

3051 Pharmacy Ave. | Huntingdale Towns | Ground-Floor Commercial Space for Lease

Neighbourhood Demographics & Trade Area Profile

Population & Growth

- The Finch–Pharmacy trade area sits within a high-density Scarborough growth corridor supported by sustained residential intensification, strong immigration inflows, and long-term municipal planning policies favouring mixed-use development along arterial routes.
- The L'Amoreaux / Bridlewood area is a mature, high-density Scarborough neighbourhood characterized by:
 - A large concentration of mid- and high-rise rental apartments, stacked townhomes, and established low-rise housing
 - Strong family and multi-generational household presence
 - Continuous population replenishment driven by immigration and household formation rather than speculative development cycles
- The surrounding community supports consistent daily commercial demand, not destination-driven or discretionary retail.

Households, Families & Education Anchors

- The immediate trade area is exceptionally well-served by public, Catholic, French, and private schools, reinforcing its family-centric profile:

Assigned Public Schools (Walking Distance)

- Beverly Glen Junior Public School – ~5-minute walk (0.39 km) | Grades PK–6 | ~450 students
- Sir Ernest MacMillan Senior Public School – ~16-minute walk (1.17 km) | Grades 7–8
- L'Amoreaux Collegiate Institute – ~13-minute walk (1.0 km) | Grades 9–12

Catholic & French School Options

- Epiphany of Our Lord Catholic Academy – ~5-minute walk (0.35 km) | Grades PK–8
- ÉS Étienne-Brûlé & ÉÉ Laure-Rièse (French language streams) within regional proximity

Private & International Schools

- Alathena International Academy – ~13-minute walk (0.96 km)
- William Academy Scarborough – 1.53 km

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Parks, Recreation & Lifestyle Infrastructure

- The neighbourhood is best described as “park-rich and walkable,” an important indicator for family-serving commercial uses:
- Within a 20-minute walk of the site:
 - 3 major parks
 - 11 recreational facilities, including:
 - 5 playgrounds
 - 2 basketball courts
 - 4 ball diamonds
 - 5 sports fields
 - 1 splash pad
- Key nearby parks include:
 - Beverly Glen Park – 2-minute walk
 - Chester Le Park – 6-minute walk
 - Birchcrest Park – 6-minute walk
 - North Bridlewood Park – ~9-minute walk
- This level of recreational infrastructure materially increases weekday afternoon, evening, and weekend foot traffic for community-serving commercial uses.

Income, Employment & Work Patterns

- Household incomes in the L'Amoreaux area are stable and middle-to-upper-middle income by Scarborough standards
 - Employment is concentrated in health care, education, professional services, retail, and skilled trades
 - A growing proportion of residents operate on hybrid or work-from-home schedules, driving:
 - Increased mid-day commercial activity
 - Strong demand for local medical, personal services, cafés, and convenience retail
- This supports commercial uses that rely on frequency and proximity, not peak-hour commuter spikes.

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Transit, Access & Regional Connectivity

- TTC bus service directly at the doorstep
 - Pharmacy Ave at Huntingdale Blvd: <1-minute walk
 - Don Mills subway station: ~2.8 km
 - Immediate access to Highway 401 and Highway 404, enabling regional draw
- The site benefits from both pedestrian-scale local traffic and regional accessibility, ideal for clinics, professional offices, and education-based operators.

Underserved Commercial Uses – Evidence-Based Gaps

Despite density and strong community infrastructure, the area remains underserved in several categories:

Medical, Dental & Allied Health

High family density, proximity to schools, and nearby hospital infrastructure create sustained unmet demand for clinics, diagnostics, therapy, and specialist practices.

Child-Focused, Educational & Therapeutic Services

The sheer volume of nearby schools and parks supports tutoring centres, speech/OT therapy, learning academies, and youth programming, particularly in walkable formats.

Daily-Needs & Convenience Retail

Residents remain reliant on fragmented offerings, presenting opportunity for small-format grocery, specialty food, pharmacy-adjacent, and service retail.

What This Means for Huntingdale Towns – Commercial

High-Confidence User Fit

Family density, school concentration, and infrastructure readiness support medical, educational, professional, service, and convenience-oriented commercial uses.

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All-Day Demand Profile

Hybrid work patterns + school and park activity drive consistent daytime and evening traffic, reducing reliance on peak commuting hours.

Institutional Fundamentals

Freehold tenure, RAC zoning, modern servicing, and documented land value appreciation support long-term commercial stability, not speculative retail exposure.

Strategic Positioning

Messaging should emphasize schools, parks, health infrastructure, transit proximity, and service-ready design, not discretionary retail, or nightlife.

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