



**S & H REALTY
CORPORATION**

Aurora Shopping Centre, Aurora, Ontario

Aurora Shopping Centre is a recently upgraded 122,000 sq.ft. retail service and restaurant site located on the west side of Yonge Street, south of Wellington Street in the main “downtown” retail node in Aurora. Tenants include well-known retailers such as **No Frills, Staples, Bulk Barn, CIBC, Dollarama, and The Beer Store**, along with a significant number of thriving local independents.

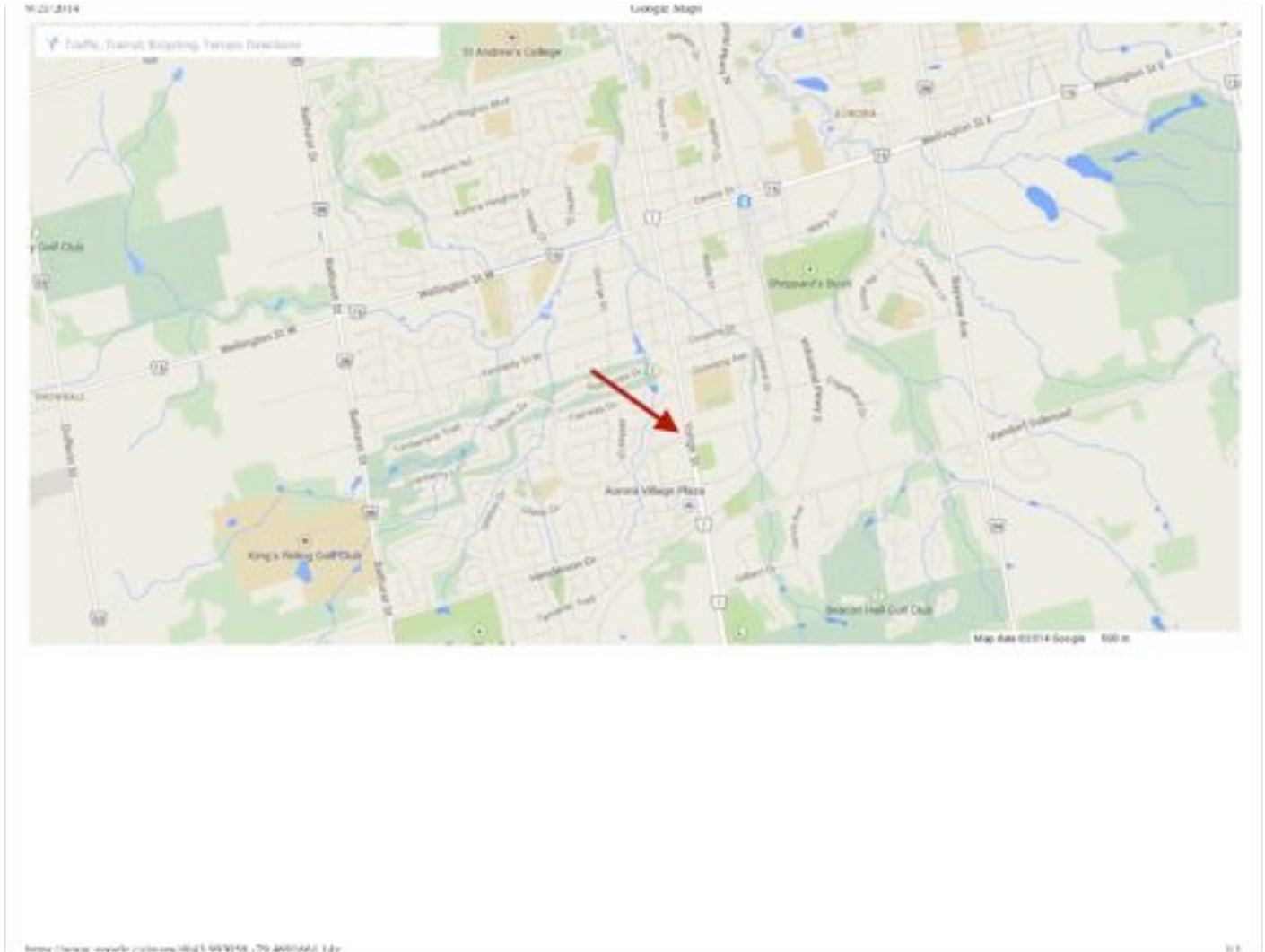
- Three units available for lease measuring 1,714 sq.ft, 2,646 sq.ft. and 3,108 sq.ft.
- Vehicular traffic of over 35,000 AADT
- Pylon signage available on Yonge Street
- Easy access to the property from both Yonge Street and Murray Drive
- Demographics within a 3 kilometer radius of the property indicate a residential population of over 42,000 people, with an average age of 40 years and an average household income in Aurora of over \$140,000
- Space is suitable for a wide variety of uses including sit down and quick-service restaurants (such as coffee shops, submarine sandwiches and juice bars), medical and quasi-medical, specialty fashion including men’s wear, cell phone sales/repair, optical, tutoring/schools and fitness.
- The dominant language spoken in the trade area is English, with Russian, Italian, Chinese and Spanish also being represented.
- CAM/tax estimates for 2018 is \$11.38 psf total (\$7.19 CAM and \$4.19 Tax)

For more information contact:
Lawrence Mosselson, Broker
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Aurora, ON map showing the location of the property:



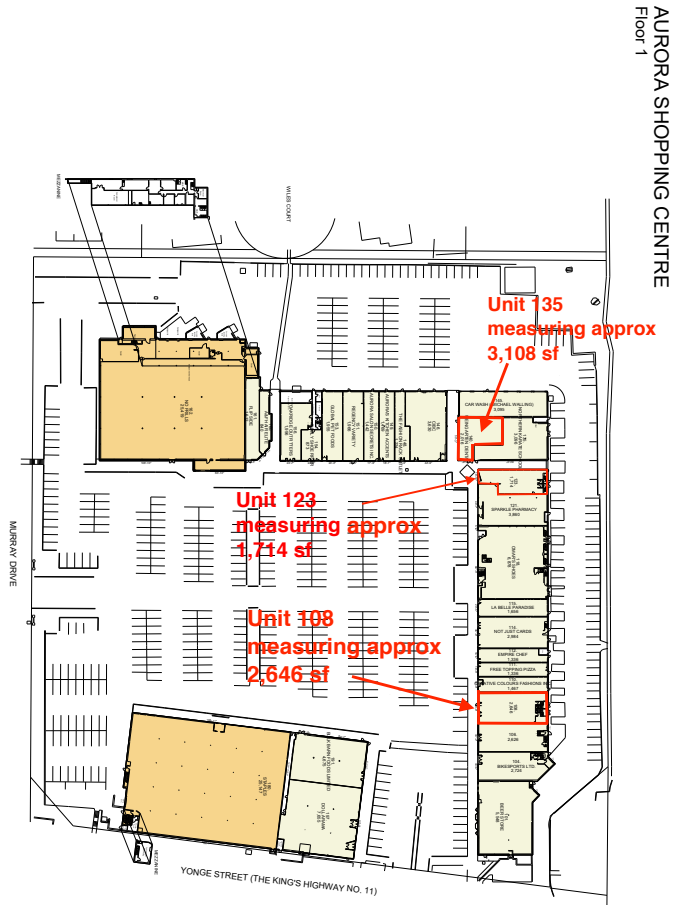
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August 2018
E & O.E.

Aurora Shopping Centre Leasing Plan

Aurora Shopping Centre

Floor Plans - Aurora Shopping Centre Floor Plan



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Tenant List

Specialty Retail

Dollarama
Not Just Cards
The Beer Store
Global Pet Foods
Regency Variety & Gifts
Family Shoe Repair

Fashion

Flipside Apparel
Creative Colours Fashions
Fashion Rack
Omar's Shoes
Oakridge Outfitters

Health and Beauty

A & F Hair Elite
Aurora Salon Secrets
La Belle Paradise

Medical / Pharmacy

Dr. Charles Weingarten (Dentist)
Sparkle Pharmacy

Grocery

Bulk Barn
Chris's No Frills

Restaurant

Empire Chef Chinese Cuisine
Free Topping Pizza

Home

Aurora's Kitchen Accents

Automotive

Car Wash

Sporting Goods

Bikesports Limited

Financial Institution

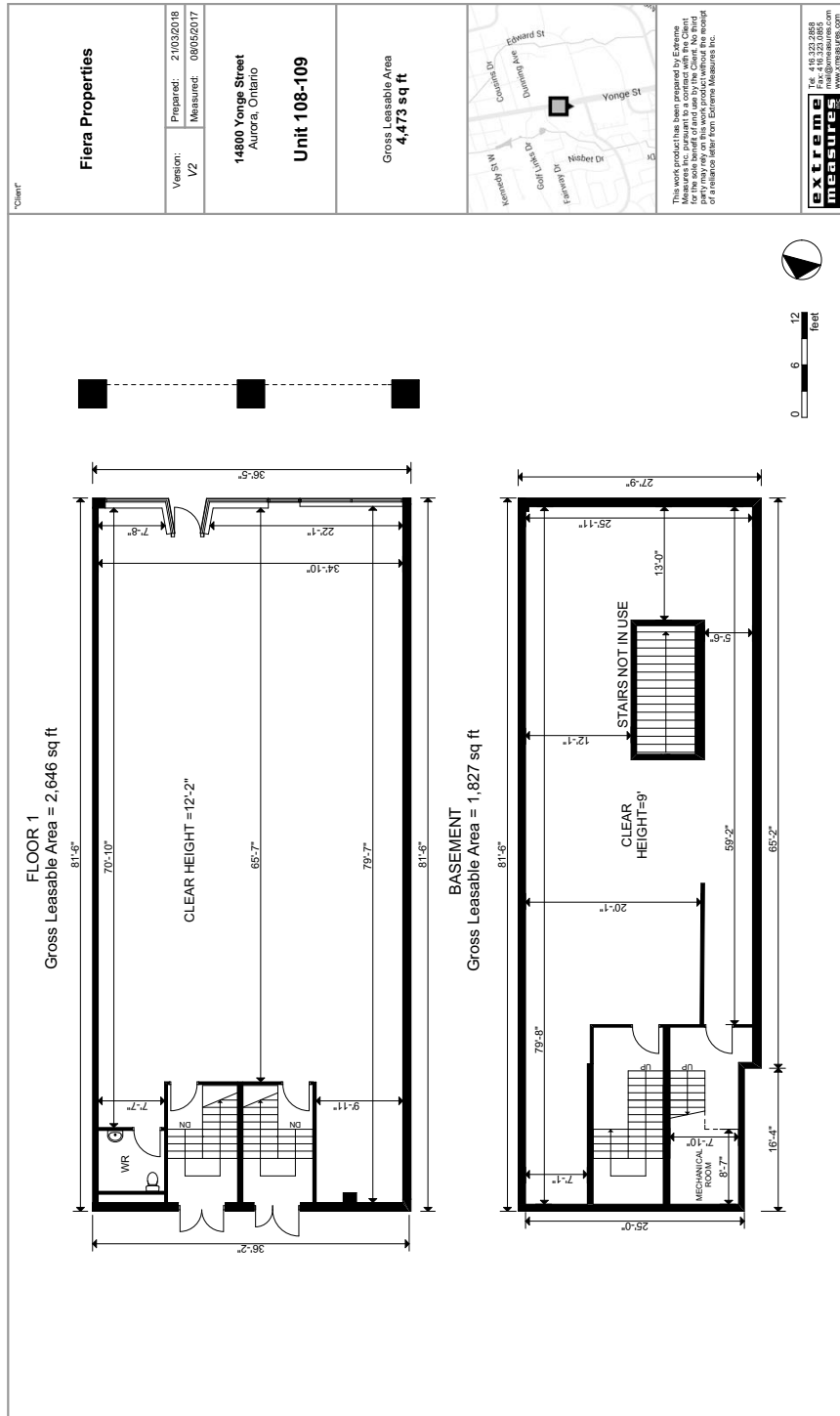
CIBC

Electronics, Computers and Telephones

Staples Business Depot

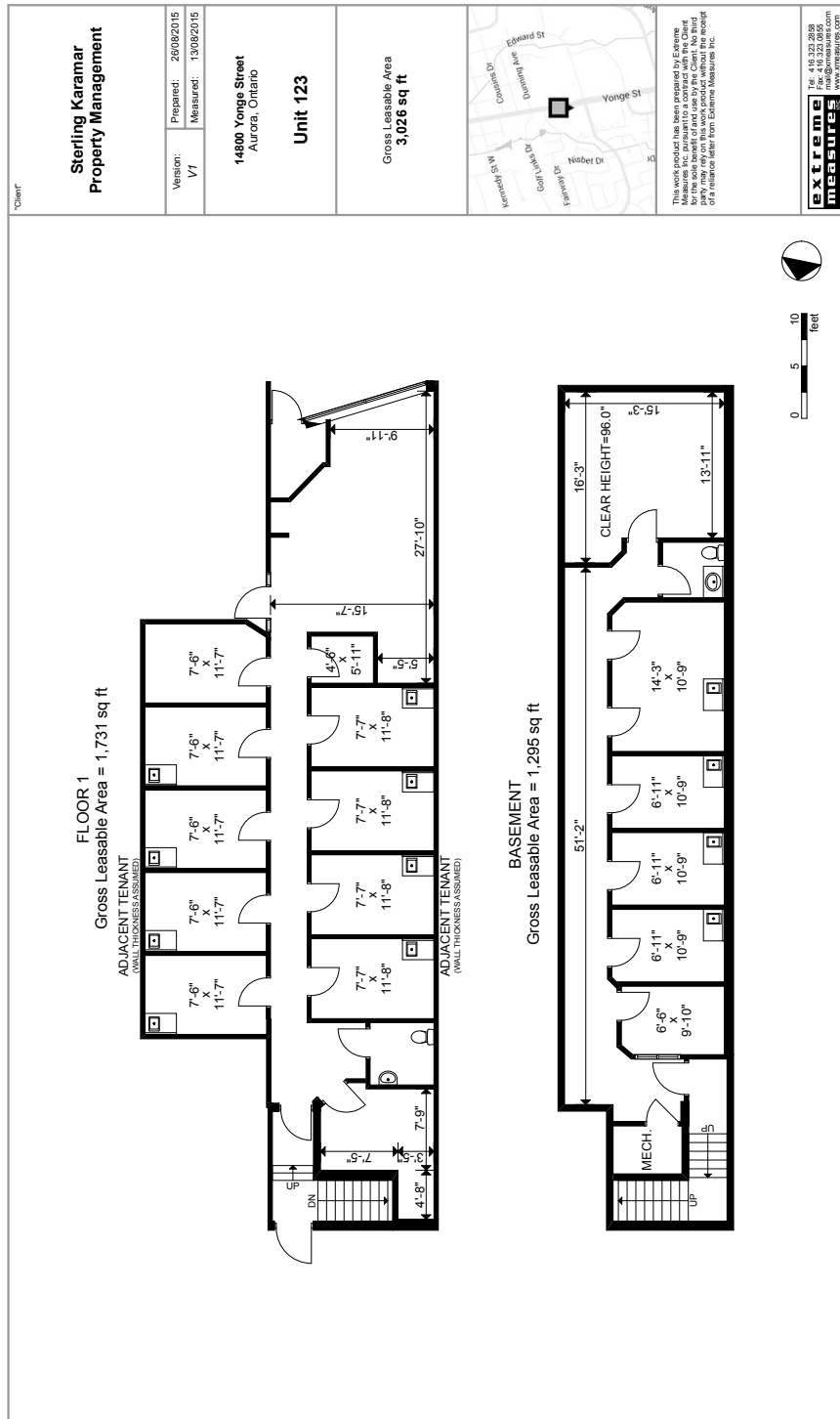
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Unit 108 Plan – 2,646 sq.ft. with a basement of 1,827 sq.ft



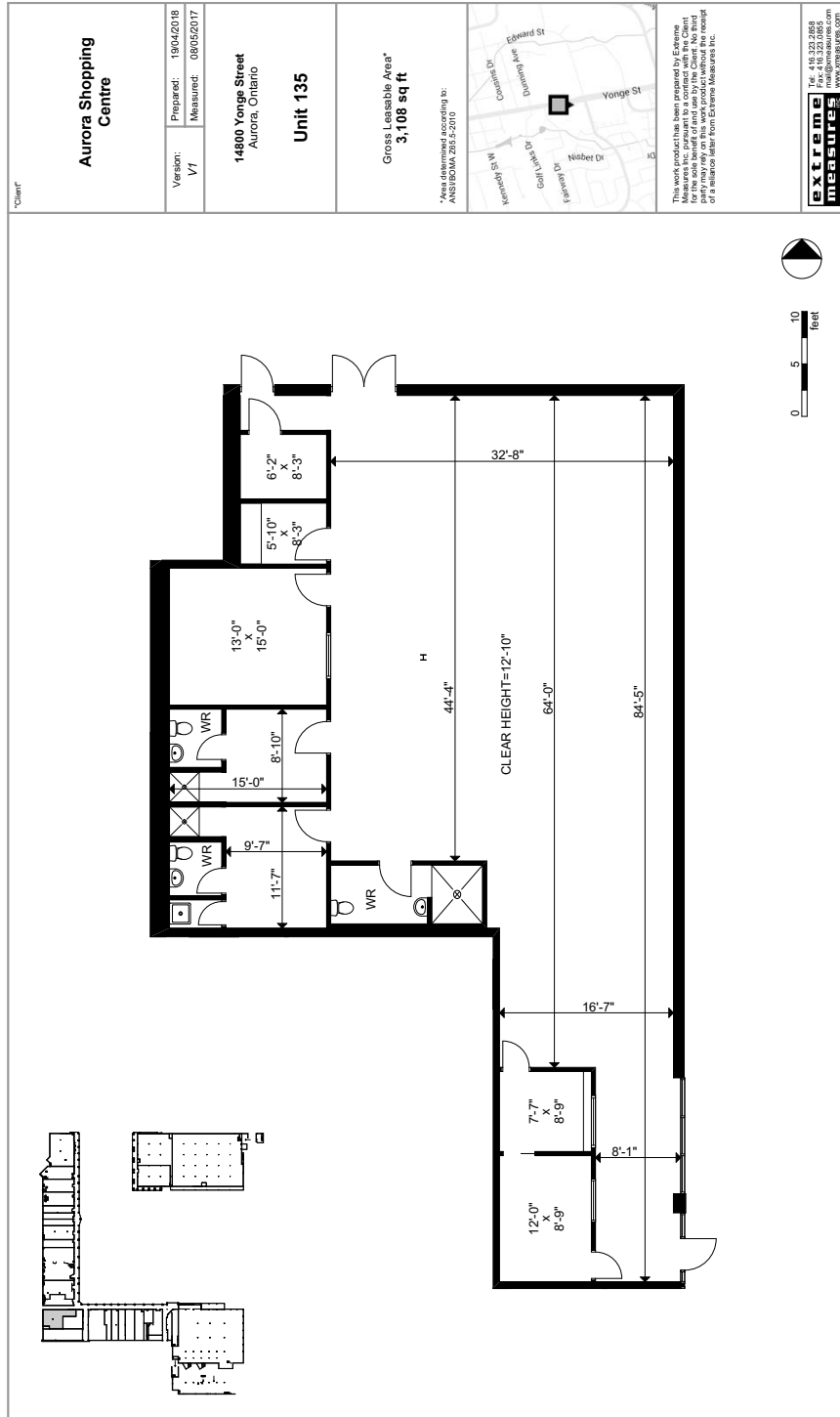
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Unit 123 Plan – 1,731 sq.ft. with a basement of 1,295 sq.ft



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Unit 135 Plan – 3,108 sq.ft.



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