

2460 BROCK ROAD, PICKERING

For Lease | New Grocery Anchor Opportunity



VALUE INSIGHT
REALTY
REAL ESTATE ADVISORY GROUP

2460 Brock Road Pickering



PROPERTY HIGHLIGHTS

- New 34,000–36,000 sq.ft. grocery anchor opportunity forming part of the established Seaton Centre retail development
- Situated on an approximately 7.95-acre site, plus approximately two acres of hydro lands, providing a substantial commercial destination within the growing Seaton community
- Proposed grocery space will be incorporated into a new mixed-use building with two additional storeys above and a separate entrance
- Build-to-suit opportunity providing flexibility to accommodate the grocery tenant's specific design, layout and operational requirements
- Join an established mix of national and daily-needs tenants including Planet Fitness, Tim Hortons, Dollar Tree, RBC, Scotiabank and Subway, generating consistent traffic throughout the day
- Strategically located along Brock Road in the rapidly growing Seaton community, surrounded by significant residential development with convenient access to highways 401 and 407

PROPERTY DETAILS

Type: **For lease**

Size: **34,000–36,000 sq.ft.**

Rent & TMI: **Contact listing agent**

Availability: **TBD**



2460 Brock Road Pickering



RAPIDLY GROWING TRADE AREA

2460 Brock Road is strategically positioned within one of Pickering's most significant growth areas. Pickering's population is forecast to grow from approximately 109,000 residents in 2025 to more than 170,000 by 2040-44, while Seaton is expected to experience substantial residential expansion.



+56% forecast
Pickering
population
growth



+185% forecast
Seaton
residential unit
growth

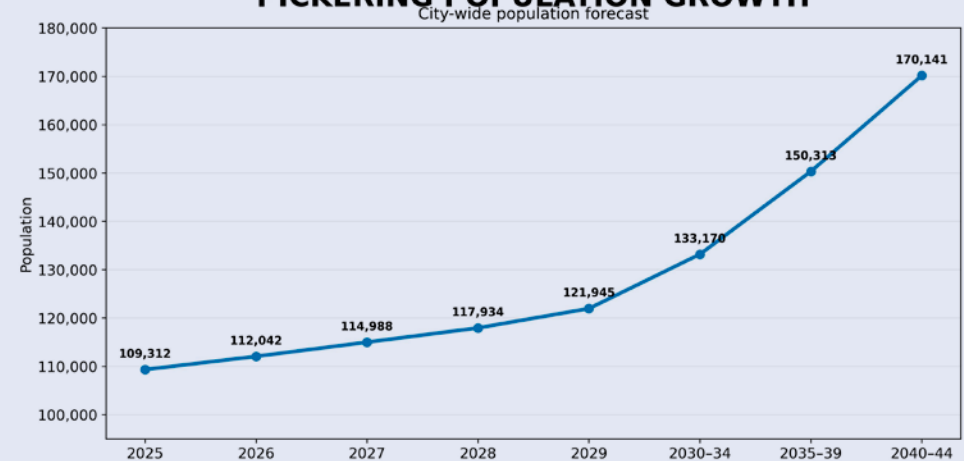


70,000 long-
term Seaton
population
target

*With substantial population and residential growth projected across Pickering and Seaton, 2460 Brock Road is strategically positioned to serve a rapidly expanding customer base for grocery, retail and daily-needs services.**

*Source: City of Pickering, 2025 Population and Unit Forecast Report

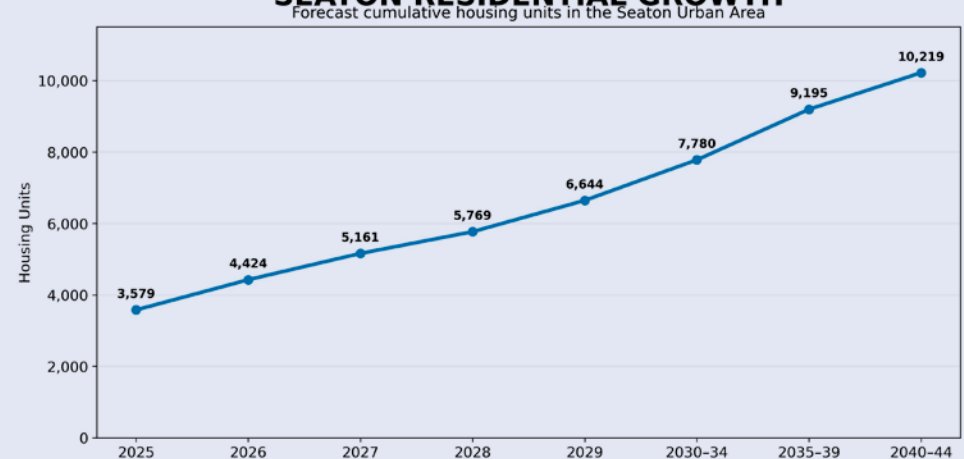
PICKERING POPULATION GROWTH



+56% forecast population growth | 109,312 in 2025 → 170,141 by 2040-44

Source: City of Pickering, 2025 Population and Unit Forecast Report

SEATON RESIDENTIAL GROWTH



+186% forecast growth | 3,579 units in 2025 → 10,219 units by 2040-44

Source: City of Pickering, 2025 Population and Unit Forecast Report

2460 Brock Road Pickering



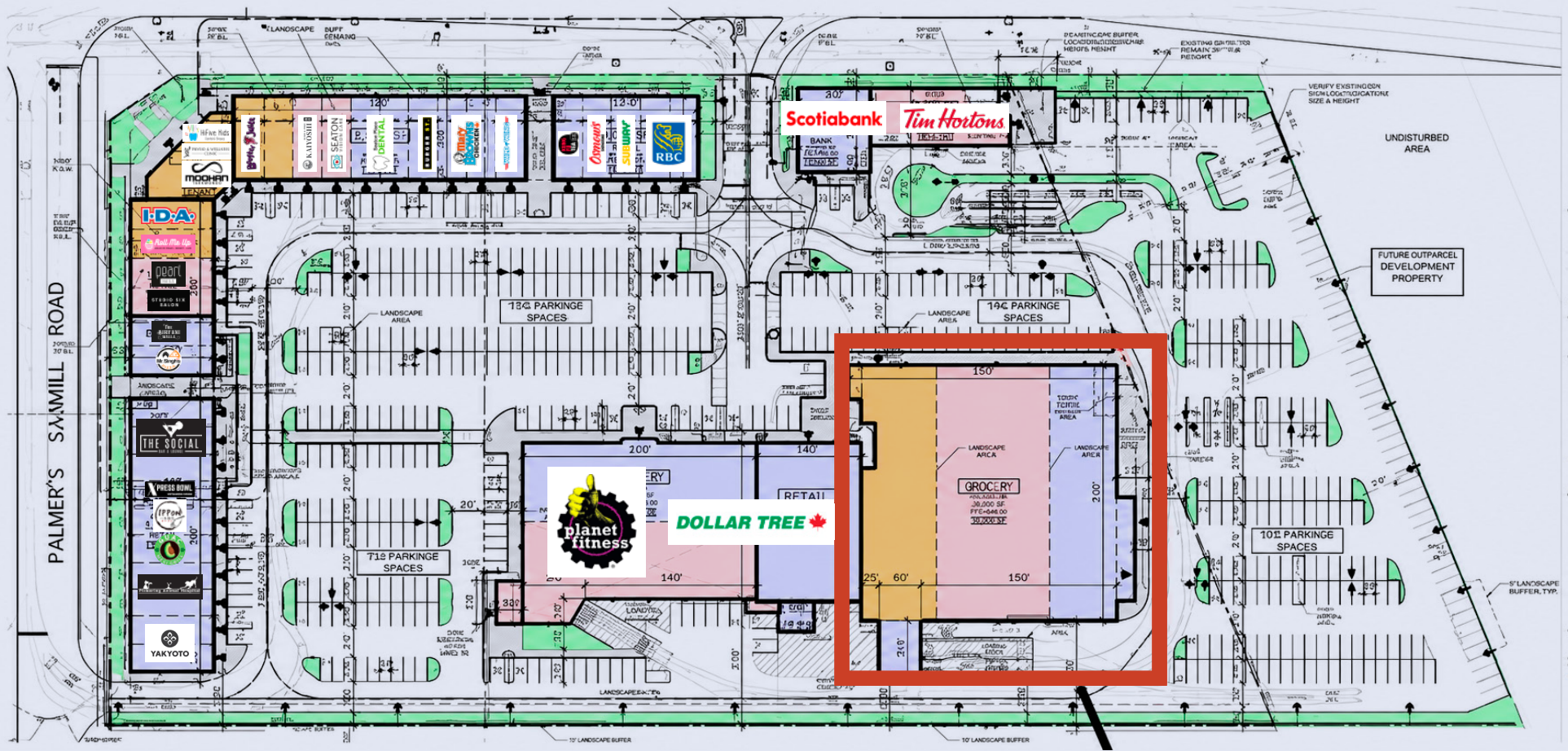
2460 Brock Road
Pickering



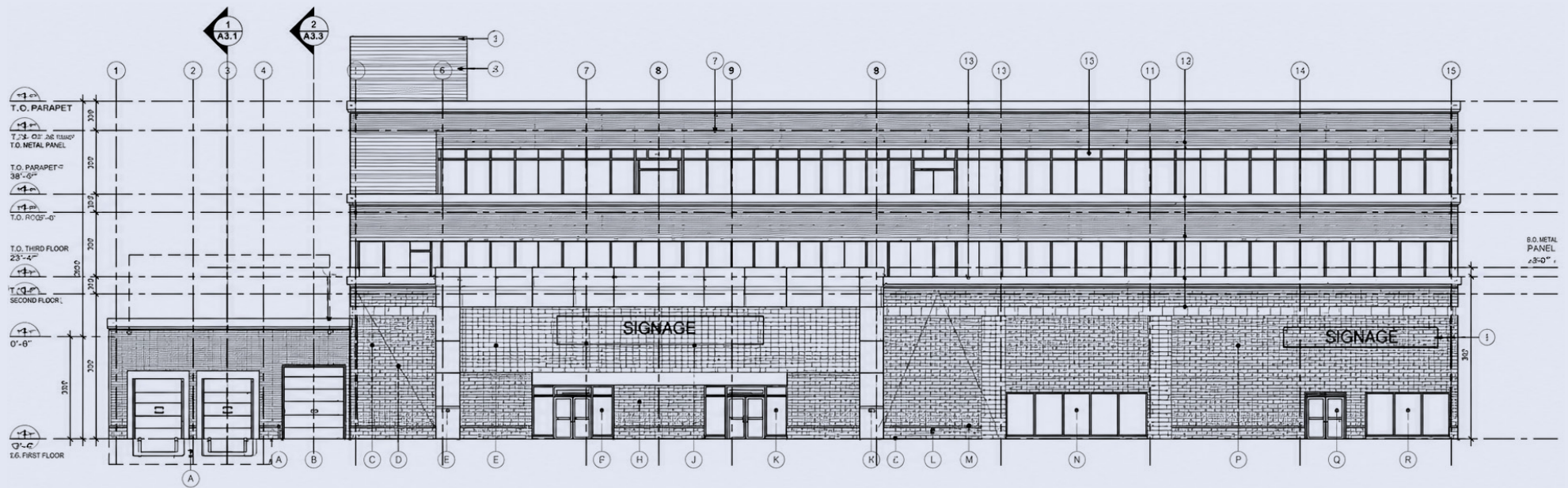
2460 Brock Road Pickering

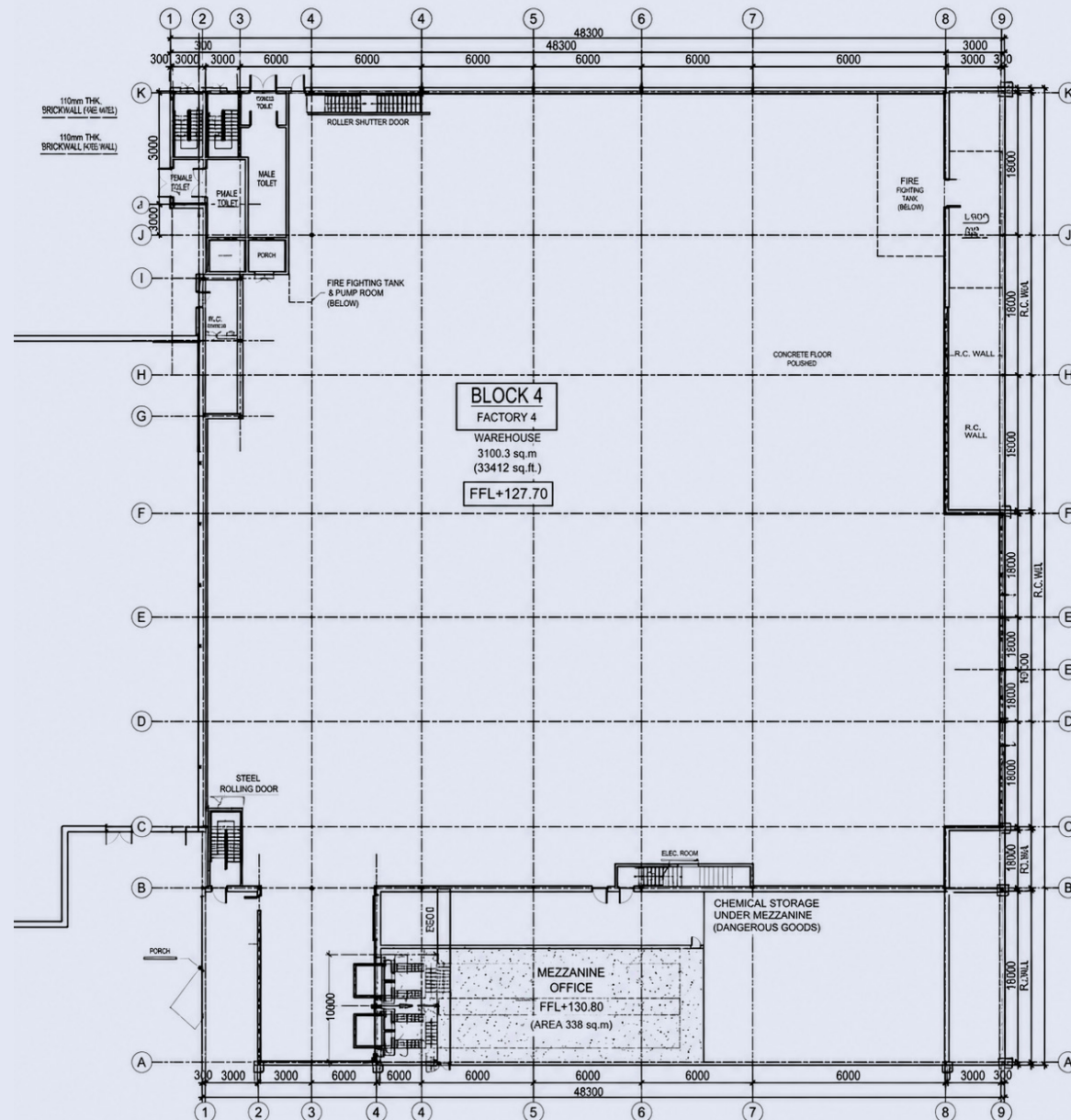


2460 Brock Road Pickering

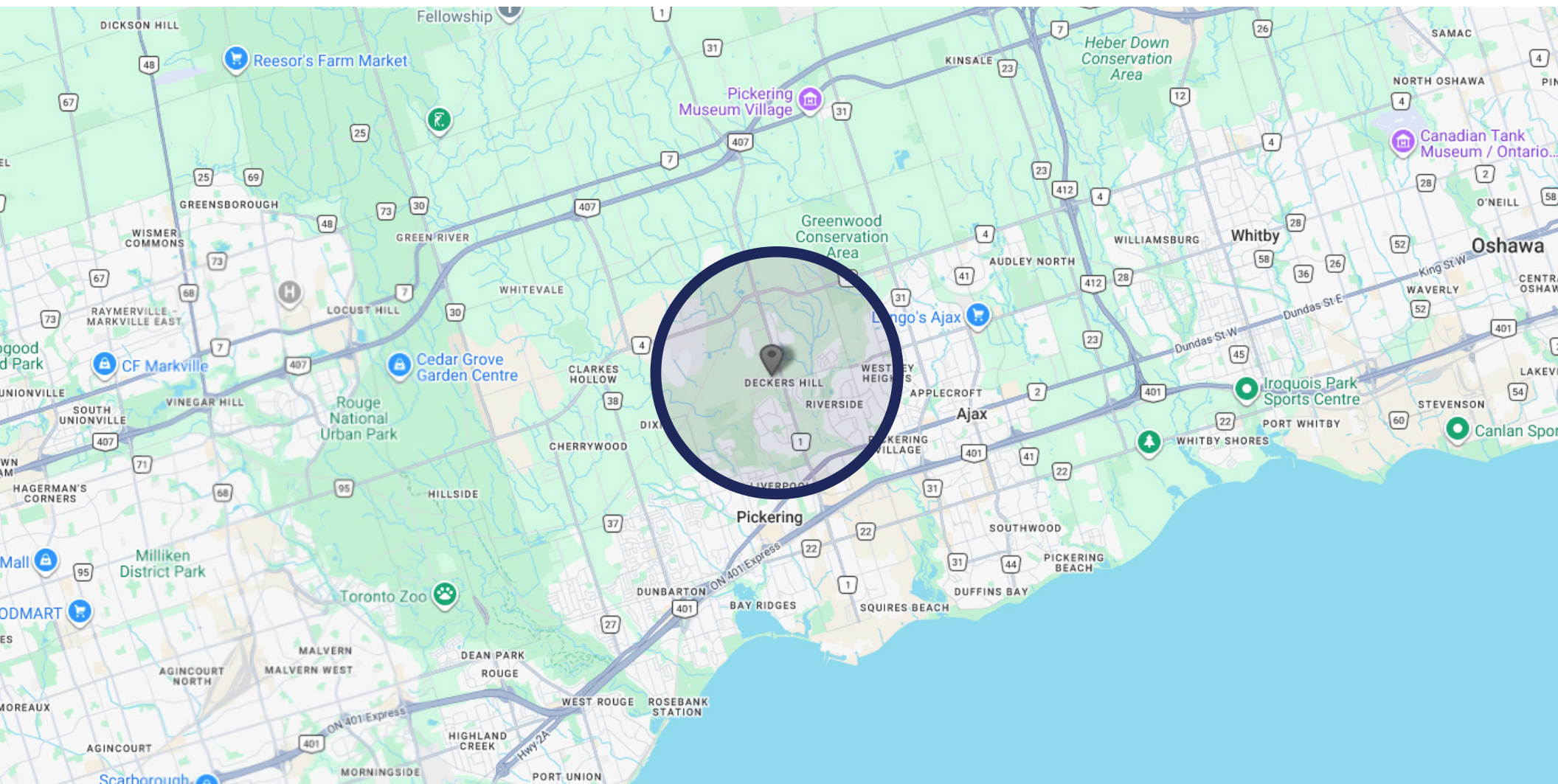


All plans are preliminary and subject to change.





2460 Brock Road Pickering



AREA DEMOGRAPHICS

Within 3 km radius of property



POPULATION
53,707



AVERAGE INCOME
\$165,047*

* Annually per household



MEDIAN AGE
36.2

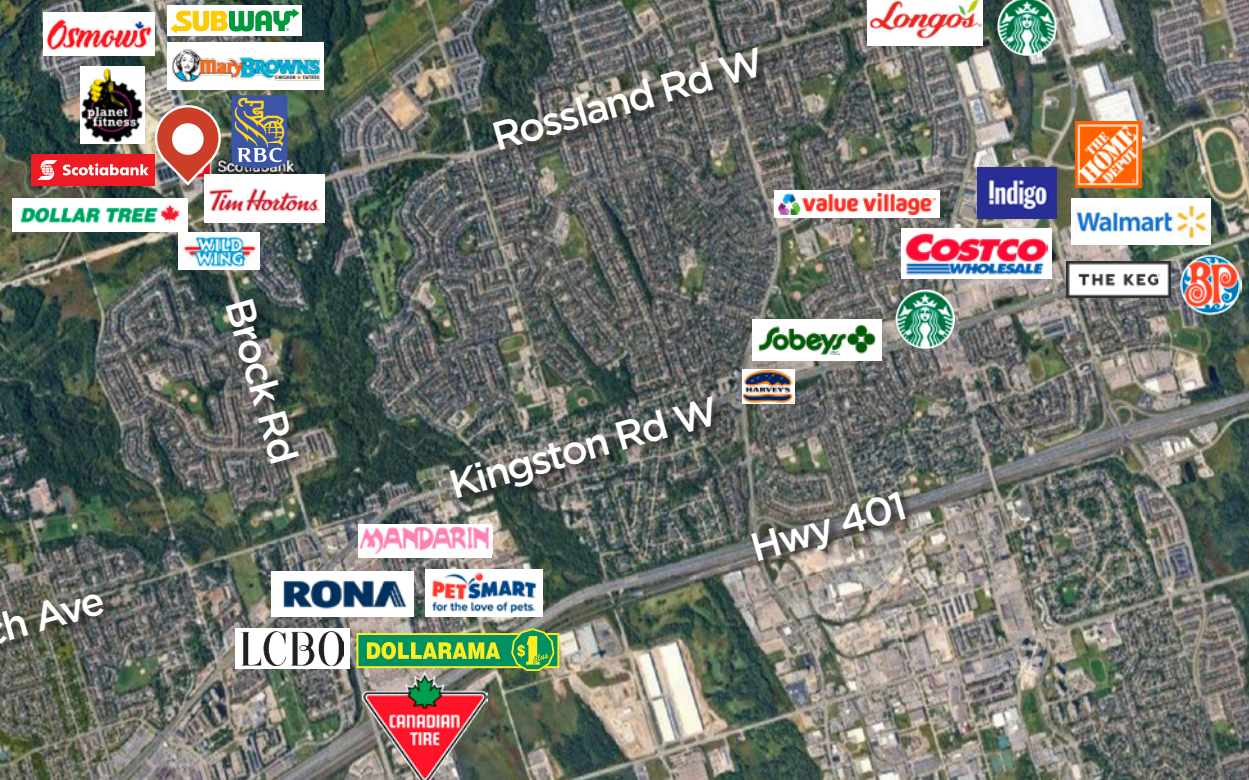
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