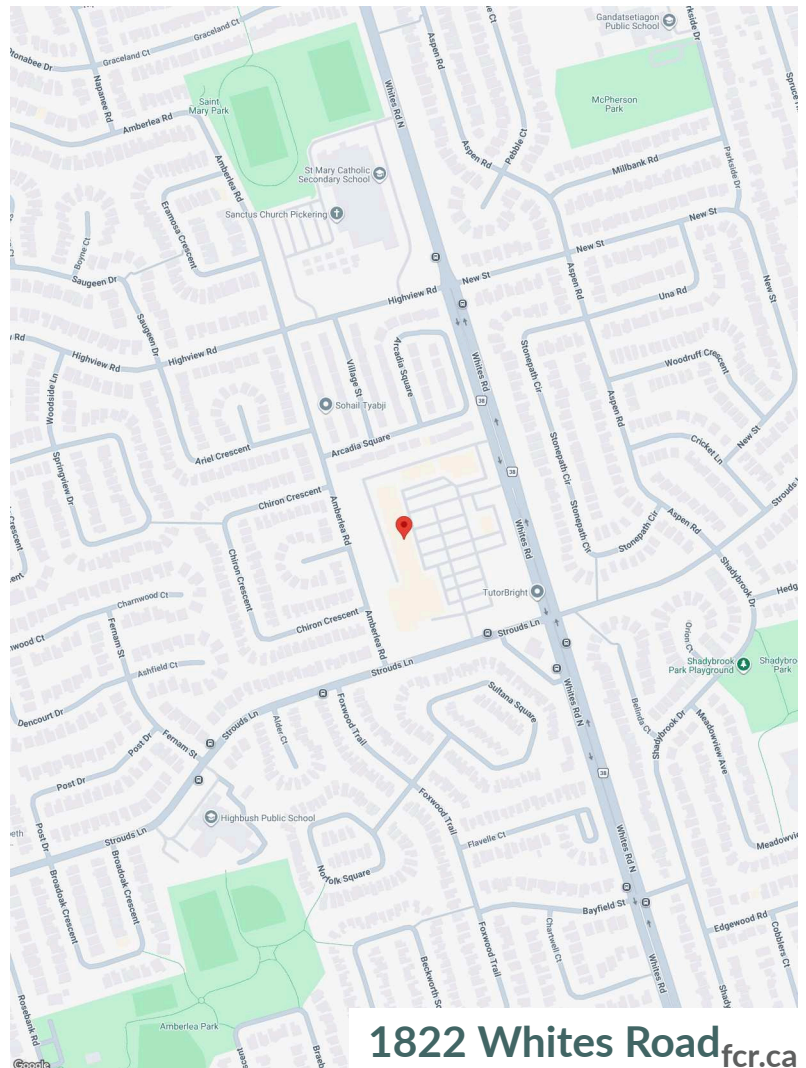




Amberlea Shopping Centre in Pickering, ON, is a fully leased 100,174 SF retail centre with large tenants including Metro, Rexall, TD Canada Trust, and Dollarama It's located at the busy intersection of Whites Road North and Strouds Lane, serving the local community.

The centre is easy to reach from Highway 401, with quick access to nearby cities like Ajax, Whitby, Markham, Oshawa, and Toronto. It's in a well-established, affluent area with over 61,000 residents living within 3 km.






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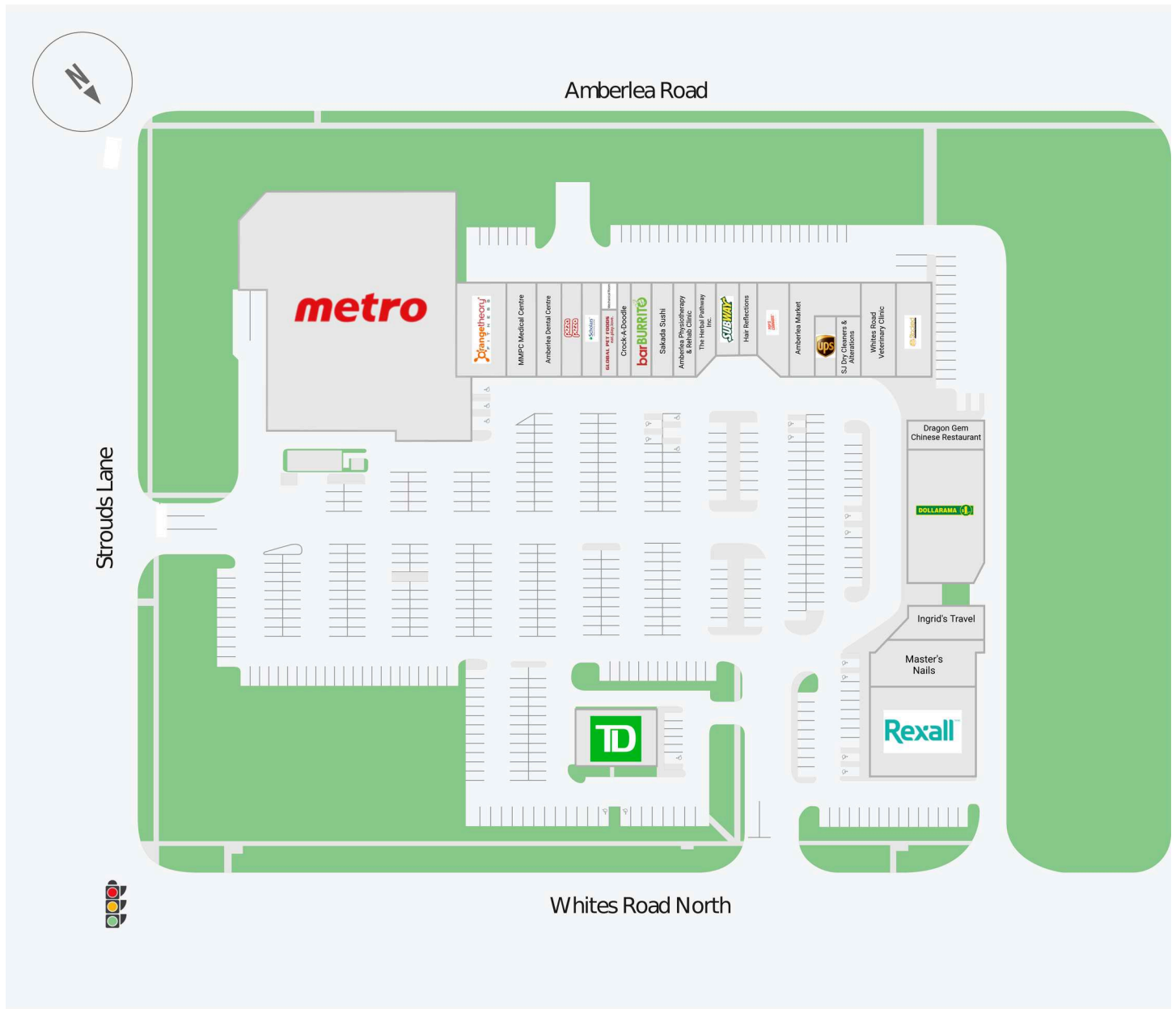


	1km	3km	5km
 Household Income	\$180,652	\$176,388	\$162,328
 Households	4,133	21,451	39,403
 Population	13,520	66,119	120,671



 Traffic Count	Kingston Rd (Hwy 2) / Steeple Hill : 32400
 Walk Score	55
 Transit Score	33

Site Plan



Current Tenants

Metro	Amberlea Market
Orange Theory Fitness	The UPS Store
MMPC Medical Centre	SJ Dry Cleaners & Alterations
Amberlea Dental Centre	Whites Road Veterinary Clinic
Pizza Pizza	Stacked Pancake & Breakfast House
Scholars Education Centre	Dragon Gem Chinese Restaurant
Global Pet Foods	Dollarama
Crock-A-Doodle	Ingrid's Travel
Barburrito	Master's Nails
Sakada Sushi	Rexall
Amberlea Physiotherapy & Rehab Clinic	TD Canada Trust
The Herbal Pathway Inc.	
Subway	
Hair Reflections	
Pop's Cannabis Co.	





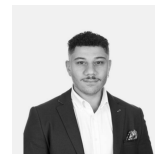








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