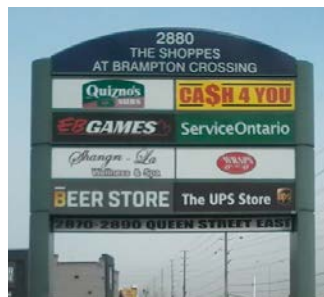
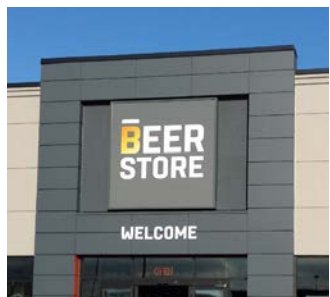


THE SHOPPES AT BRAMPTON CROSSING

RETAIL SPACE

FOR LEASE

Retail Centre, Airport Road & Queen Street East
2870-2890 Queen Street East, Brampton, ON



PROPERTY PROFILE & LOCATION

- Northwest corner of Airport Road and Queen Street East
- Total size 36,137 sq. ft. gross leasing area
- Restaurant/QSR focused plaza in active employment area

SPACE AVAILABLE

Unit #	Square Footage	Details
Unit 10	1,254 sq. ft.	Former hair salon
Unit 3	1,276 sq. ft.	Built out for light restaurant

SITE FEATURES

- Shadow anchored by Canadian Tire and Walmart Supercentre
- Other neighbouring tenants include Winners, Staples and The Brick
- Growing residential base nearby, forecast of 5,000 homes
- Surrounded by Brampton's top employers

DEMOGRAPHICS

- Average household income: \$92,266 (within 5 kilometres)
- Trade area population: 131,419 (within 5 kilometres)
- Daytime population: 88,154 (as of 2005)

TRAFFIC COUNTS (2011)

- North East: 19,620 vehicles
- South West: 18,439 vehicles

Owned & Managed By:

**Firm
Capital**
Firm Capital Properties Inc.

FIRM CAPITAL PROPERTIES INC. LEASING CONTACT

Chris Serrie, National Director of Leasing

163 Cartwright Avenue, Toronto, ON M6A 1V5

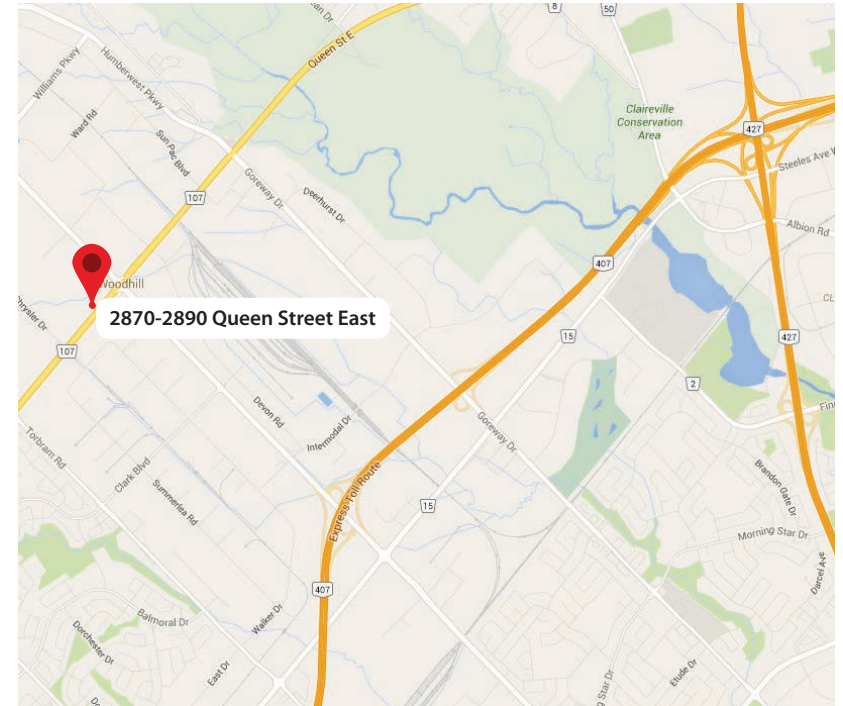
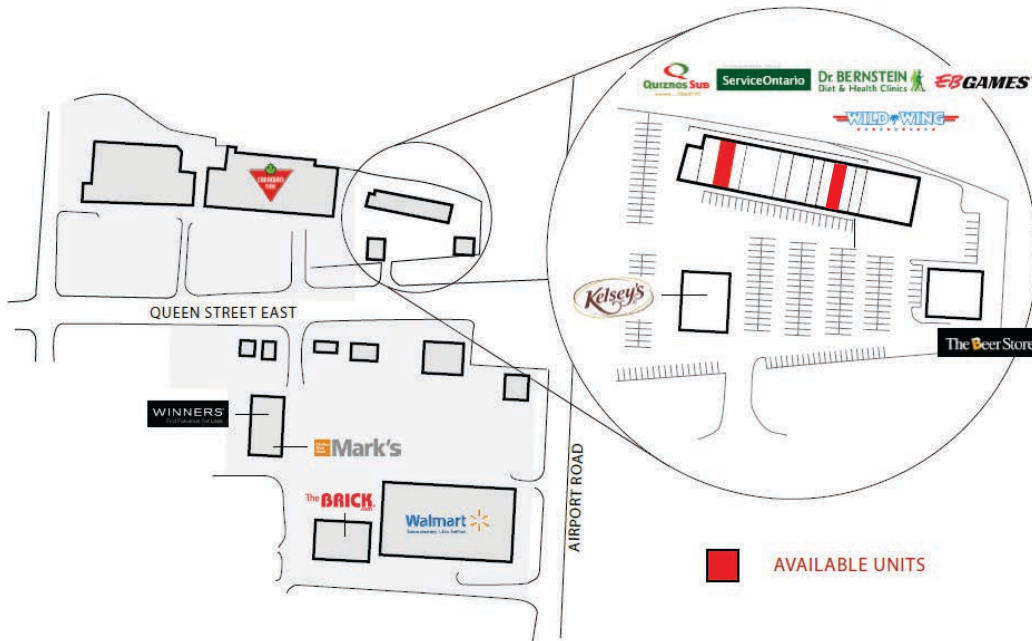
T. 416.635.0221 ext. 349 | E. cserrie@firmcapital.com

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CURRENT TENANTS

The Beer Store, EB Games, Hakka Flavours, Kelsey's, Dr. Bernstein Clinic, Quiznos, Wild Wings, Shangri-La Wellness & Spa, Ca\$h 4 You, The UPS Store, Service Ontario, Firangi by Host Restaurant and Sunrise Breakfast

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