



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



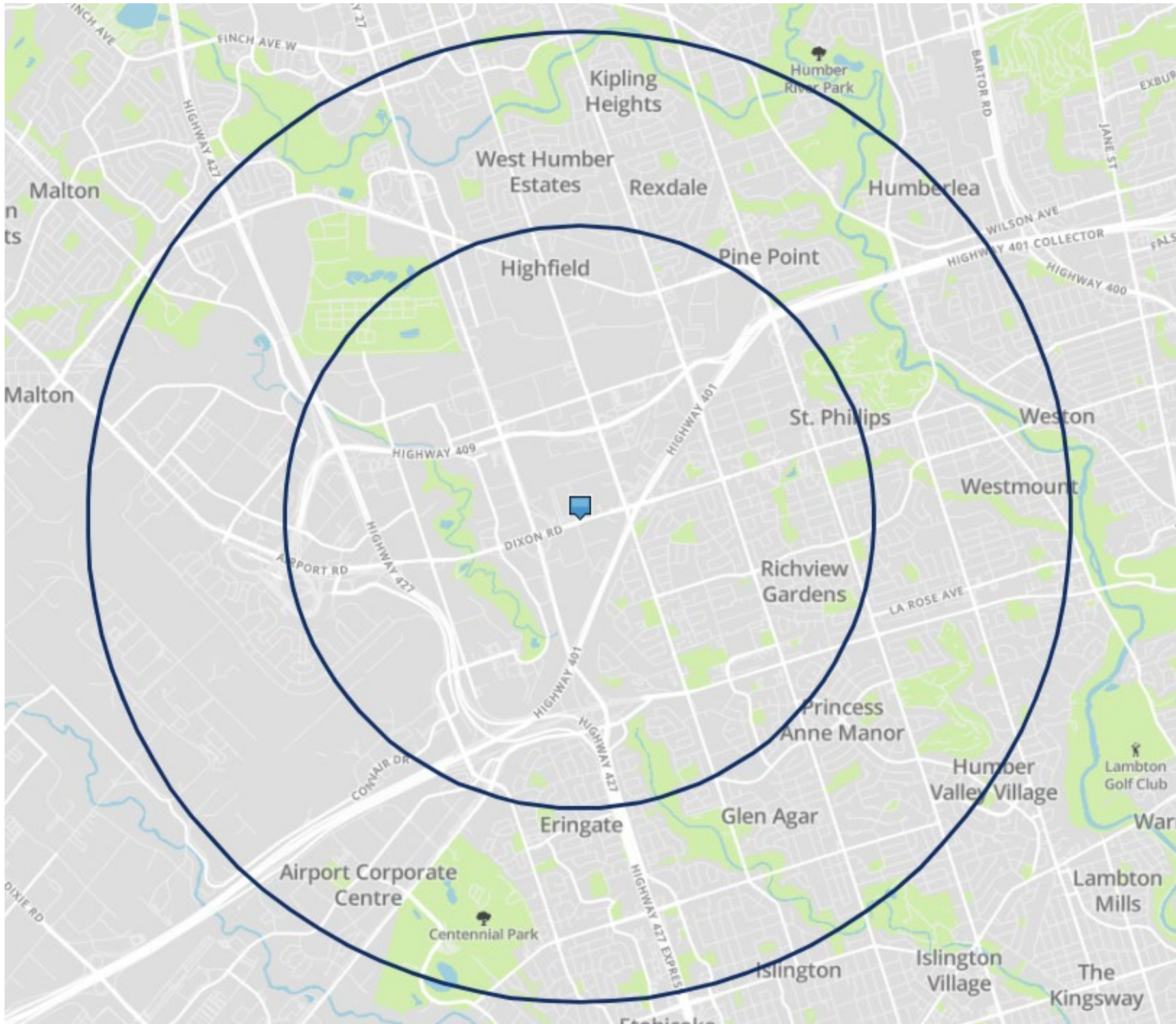


PROPERTY HIGHLIGHTS





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



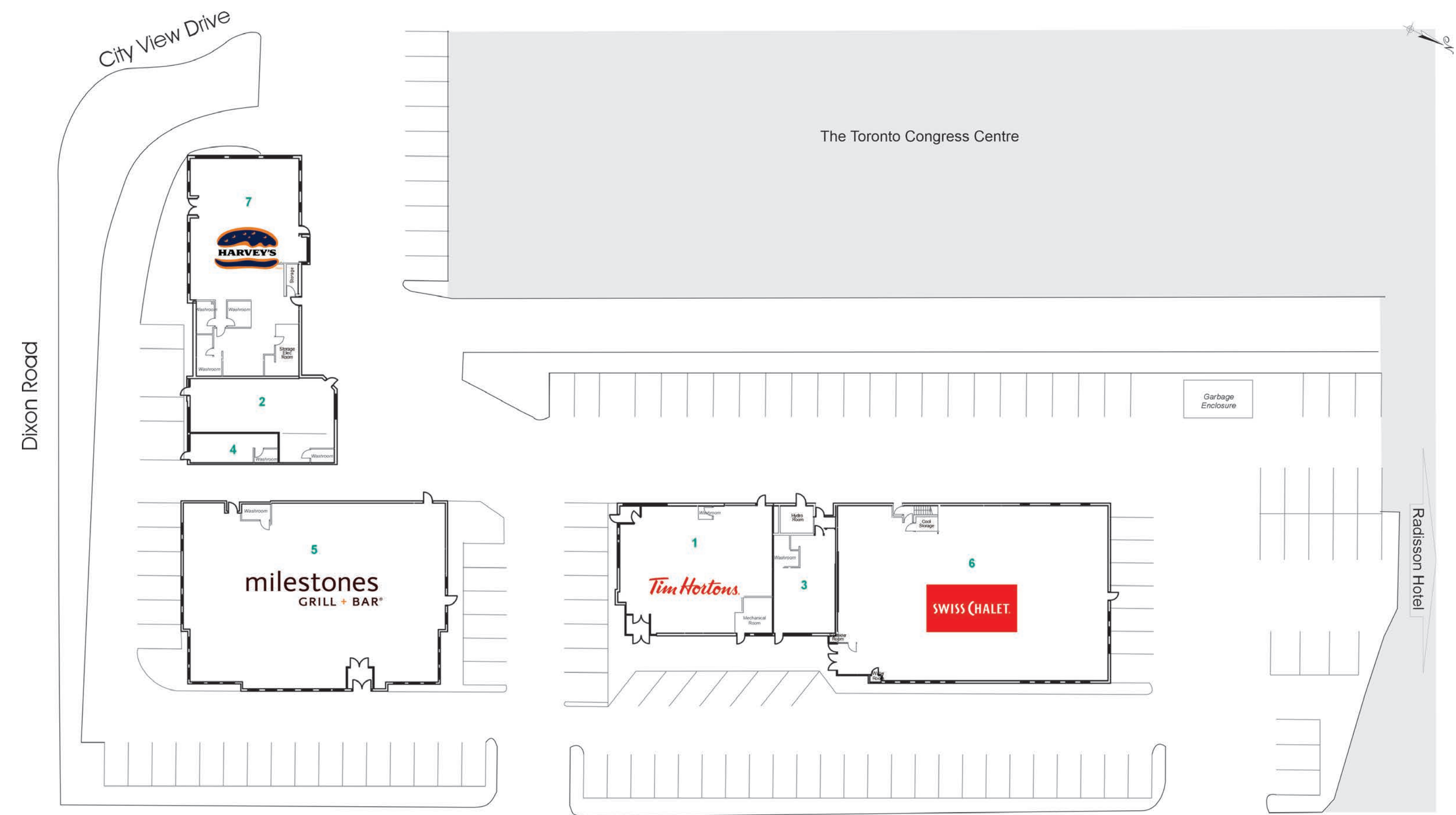
DEMOGRAPHICS



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



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**BENTALLGREENOAK (CANADA)
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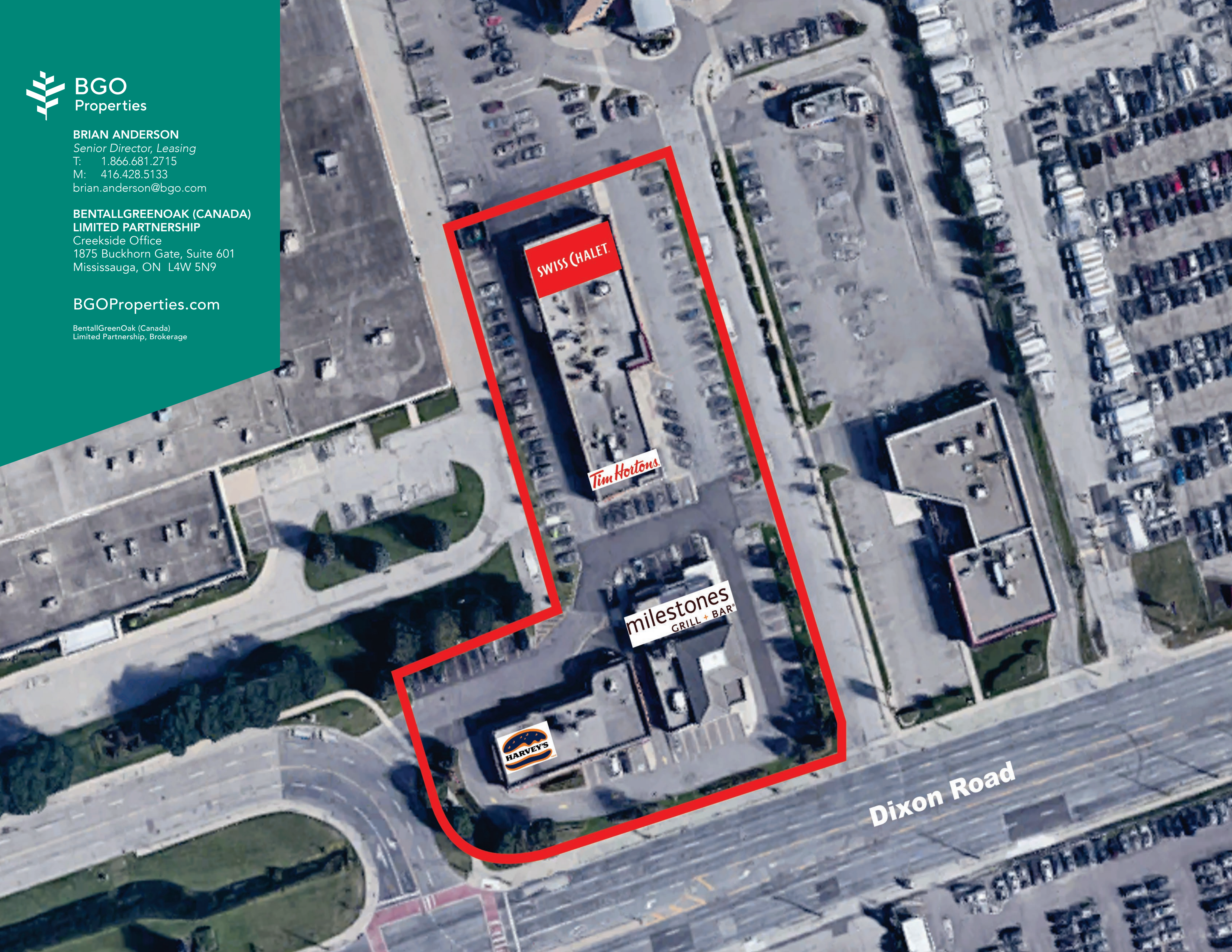
Creekside Office

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BentallGreenOak (Canada)
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SWISS CHALET

Tim Hortons

milestones
GRILL + BAR

HARVEY'S

Dixon Road