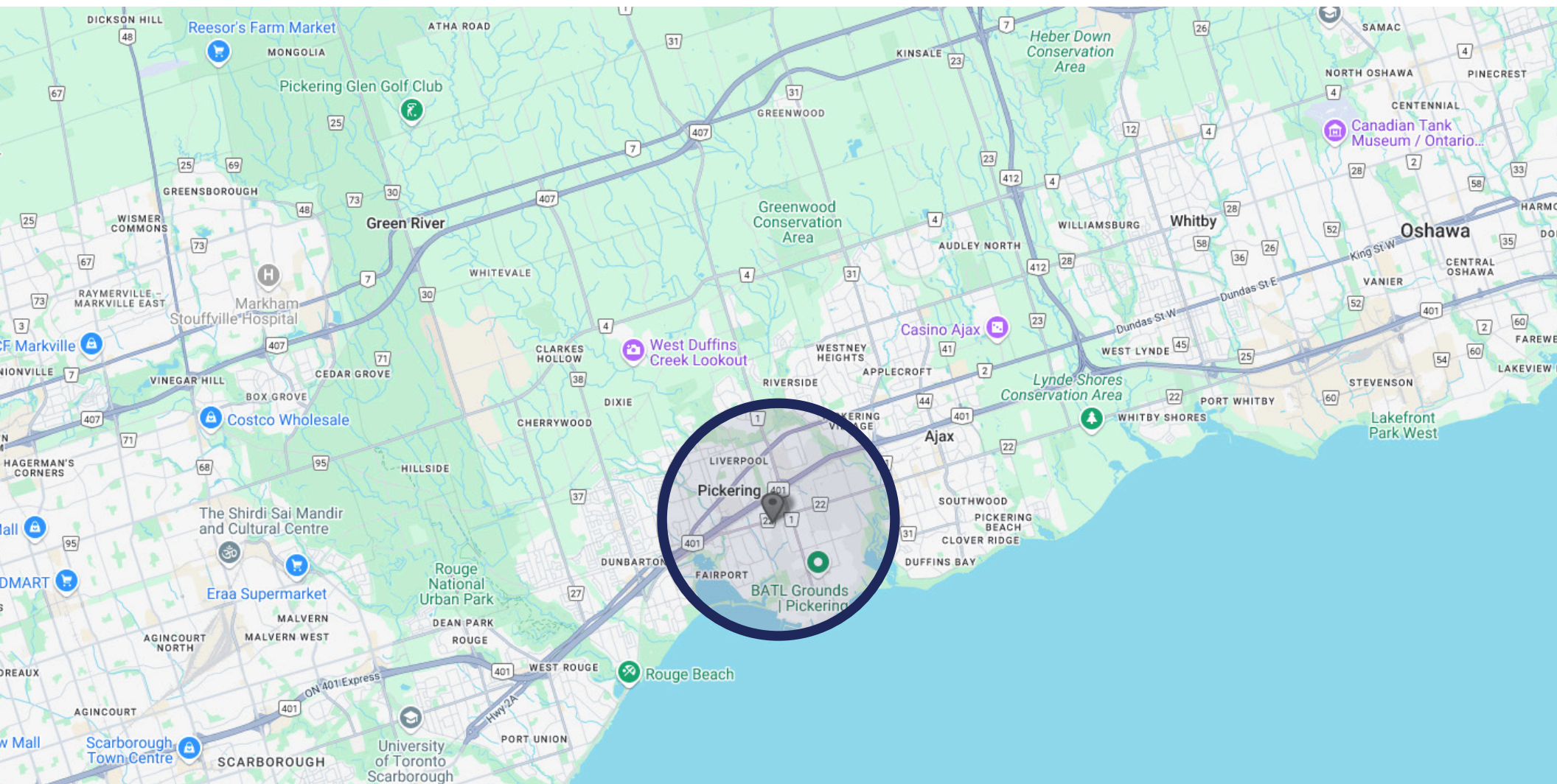
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Unit F2



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AREA DEMOGRAPHICS

Within 3km radius of property



POPULATION
41,438



AVERAGE INCOME
\$128,603*

** Annually per household*



MEDIAN AGE
41.6

