

FOR LEASE



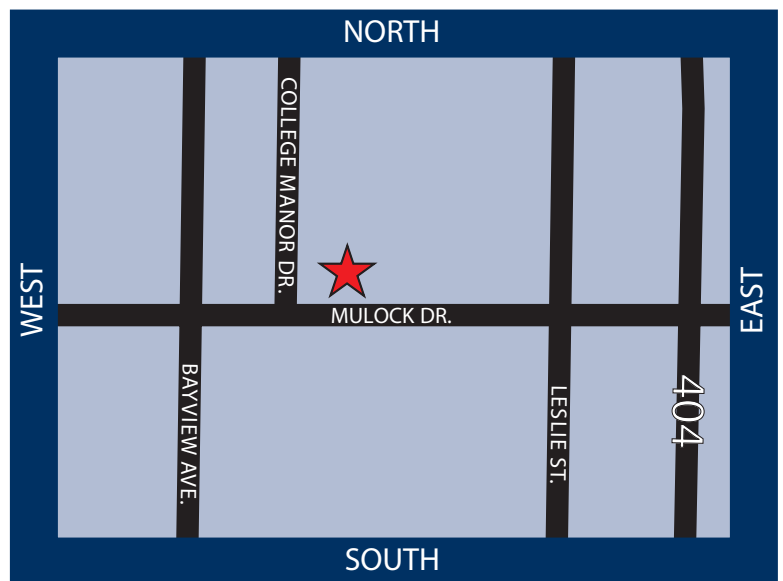
COLLEGE MANOR SHOPS, 855-883 Mulock Drive, Newmarket, Ontario

LOCATION

- Located on the north/east corner of Mulock Drive and College Manor Drive in the Town of Newmarket.

SIZE

- 36,800 square feet of gross leaseable area.
- Parking available for 264 vehicles.
- Zoning-C1-General Commercial Zone.



FOR MORE INFORMATION CALL

Mark Murphy

Leasing Representative

905.881.7422

Mark Johnson

Broker of Record

416.635.2919



College Manor Shops



855-883 Mulock Drive, Newmarket, Ontario

FEATURES

- Newmarket High School and Theatre are located directly east of the property, the high school's current enrollment is over 1,200 students .
- The Ministry of Transportation is currently working on the expansion of Highway 404 north. In 2012 Highway 404 will be extended from Green Lane to Ravenshoe Road. Highway 404 is 2 kms east of the property.
- Newmarket Public Library is open from Tuesday to Sunday and is located approximately 1.2 kms from the plaza.
- Traffic lights are located at the corner of Mulock Drive and College Manor Drive.
- Mulock Drive is one of the main east/west traffic arteries serving the Newmarket area and provides direct commuter access to highway 404.
- Property offers three enter/exit points, one off of Mulock Drive, one off of College Manor Drive and one off of Pickering Crescent.
- Property is serviced by a Go Transit bus route.
- Plaza has excellent street front exposure from Mulock Drive.
- Magna Centre, Newmarket's state-of-the-art recreation complex is walking distance to the plaza. It features several pools, rinks and amenities.

KEY TENANTS

- Vince's Country Supermarket
- Tim Hortons
- Pizza Pizza



These statements are based upon the information furnished by the principals and sources which we deem reliable for which we assume no responsibility, but which we believe to be correct. This submission is made subject to prior sale, change in price or terms, or withdrawal without notice. Prospective purchasers or tenants should not construe this information as legal of tax advice. You should consult your counsel, accountant or other advisors on matters related to this presentation.

NOVEMBER 1, 2009