



Monora Park Drive / Highway 10

Commercial Development Opportunity for Lease

±3.5 Acres

Darius Trohak

Associate Vice President, Sales Representative
+1 416 620 2821
darius.trohak@colliers.com



Highlights

Vacant land ideal for commercial development



Highway 10
(Hurontario Street frontage)



Busy signalized intersection with 3 road frontages



3.5 acres



Highly accessible, minutes from major thoroughfares



Business friendly zoning options included can suit a variety of different uses



Flexible leasing options to construct your ideal facility

Rare available commercial lot just north of Orangeville

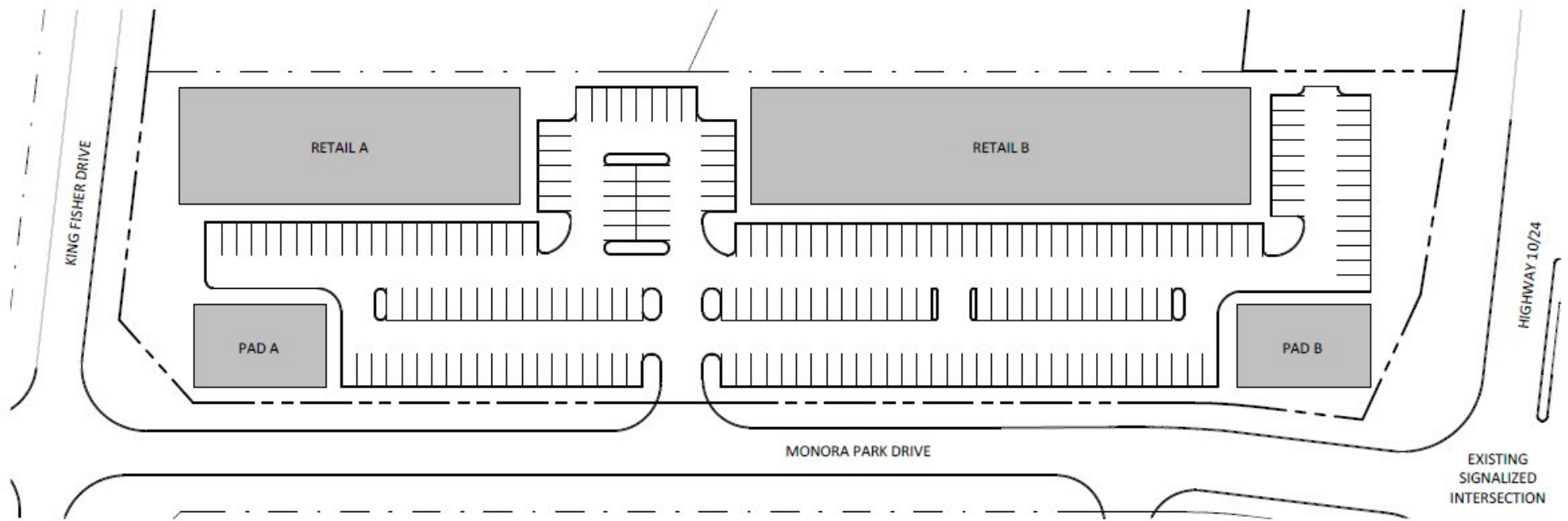
Ideally located on the north-west edge of the Greater Toronto Area. The site lies adjacent to the intersection of Provincial Highways 9, 10 and 24 and is a forty-minute drive from major Highways 400, 401, 403, 407 and 427.

Mono is set in the heart of Headwaters County, one of the most scenic areas in Ontario. It offers the perfect combination of location, lifestyle and prosperity and is ideally located in the heart of Canada's engine of economic growth.



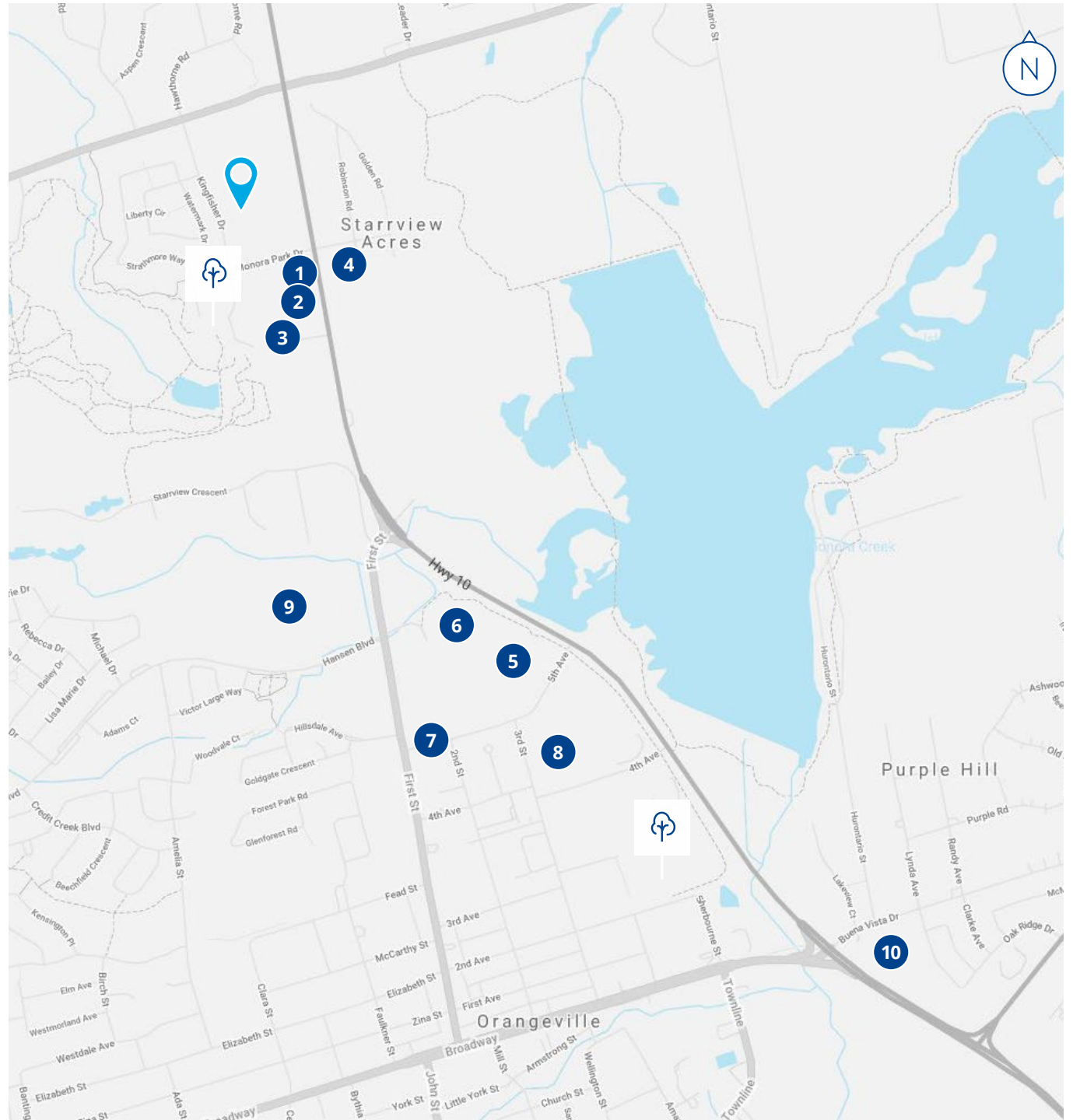
Masterplan Option

2 buildings option



Strategic Location

- 1 Royal Chevrolet Cadillac
- 2 Orangeville Nissan
- 3 Orangeville Volkswagen
- 4 Esso Gas Station
- 5 Walmart Supercentre
- 6 Canadian Tire
- 7 Bar BURRITO
- 8 The Home Depot
- 9 Metro
- 10 Best Western Plus



Area Demographics



Population

45,439



Projected growth (2020-2030)

4 %



Average household income

\$125,263



Average Age

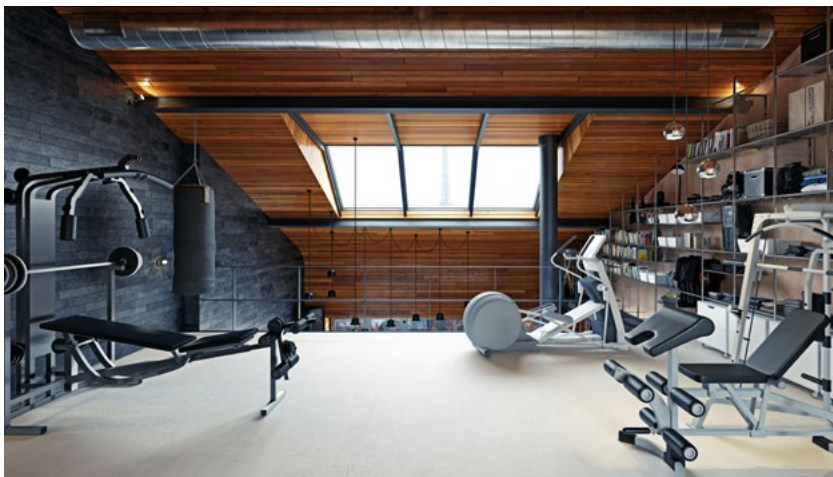
40



Daily traffic flow count

More than 23,000 cars

An ideal place for your business to thrive.



Ideal use

- Strip Mall
- Grocery store
- Motel/Hotel
- Daycare
- Restaurant
- Animal Hospital
- Hardware store
- Fitness club
- Drugstore
- Gas Station
- Furniture and fixture stores
- Commercial recreational uses
- Automotive

*demographics on 10 km radius



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