FOR LEASE

Retail Opportunity at

4630 Kingston Road, Scarborough, Ontario

~ 5,738 sf of divisible ground floor retail space



cogir COMMERCIAL Cogir Property Management Inc. | THE EVERSTON | JLL

Property Overview

JLL is pleased to present phase 1 of a unique ground floor retail leasing opportunity, in a new residential rental development known as The Everston at 4630 Kingston Road in Scarborough, ON.

The Property is strategically positioned at the vibrant northwest corner of the signalized Kingston Road and Manse Road intersection in east Toronto, with possession available late Q1 2027. The 13-storey development enriches the corner with approximately 300 new residential units in Phase 1 of the development, while preserving vital main-street activation through brand-new, modern at-grade retail space of approximately 5,738 sf of divisible ground floor retail in one of east Scarborough's most dynamic shopping districts. The space features impressive ceiling heights ranging from approximately 14' feet clearance with prime Kingston Road frontage, drawing the attention of the area's consistent flow of shoppers, young professionals, and off-campus students residing near the University of Toronto Scarborough (UTSC) campus.





* All dimensions, square footage, and layouts are approximate and subject to change without notice. Renderings, floor plans, and specifications are for illustrative purposes only and do not constitute part of a legal contract.

West Hill community overview

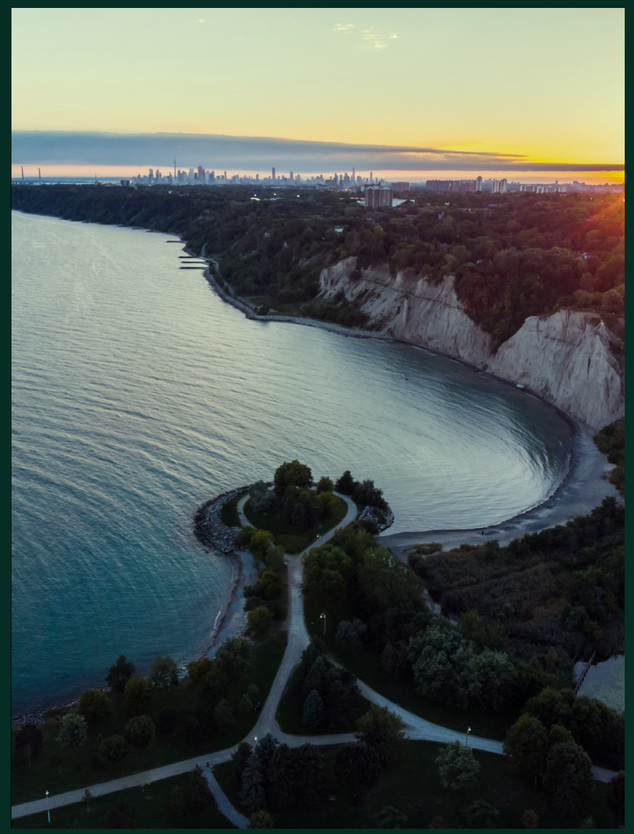
Positioned at the high-visibility crossroads of Kingston Road and Manse Road, The Everston offers ground floor retail units ideally suited to businesses looking to capture a steady stream of local traffic. The surrounding residential density, supported by nearby schools including the Rouge Valley Education Center and Higher Marks Educational Institute, provides a built-in customer base of families and students. Proximity to Rouge Valley Health System Hospital and the Scarborough Health Network facilities adds consistent daytime foot traffic from staff, patients, and visitors. With convenient transit access via Guildwood GO Station and Rouge Hill GO Station, commuters passing through daily represent an additional pool of potential customers. The Everston is positioned to be a strong address for retailers looking to tap into this connected, hightraffic corridor.

Demographics

	1 km	3km	5km
Total Population	10,947	77,257	197,463
Daytime Population	9,251	60,170	164,387
Total Households	4,016	26,265	65,941
Avg. household Income	$117,353	$127,936	$125,334
Median Age	39.2	39.2	38.6

Source: Environics, October 15, 2026

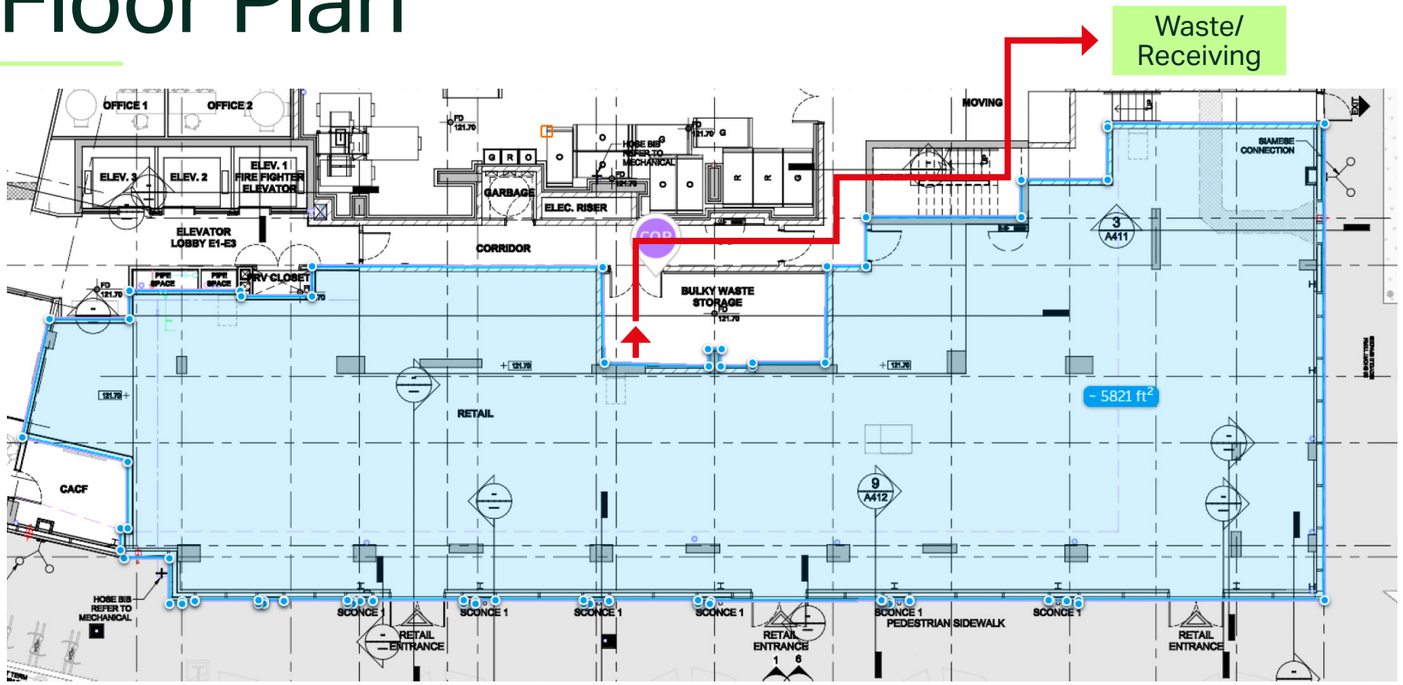








Floor Plan



Signage



Retail Overview

~5,738 square feet of space with up to 6 units to be demised subject to tenant's requirements.

Available	**March 2027**
Term	**10 years**
Net Rent	**Please contact listing agents**
Additional Rent	**$16.00 PSF (est. 2027)**

Local Overview

- West Hill community retail available for lease at the 4 way lighted intersection of Kingston Road and Manse Road
- Access to shipping and receiving through a rear corridor
- High traffic area on Kingston Road and Manse Road with an AADT input of 21,290 vehicles
- TTC bus stops are on the NE and SW corners of the Manse Road and Kingston Road intersection served by 3 bus routes with access to Guildwood GO Station:

– Regular Service: **86, 86A, 86B & 86C**

– Blue Night Network: **386**

– Express Network: **986**



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Retail Opportunity

4630 KINGSTON ROAD, SCARBOROUGH, ONTARIO



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