

3148

Kingston Road

Corner Retail
Opportunity
For Lease



Opportunity Overview

Discover a rare corner retail opportunity at **3148 Kingston Road, Unit 1** – a high-visibility QSR-friendly unit in the heart of Scarborough's Cliffcrest district. This prime shop benefits from strong traffic counts, excellent signage exposure, and well-established neighbouring retailers. Backed by nearly \$200,000.00 in leasehold improvements, the space is ready for occupancy – ideal for a QSR looking to make a statement without the lead time. With great ingress/egress, surface parking, and dense residential catchment nearby, this location offers both walk-in and drive-by appeal.



Location	Kingston Road & Rockwood Drive
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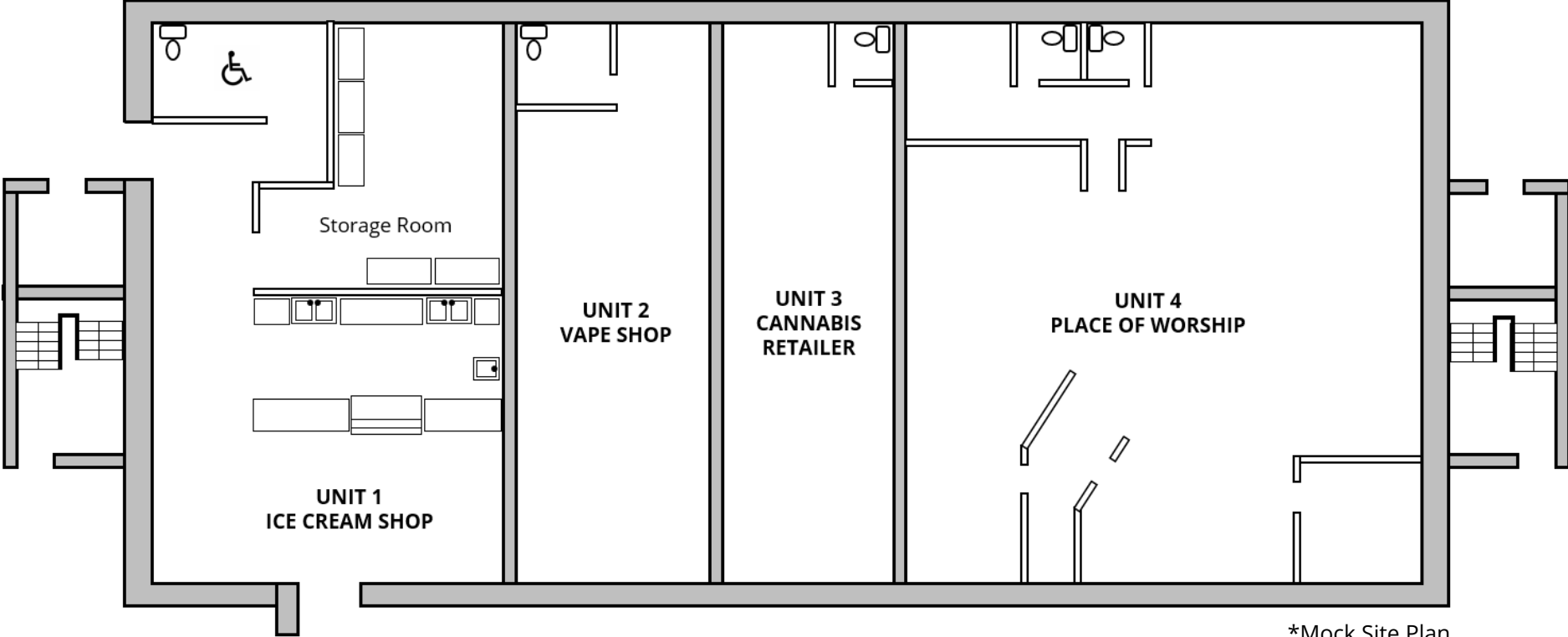
Available	Immediately
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Available Space	Unit 1: ~1,100 sf
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Gross Rent	\$5,600 per month
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Additional Rent	\$10.49 psf (2026)
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Site Plan



*Mock Site Plan

Kingston Road Frontage

Signage

Ability to paint a logo on the façade



Location & Amenities



Eglinton
6 MINS

2.7 KM



Scarborough
6 MINS

2.8 KM



Kennedy
8 MINS

4.2 KM

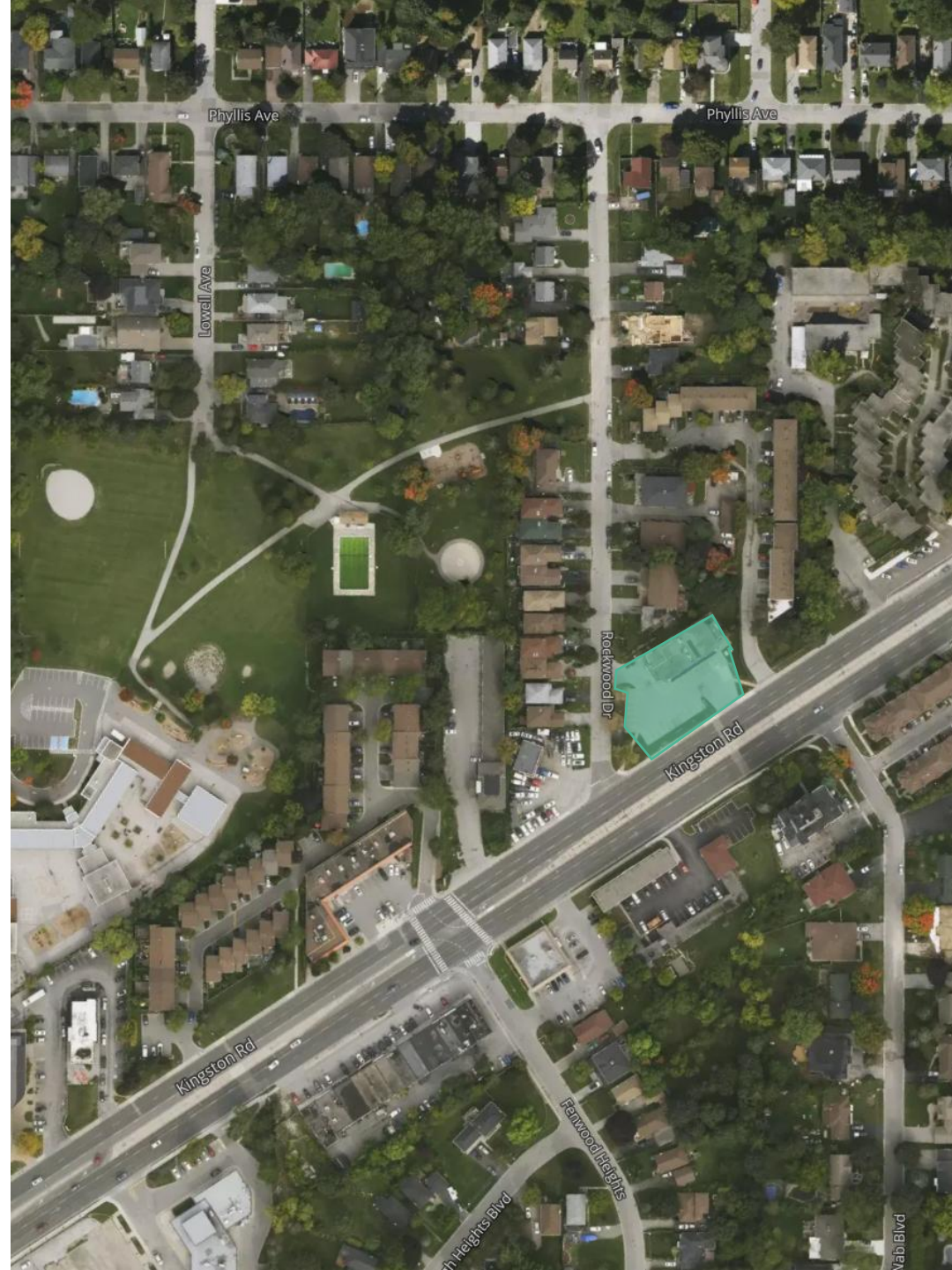


Scotiabank **LCBO** **SUBWAY**
CIBC **NOFRILLS** **Chatime**
CIRCLE K **DOLLARAMA** **Osmow's**
MODERN MEDITERRANEAN CUISINE

GLOBAL PET FOODS
Freedom mobile

Property Demographics

	1 KM	3 KM	5 KM
2024 Total Population	7,860	98,278	225,754
2024 Total Daytime Population	6,853	78,519	193,098
Average Household Income	\$136,497	\$104,236	\$103,771
2024 Households	2,689	34,046	76,504
Median Age	40.5	38.0	37.7



**AVISON
YOUNG**

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Get more information

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Avison Young Commercial Real Estate Services, LP, Brokerage

