

nova ridge  
development partners inc.



THE MANDERLEY  
CONDOMINIUMS

RETAIL FOR LEASE  
1478-1490 KINGSTON ROAD





# THE MANDERLEY

CONDOMINIUMS

The Manderley Condominiums is built by Nova Ridge Developments and is located in the city's sought-after historic Birch Cliff neighbourhood. This offering is the perfect opportunity for tenants to lease the prime corner unit where Manderley Drive meets Kingston Road.

This opportunity features two right-sized retail units totalling 3,892 SF, excellent frontage of approximately 150 FT, access to shipping and receiving, and clean retail layouts with good ceiling heights.

**3,892 SF**

Gross Leasable Area

**16+ FT**

Clear Height

**+/-150 FT**

Kingston Road Frontage





# AREA OVERVIEW

Birch Cliff is an established, family oriented neighbourhood set amidst the idyllic backdrop of the Scarborough Bluffs and Lake Ontario. Kingston Road is a major throughfare that arches its way through the centre of this neighbourhood, containing a mix of local bars and restaurants, and professional and medical offices.

 **23,009**  
Population

 **\$130,458**  
Total Expenditure  
Per Household

 **17,555**  
Daytime Population

 **\$111,755**  
Average HH Income





# AREA DEVELOPMENTS

- SHOPPING**

  - 1 The Beer Store
  - 2 Coles
  - 3 PetSmart
  - 4 Foodland
  - 5 Shoppers Drug Mart
  - 6 LCBO
  - 7 Home Hardware
  - 8 **Eglinton Town Centre**
    - Canadian Tire
    - Healthy Planet
    - Old Navy
    - Roots
    - The Shoe Company
    - Lowes
    - Michaels
    - Marshalls
    - Rona
  - 9 **Eglinton Corners**
    - The Brick
    - Adonis
    - Sport Chek
    - International Clothiers
  - 10 **Scarborough SmartCentres**
    - Winners
    - Gap
    - Reitmans
    - Mark's
    - Moore's Clothing for Men
    - Hakim Optical
    - M&M Food Market
  - 11 No Frills
  - 12 Loblaws
  - 13 Metro
  - 14 Staples
  - 15 FreshCo
  - 16 Manke Fruit & Vegetable
- RECREATION & ENTERTAINMENT**

  - 1 Fox Theatre
  - 2 Blantyre Outdoor Pool
  - 3 iPaddle Adventures
  - 4 Nursewood Dog Park
  - 5 Kew Gardens
  - 6 Kew Gardens Tennis Club
  - 7 Thrive Fit
  - 8 Scarborough Gardens Arena
  - 9 Birchmount Stadium
  - 10 Warden Woods Community Centre
  - 11 Warden Hilltop Community Centre
  - 12 Oakridge Community Recreation Centre
  - 13 Variety Village
  - 14 Scarborough Bluffs Tennis Club
- WATERFRONT TRAIL**

**GO TRAIN LINE**

**DANFORTH SUBWAY LINE**
- CROSSTOWN**

- DINING**

  - 1 Lotus Garden
  - 2 Swiss Chalet
  - 3 Premium Sweets
  - 4 Ume Fashion Sushi
  - 5 Buster's by the Bluffs
  - 6 Big Boy's Burrito
  - 7 Jatujak
  - 8 The Kingston Social House
  - 9 The Quarry Café
  - 10 Reginos Pizza
  - 11 Tim Hortons
  - 12 The Feathers Pub
  - 13 Vivetha Bistro
  - 14 Ed's Real Scoop
  - 15 Delhi Bistro
  - 16 Life is Sweet
  - 17 Veloute Bistro & Catering
  - 18 The Beacher Café
  - 19 Castro's Lounge
  - 20 Green Eggplant
  - 21 Nando's
  - 22 The Stone Lion
  - 23 Breakwall BBQ & Smokehouse
  - 24 COBS Bread Bakery
  - 25 Hogtown Smoke
  - 26 Beaches & Cream
  - 27 Traditional Fine Foods
  - 28 Zam Zam Tikka & Kabab
  - 29 Mama's Boys Burgers
  - 30 Papa John's Pizza
  - 31 Tara Inn Pub
  - 32 Kelseys Original Roadhouse
  - 33 Mandarin
  - 34 Hakka Legend Asian Cuisine
  - 35 The Corner Bank Sports Bar & Grill
  - 36 Local 1794
  - 37 Lucy Etheopia
  - 38 Kabsa Mandi
  - 39 The Wren
  - 40 Borrel
  - 41 Lalibela Cuisine
  - 42 Rails & Ales
  - 43 The Only Café
  - 44 Efes Kebab House
  - 45 Square Boy
  - 46 Pappa John's Pizza
  - 47 Bowl of Karma
  - 48 The Green Dragon Pub
  - 49 The Real Jerk Restaurant
  - 50 The Porch Light Bistro
  - 51 Tropical Thai Cuisine
  - 52 Lighthouse 971
  - 53 Sandy's Cuisine & Café
  - 54 The Beech Tree
  - 55 King's Diner
  - 56 Fearless Meat
  - 57 No Bull Burgers
  - 58 Jennifer's Original Bakery
  - 59 Starbucks
  - 60 Gabby's





# PROPERTY DETAILS

Gross Leasable Area:	3,892 SF
Unit 1:	1,690 SF
Unit 2:	2,202 SF
Term:	5-10 years
Available:	Q4 2024
Net Rent:	Please Contact Listing Agents
Additional Rent:	\$16.00 PSF (est. 2024)

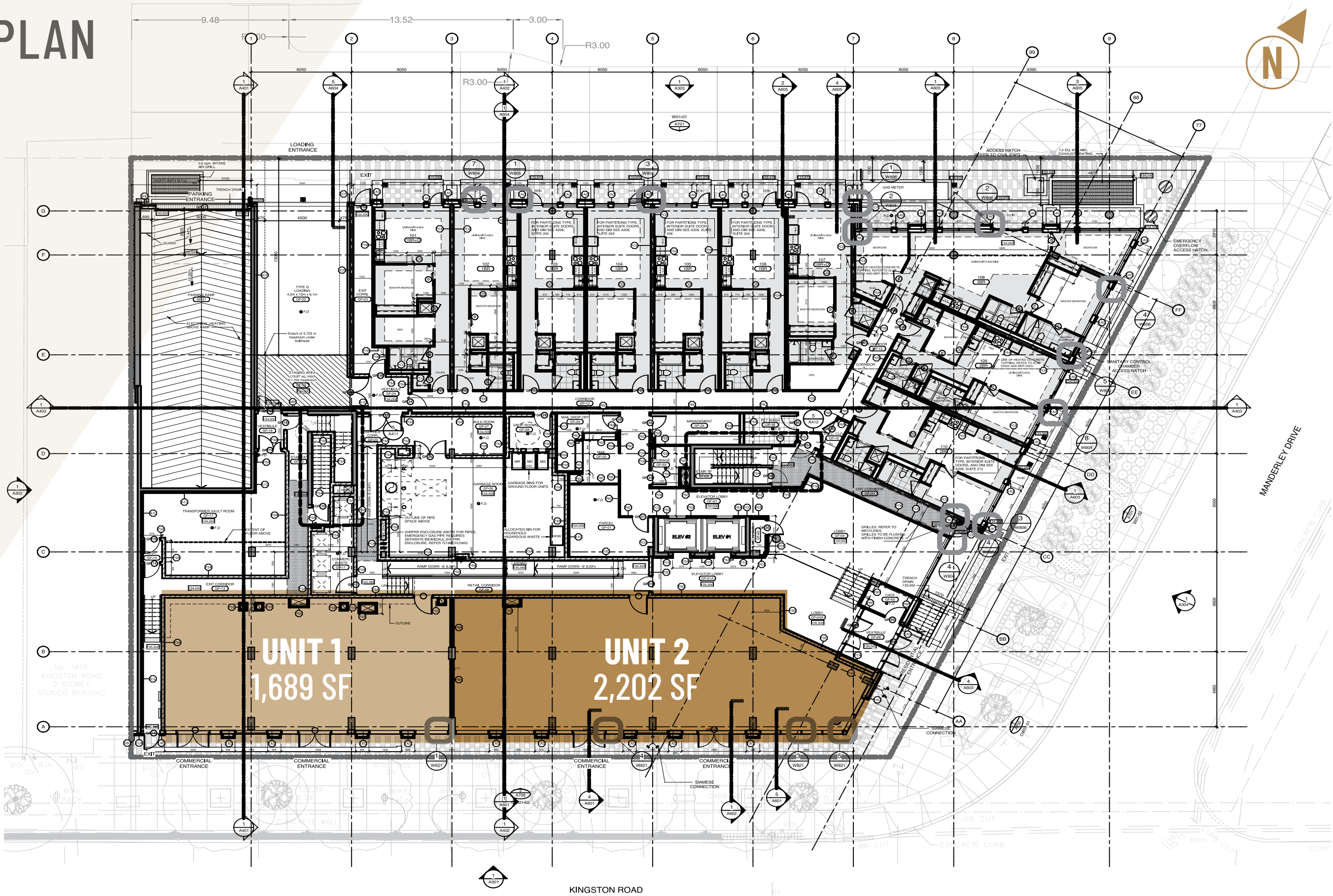
# HIGHLIGHTS

- Two right-sized retail units with clean layouts
- Highly visible with over 150 FT of frontage on Kingston Road & Manderley Drive
- Access to 32 visitors’ stalls shared with residential
- Direct rear access to shipping and receiving





# FLOOR PLAN







**THE MANDERLEY**  
CONDOMINIUMS

# RETAIL FOR LEASE

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