



*Parkways West*

**PARKWAYS WEST**

MISSISSAUGA, ON

The information contained herein has been obtained from sources deemed to be reliable but does not form part of any future contract and is subject to independent verification by the reader. The property is subject to prior letting, withdrawal from the market and change without notice.





*Tim Hortons*

# PARKWAYS WEST

MISSISSAUGA, ON

Parkways West Shopping Centre is strategically located at a high traffic corner, surrounded by a mix of single family homes, high-density residential, and just minutes away from Mississauga's City Centre. The neighbourhood centre is anchored by destination tenant, No Frills, and supported by local shops and services.





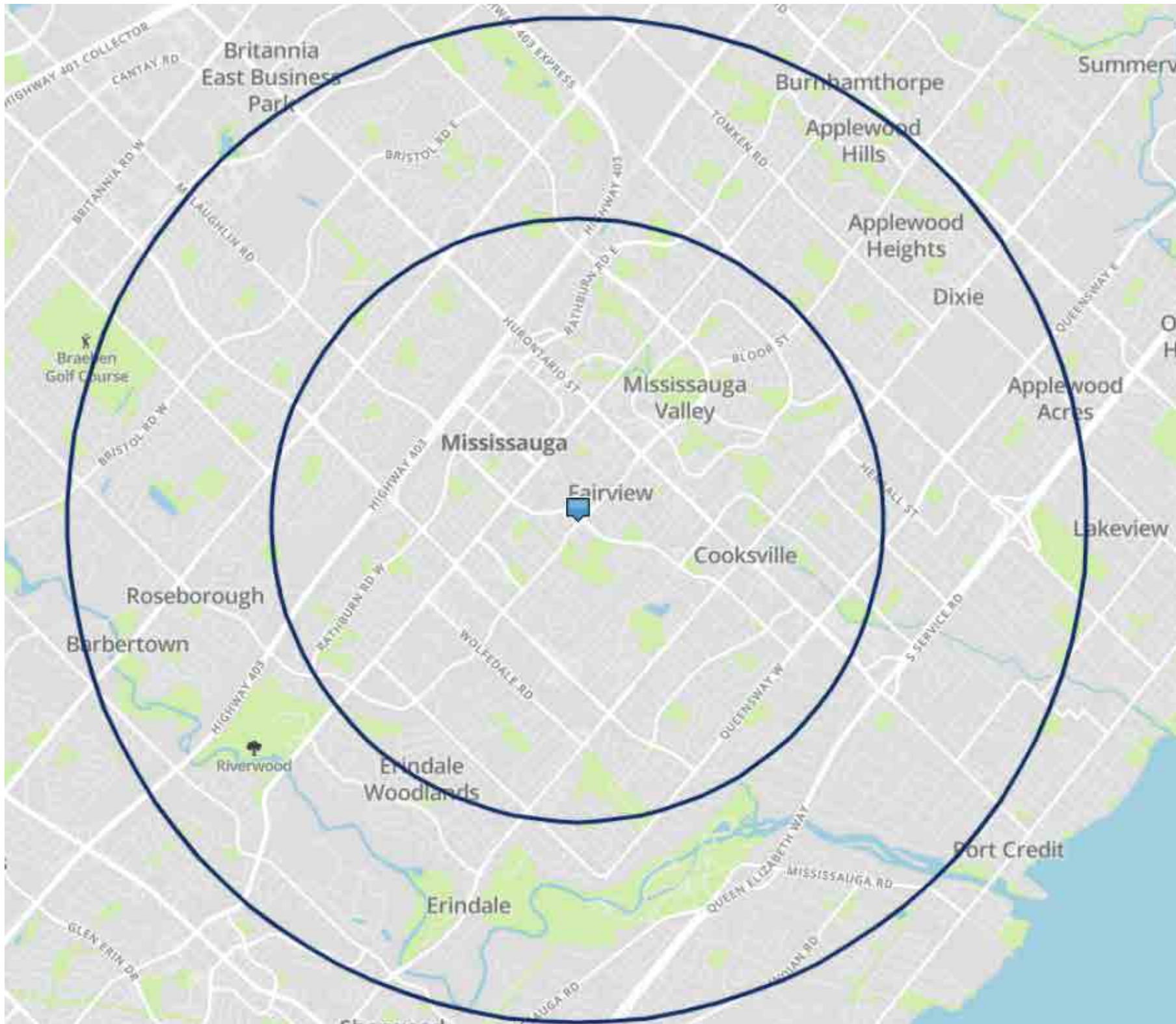
PROPERTY HIGHLIGHTS

ADDRESS	325 Central Parkway West Mississauga, ON L5B 3X9
MAJOR INTERSECTION	Central Parkway West and Confederation Parkway
GLA (SQ. FT)	98,444
NUMBER OF STORES AND SERVICES	30









# DEMOGRAPHICS



## TRADE AREA (2024 ESTIMATES)

	DISTANCE	3 KM	5 KM
	FAMILIES WITH CHILDREN	47%	49%
	TRADE AREA POPULATION	178,660	330,542
	AVERAGE HOUSEHOLD INCOME	\$104,769	\$128,342

# A HEALTHIER, MORE SUSTAINABLE PLACE OF BUSINESS



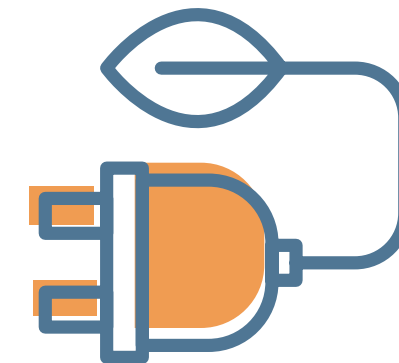
## SUSTAINABILITY

- Energy, Water, Waste and Recycling Programs
- Air Quality and HVAC Preventative Maintenance
- Tenant Engagement with Environmental and Sustainability Resources



## COMMUNITY AMENITIES & SERVICES

- Partners with Diabetes Canada for Community Recycling Program donation bins
- Situated nearby major commuter corridor with convenient access
- Surrounded by large established residential neighborhoods & high-density multi-family developments



## TRANSPORTATION & ACCESSIBILITY

WALK SCORE	87
TRANSIT SCORE	64
BIKE SCORE	65
PARKING SPACES	528
EV CHARGING STATIONS	6

BGO is committed to sustainable management practices to reduce our impact on the environment and provide healthier spaces for our occupants.

To learn how we can support your sustainability needs, please reach out to your leasing representative or visit our ESG report to learn more about our approach.

## CERTIFICATIONS:





# SITE PLAN AND TENANT DIRECTORY



UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT
2/4	Available	6,792	33	Casa Orquidea	2,275
7	Popeye's Louisiana Kitchen	2,385	34	Academy for Mathematics and English	1,179
8	Roman Zaman Damascene Cuisine	3,326	35	Khoulani Real Estate Group	1,562
9	With Love by Adriana & Nicole	677	37	Awake or Asleep Dentistry	3,740
10	Riyasat Restaurant	1,020	39	Dr. I. Patel, M.D.	1,241
11	The Alley	932	40	Central Nails	845
11A/12	Lazar Famous Bakery & Deli	7,347	41	Yo Sushi	950
17	No Frills	39,666	42	Angling Specialities	983
20	Region of Peel	6,600	43	Midnight Sun Tanning	1,500
22	Shawarma Royale	1,440	45	Maytag Coin Laundry	1,948
26	HTT Herbs	946	50	Subway	992
27	20/20 Optometry	1,120	52	Dairy Queen	1,956
28	Kitchen Food Fair	1,130	56	Pizzaville	1,011
29	IDA Pharmacy	2,260	PAD	Tim Hortons	3,130
31	Parkways Animal Hospital	1,845			





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CONFEDERATION PARKWAY

CENTRAL PARKWAY WEST