



BOVAIRD DRIVE &
WORTHINGTON AVE
BRAMPTON, ON

fletcher's meadow

brampton

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FIRST GULF

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FIRST GULF

AVAILABLE

UNDER CONTRACT

LEASED



welcome to

fletcher's meadow

A 220,000 sf neighbourhood shopping centre located in the fastest-growing area of Brampton.

- Located on the north side of Bovaird Dr. W and Highway 7 (west of Chinguacousy Road).
- **Strategically located** in north west Brampton.
- **Strong national tenants.**
- Located within minutes of Brampton's Mount Pleasant GO Transit Station.

NEIGHBOURHOOD
DEMOGRAPHICS



34,576
vehicles per day*
Average Daily Traffic Count
(along Bovaird Dr. W and
Worthington Ave)



trade area
population**
within 1 km - 20,156
within 5 km - 223,354
within 10 km - 594,590



10 year projected
pop. growth**
within 1 km - 6%
within 5 km - 15%
within 10 km - 18%



average
household income**
within 1 km - \$103,808
within 5 km - \$107,586
within 10 km - \$108,736



trade area
households**
within 1 km - 5,103
within 5 km - 63,425
within 10 km - 176,078

TENANTS:

UNIT	TENANT	AREA (SF)	UNIT	TENANT	AREA (SF)
A	Fortino's / Fit 4 Less Fitness	120,000	D7	Subway	1,508
B1	Bank of Montreal	5,904	D8	Pizza Pizza	2,503
B2	First Choice Haircutters	960	D9	Convenience Store	2,176
B3	Hakkalicious	2,350	E1	LCBO	12,445
B4	Money Mart	1,658	E2	Your Dollar Store With More	11,194
B5	Baskin Robbins	1,579	F	TD	4,515
C	McDonald's	4,658	G2/G3	Smart Nails	1,062
D1.1	Wild Wings	2,636	G4	Meena Cleaners	505
D1.2	Meridian Credit Union	3,980	G5	Edward Jones Investments	923
D2	Massage Addict	2,895	G6	Physiotherapy Clinic	1,290
D3	Dulux Paint	2,790	G7	Oxford Learning Centre	1,290
D4	Global Pet Foods	2,528	G8	The UPS Store	1,398
D5	Dogtopia	4,995	G9	Value Buds	1,584
D6.1	Popeye's Louisiana Kitchen	2,146	G10	Dentist	1,595
D6.2	Starbucks	1,515	G11	Master Park's Tiger Taekwondo	2,309
D6.3	Rogers	2,270	H	The Beer Store	6,065
D7-1A	3 for 1 Glasses	1,566	TOTAL:		219,813
D7-1B	Child Development Resource Connection Peel	3,021			



anchor tenants

Fortinos
LCBO
Beer Store
BMO
TD Canada Trust
McDonalds



* CITY OF BRAMPTON TRAFFIC SAFETY UNIT 2017
** ENVIRONICS ANALYTICS 2018