

THE FIXTURE

17611 WOODBINE AVE. EAST GWILLIMBURY ON

Commercial Leasing Opportunities

DAYCARE

DRIVE-THROUGH

RESTAURANT

RETAIL

FINANCIAL

MEDICAL

DENTAL

PROFESSIONAL

RECREATIONAL

DESIGNED FOR GROWTH. BUILT FOR COMMUNITY

STEPHEN & MARIYA LILLY

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TheFixture.ca

17611 Woodbine Ave, East Gwillimbury, ON





THE OPPORTUNITY

Where Growth Meets Opportunity

The Fixture is a ±15.53-acre master-planned commercial destination strategically located at Woodbine Avenue and Davis Drive, just seconds from Highway 404 and neighbouring the Davis Drive / Highway 404 retail district—one of York Region's fastest-growing commercial hubs. Home to Costco and an expanding mix of national retailers, restaurants and everyday services, the area continues to attract customers from across northern York Region and south Simcoe.

Purpose-built for restaurants, cafés, medical and dental clinics, childcare, fitness, professional services and neighbourhood retail, The Fixture brings together the everyday destinations that support a thriving, growing community.

Designed with year-round community amenities—including a seasonal splash pad, winter skating rink and landscaped gathering spaces—The Fixture encourages repeat visits, longer customer stays and consistent daily activity



SECONDS TO HWY 404

Exceptional regional connectivity



±15.53 ACRES

Master-planned commercial



DAVIS DRIVE RETAIL DISTRICT

Home to Costco & National Retailers



GROWING POPULATION

Rapid family growth nearby



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PRIME LOCATION · STRATEGIC ACCESS · STRONG TRADE AREA

THE FIXTURE

CONNECTED FOR GROWTH

Ideally positioned at Woodbine Avenue & Davis Drive in East Gwillimbury – seconds from Highway 404. Surrounded by a thriving retail node, strong residential growth and excellent regional connectivity.

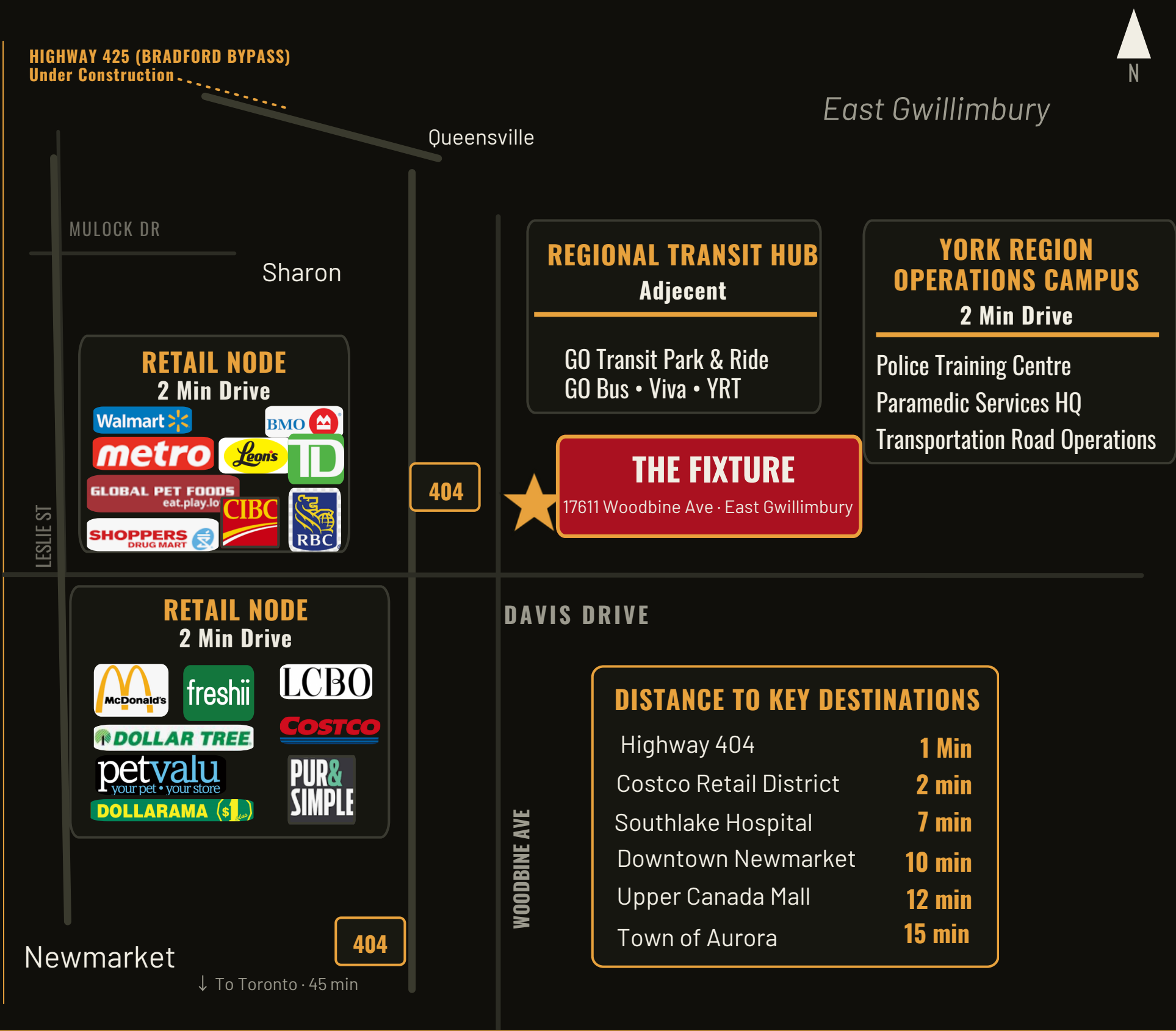
 **SECONDS TO HIGHWAY 404**
Direct access to the GTA and Simcoe County

 **THRIVING RETAIL NODE**
Minutes from a premier retail destination featuring Costco, Walmart, Home Depot, Canadian Tire, LCBO and other national retailers.

 **RAPIDLY GROWING COMMUNITIES**
Surrounded by the thriving communities of Newmarket, Aurora, Sharon, East Gwillimbury and Queensville, supported by multiple new schools, expanding residential neighbourhoods and significant population growth.

 **CURRENT, NEW & EXPANDING EDUCATION INFRASTRUCTURE**

 Glen Cedar Public School	5-6 Min
 Huron Heights Secondary School	5-6 Min
 New Sharon Public School (Opened 2024)	8-9 Min
 New Queensville Catholic Elementary School (Opening 2027)	7-9 Min
 New Holland Landing Public School (Planned Opening 2028)	8-10 Min
 Multiple Public & Catholic Schools	within 10 Min



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SITE PLAN & AVAILABLE OPPORTUNITIES



Commercial - FOR LEASE



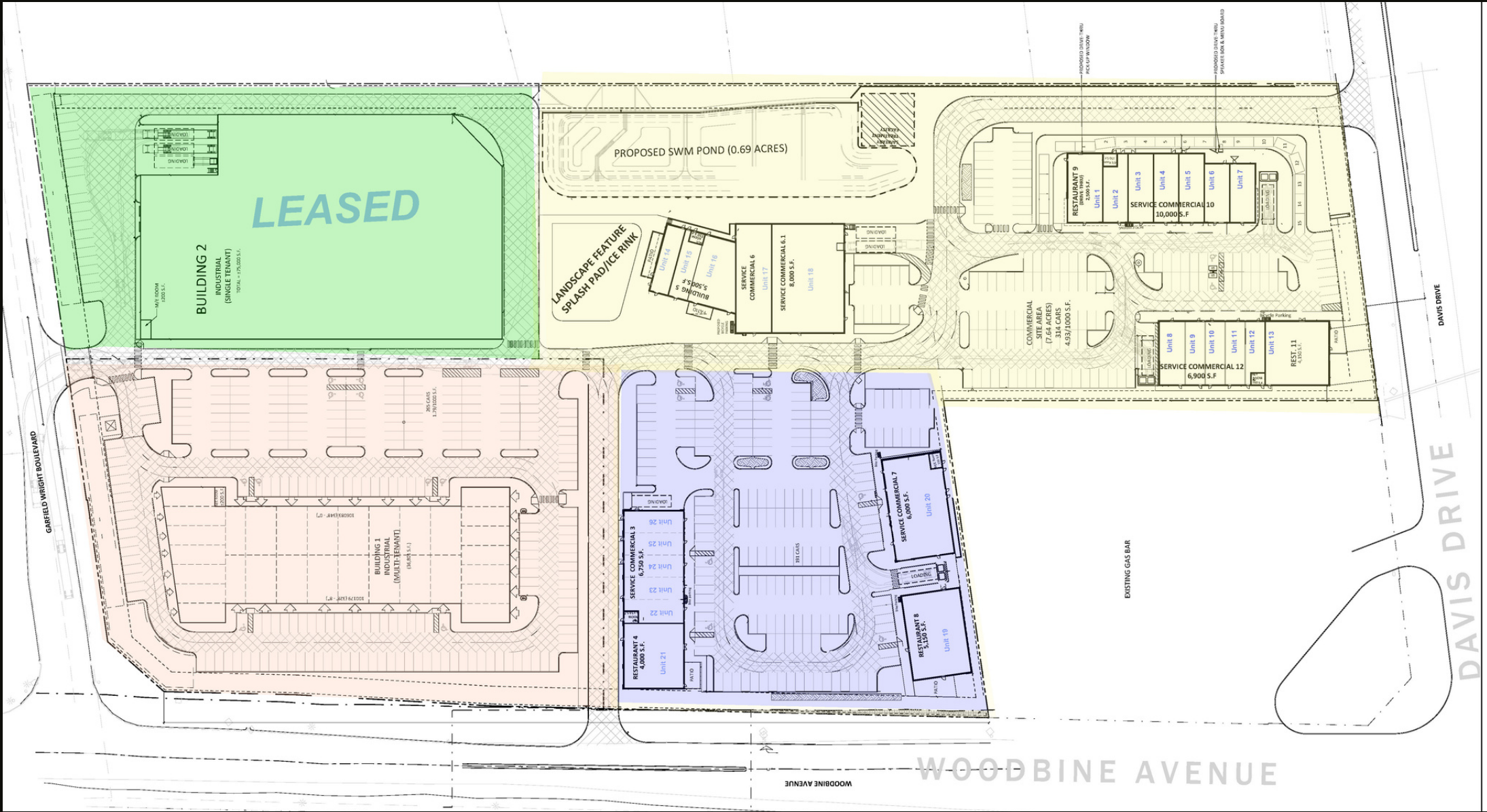
PHASE 1A - Leased



Commercial - PHASE 2



Industrial - PHASE 3



Colour site plan · full-resolution version available on request · all figures preliminary and subject to change.

SITE SPECS



15.53

Acres



601

Parking



60

Bicycle



0.75 ac

Pond/rink

PHASING

PHASE 1A

Leased

PHASE 1B

Now Leasing

±41,050 SF · from 1,500 SF

PHASE 2

Future - Commercial

±17,900 SF

PHASE 3

Future - Industrial

±36,801 SF

Est. occupancy for Phase 1B is Q4 2027 - Q1 2028 · figures preliminary and subject to change.

AVAILABLE USES



Drive-Thru

from 2,500 SF



Retail / Service

1,500 - 10,000 SF



Medical / Dental

Flexible layouts



Professional / Office

Flexible layouts



Restaurant

1,500 - 10,000 SF



Daycare

Dedicated opportunity



Industrial

Building 1 - 24' clear

OPPORTUNITIES

✓ Patio Available

✓ Divisible from ±1,500 SF

✓ Highway 404 Access

✓ Drive-Thru Available

✓ End-Cap Opportunities

✓ Year-Round Community Amenities



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MARKET DEMOGRAPHICS & GROWTH

A Growing, Affluent & Expanding Trade Area

TRADE-AREA DEMOGRAPHICS

5 KM	10 MIN DRIVE	10 KM
IMMEDIATE MARKET	DRIVE-TIME MARKET	REGIONAL MARKET
Population	Population	Population
Households	Households	Households
Avg. HH Income	Avg. HH Income	Avg. HH Income
50,108	81,464	183,018
17,563	28,347	63,060
\$183K	\$192K	\$192K

Source: Environics Analytics / Esri Canada, 2026.

EAST GWILLIMBURY RESIDENTIAL GROWTH

 SHARON Continued residential growth	 QUEENSVILLE Expanding master-planned community	 HOLLAND LANDING Established community with continued growth
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A FAMILY-FOCUSED DESTINATION

Planned splash pad and seasonal skating amenities designed to create a community gathering place and encourage year-round visitation – connecting the development to a growing, family-oriented market.

Artist's concept. For illustrative purposes only. Amenities and designs are conceptual and subject to change.



305,000+	PROJECTED POPULATION within 15 km by 2031	64%	OF HOUSEHOLDS within 15 km earn \$100,000+
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GET IN TOUCH

Let's Build Here.

Contact the listing brokers for availabilities, pricing, unit sizes and site plans.

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SCAN FOR SITE PLANS & DETAILS



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