

# SITZER GROUP

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# Sheppard Square Plaza

738 Sheppard Avenue East between Bayview Avenue and Leslie Street  
Toronto, ON M2K 1C4

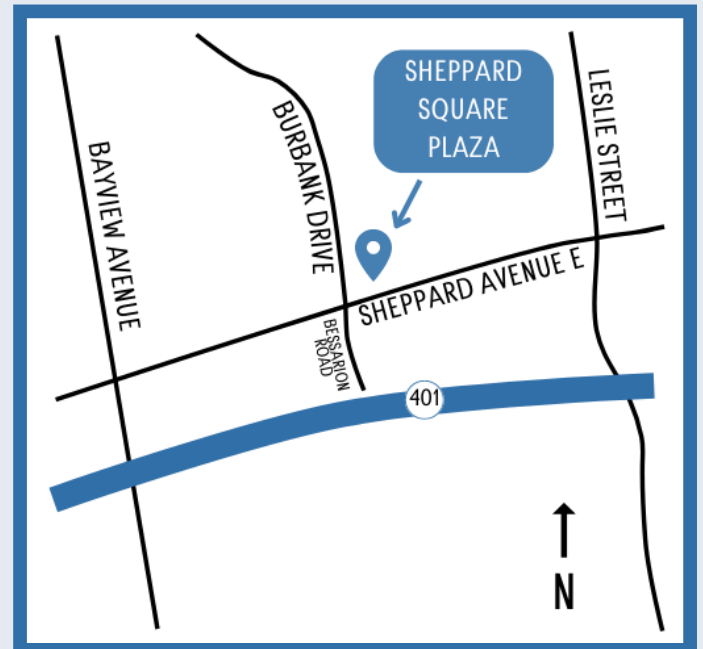


Sheppard Square Plaza is a 18,000 sq. ft. community shopping centre strategically located at 738 Sheppard Ave E between Bayview Ave and Leslie St, Toronto, Ontario. This plaza has direct subway access to Bessarion Station.


This established shopping plaza is anchored by **Pizza Pizza**, **Pet Valu** and **Fairstone Financial**. It also features a carefully selected mix of needs based retailers and service providers creating a constant draw of consumers to the shopping centre. Professional and medical offices are located on the second floor.

Sheppard Square Plaza has consistently maintained prominence in the trade area and its retailers benefit from a loyal consumer base. Also, there are newly developed condominiums with 6,500 units across from the plaza.

Sheppard Square Plaza's combination of convenience and prime location offers merchants an excellent retail opportunity.



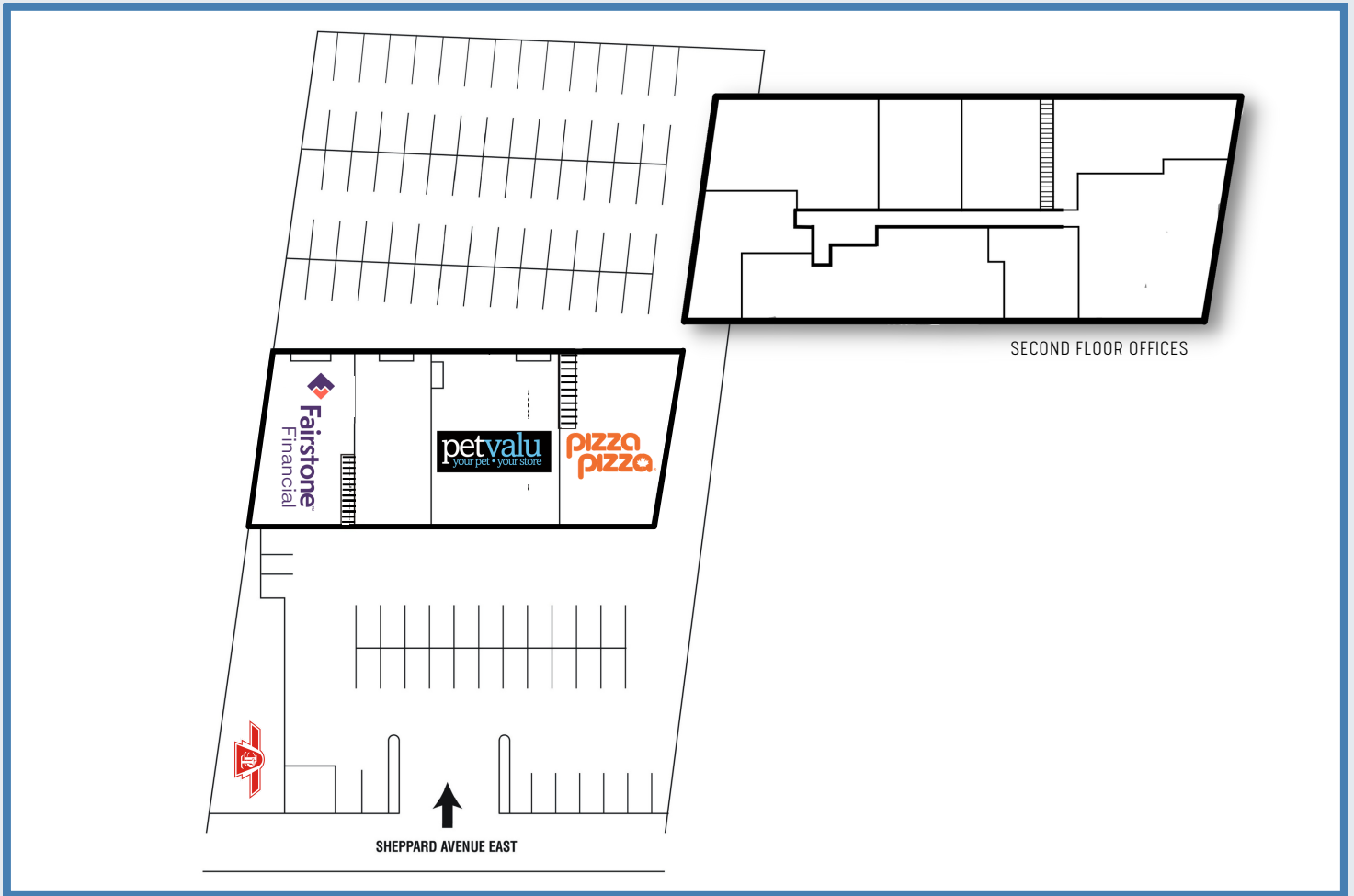
## Management Office

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Population (5 km radius): **309,955**

Number of Households (5 km radius): **118,915**

Average Annual Household Income: **\$111,295**

Average Daily Traffic Count: **42,483**

Data from Statistics Canada, Ministry of Transport & Canada Post.



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