

RETAIL FOR LEASE

# 9141 KEELE STREET

VAUGHAN | ON

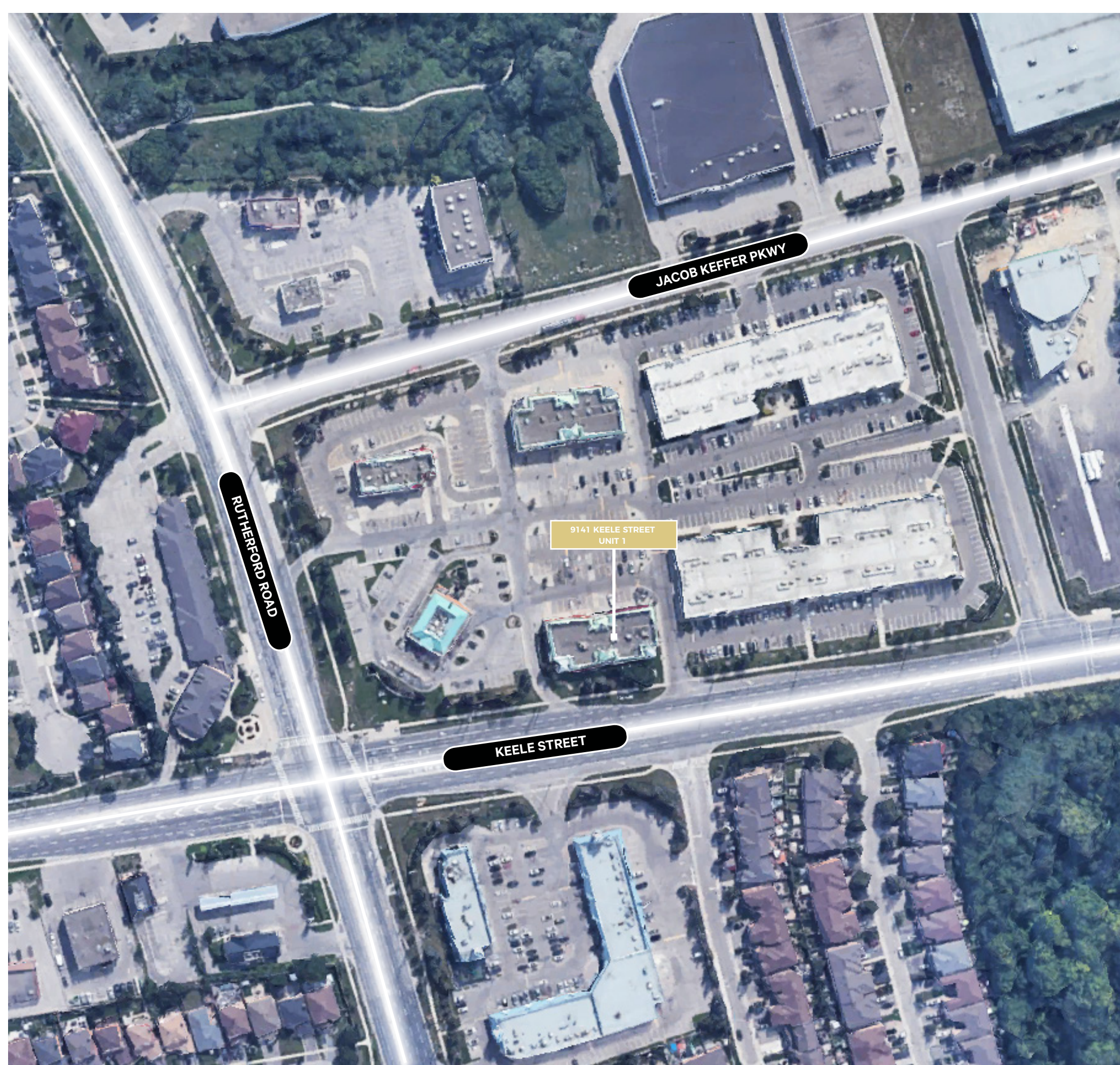


CBRE Limited, Real Estate Brokerage | 5935 Airport Rd Suite 700 | Mississauga, ON L4V 1W5 | 416 674 7900 | [www.cbre.ca](http://www.cbre.ca)

**CBRE**

# RETAIL FOR LEASE

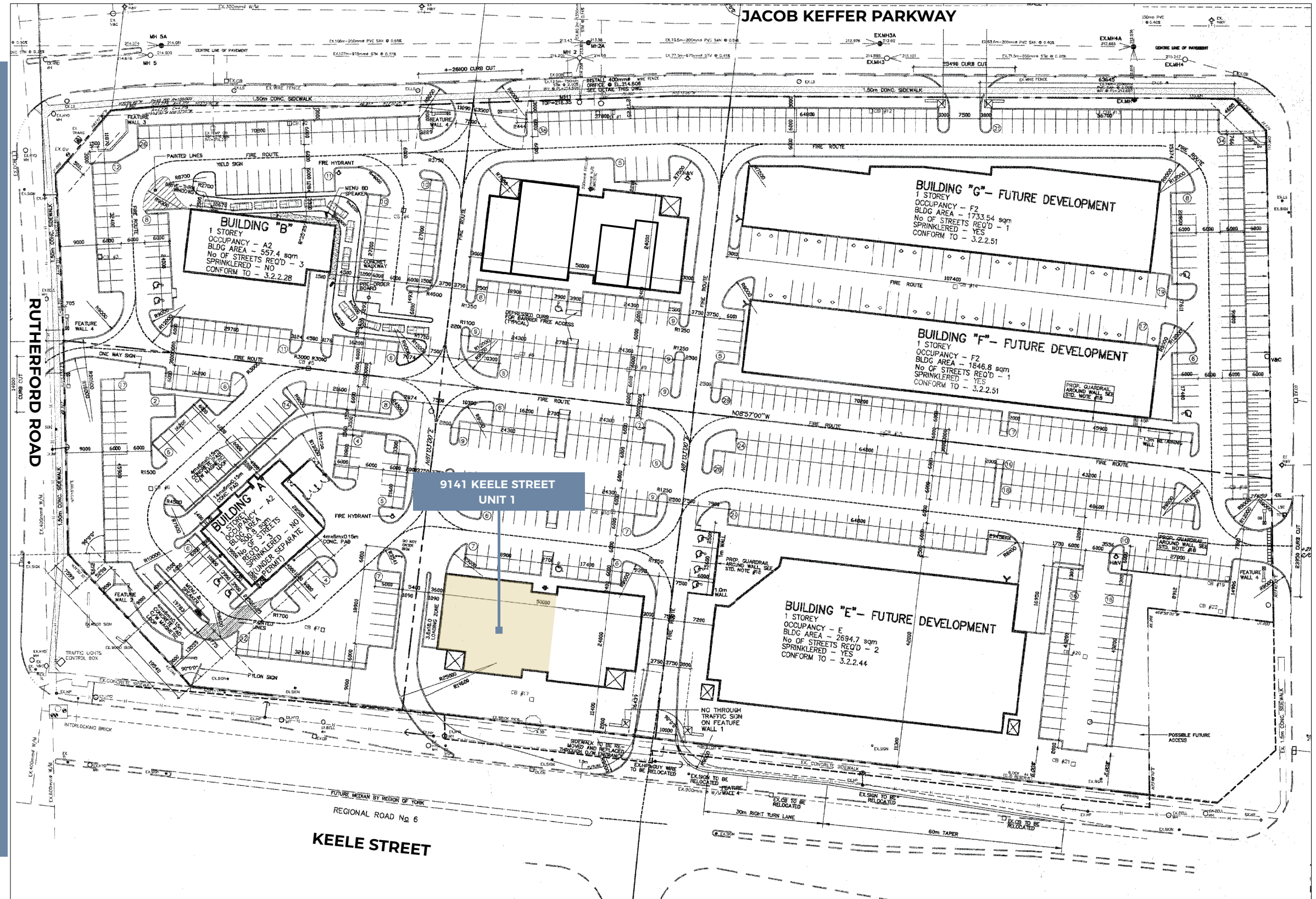
Site Address	9141 Keele Street Vaughan ON
Unit #	1
Total Unit Size	6,803 Sq. Ft. + 1,080 Sq. Ft. Mezzanine
Net Rent	\$28.00 Per Sq. Ft.
2025 Estimated TMI	\$12.75 Per Sq. Ft.
Possession	Immediate



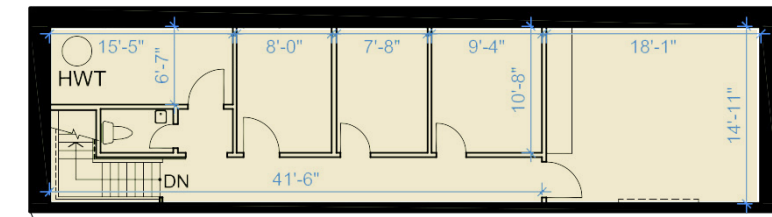
# SITE PLAN

## PROPERTY HIGHLIGHTS

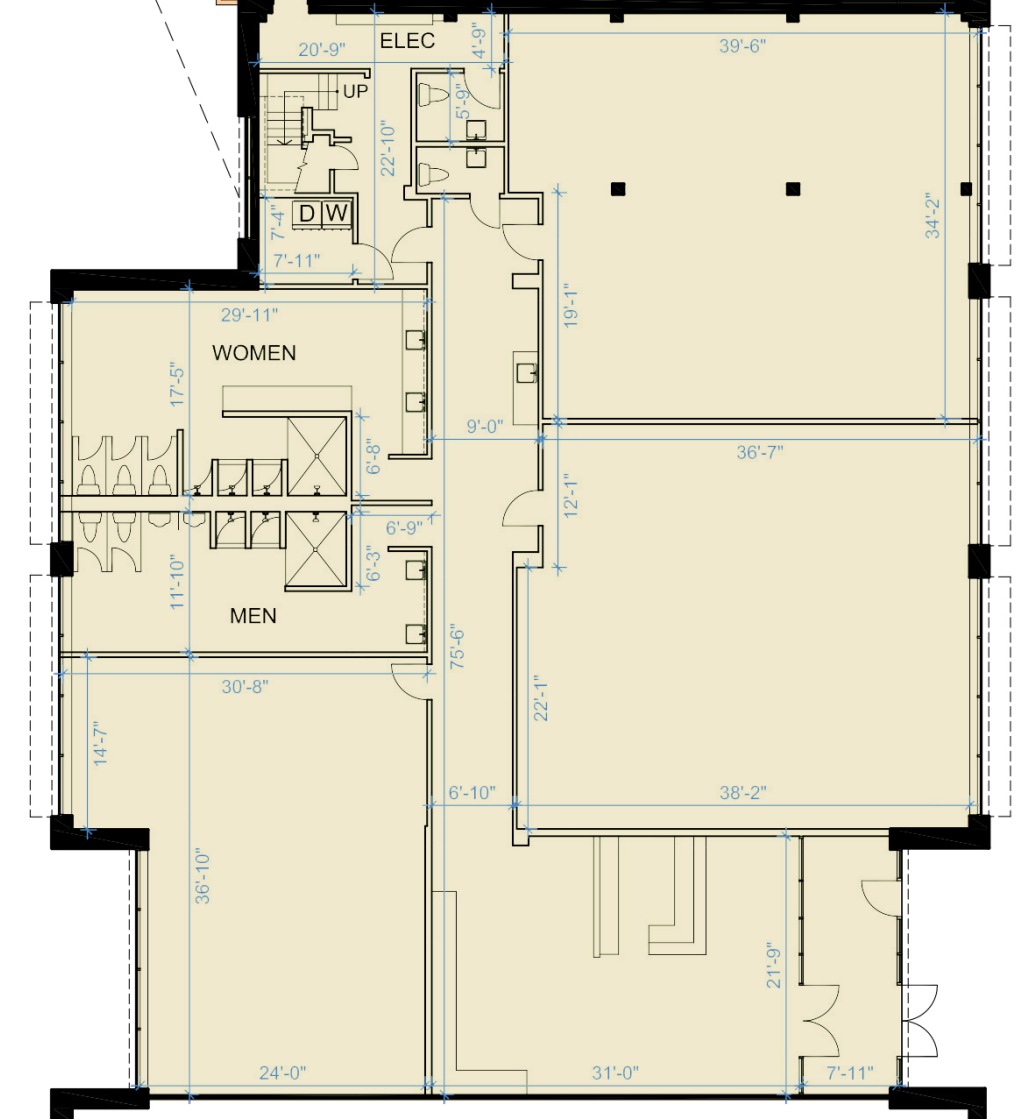
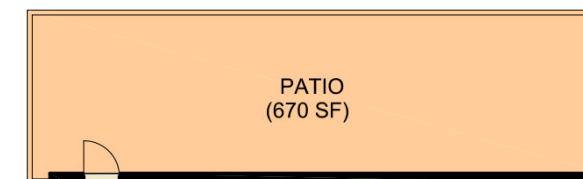
- Prime retail space available in busy centrally located Vaughan plaza
- Surplus of on-site surface parking, easy access to public transit and multiple access points into site
- Neighboring tenants include Tim Hortons, Pizza Hut, KFC, Dulux Paints, Convenience Store and more
- Potential for 600 Sq. Ft. Patio
- Exceptionally high ceiling



# 9141 KEELE ST | UNIT 1







MEZZANINE

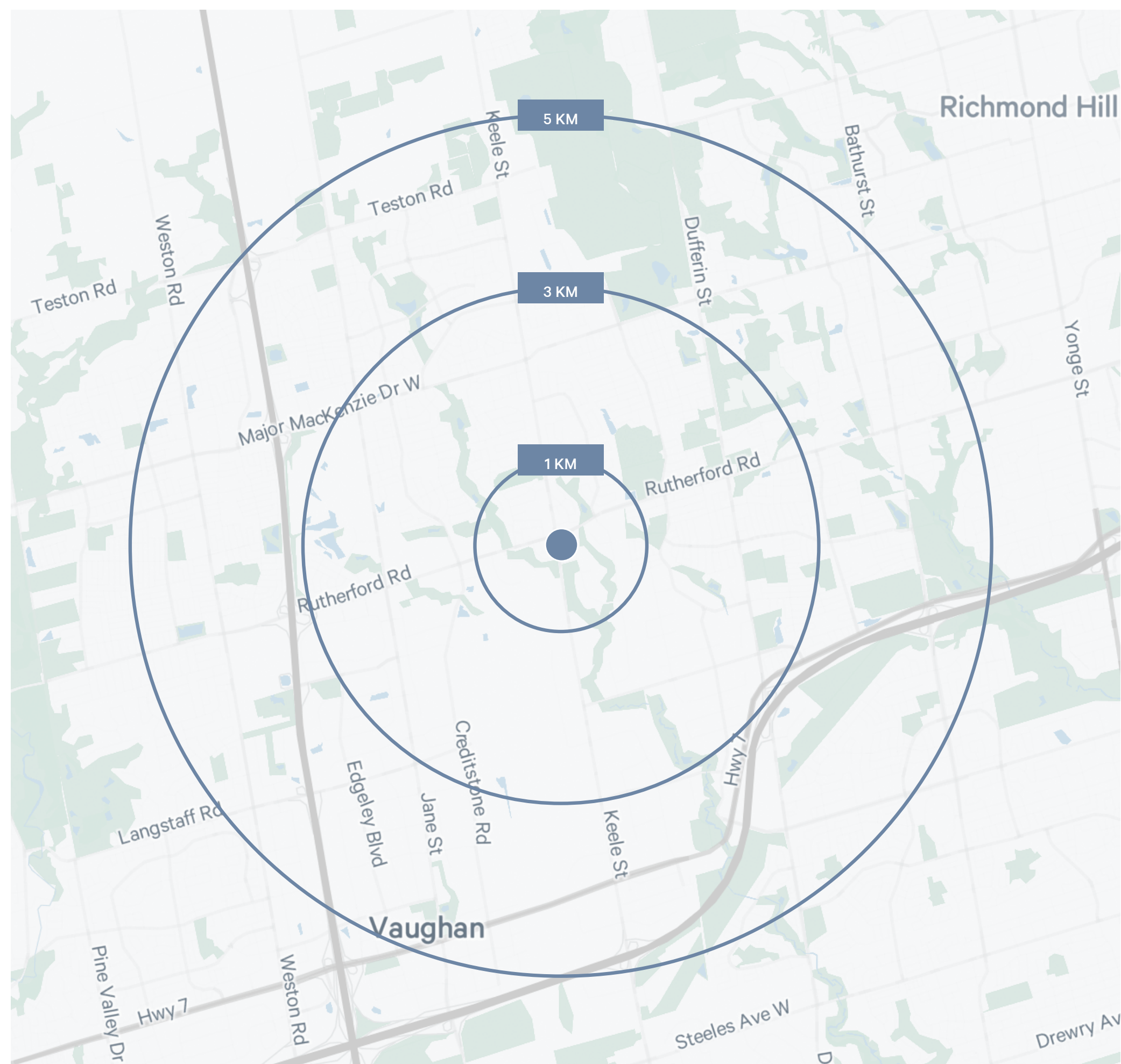


# LOCATION & AMENITIES



# DEMOGRAPHICS

	1 KM	3 KM	5 KM
 Total Population 2024	5,462	58,744	175,726
 Daytime Population 2024	4,637	92,475	200,721
 Population Growth 2024 - 2029	3.1%	1.6%	5.7%
 Household Income 2024	\$168,311	\$166,929	\$173,577



# ZONING & PERMITTED USES



**CITY OF VAUGHAN | ZONING BY-LAW  
(EMU-EMPLOYMENT COMMERCIAL MIXED-USE ZONE)**

PERMITTED USES INCLUDING BUT NOT LIMITED TO:

- Art Studio
- Business Service
- Automotive Detailing
- Clinic
- Commercial School
- Financial Institution
- Funeral Service
- Health and Fitness Centre
- Hotel
- Hotel (Small Scale)
- Micro-manufacturing
- Office
- Personal Service
- Pet Care Establishment
- Pet Service Establishment
- Place of Assembly
- Place of Entertainment
- Restaurant
- Retail
- Retail, Convenience
- Service or Repair Shop
- Supermarket
- Theatre
- Veterinary Clinic

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EMU  
ZONING BY LAW](#)

[CLICK TO VIEW  
VAUGHAN  
ZONING DEFINITIONS](#)

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