



# GREEN LANE/ YONGE

## GREEN LANE CORRIDOR

The Green Lane Corridor is a key area in East Gwillimbury (EG) that blends residential, retail, and future development opportunities. It is home to the town's largest retail hub, with over 84% of EG's total retail space concentrated around Green Lane and Yonge Street—making it a go-to spot for big-brand retail, dining, and essential services.

Looking ahead, the Green Lane Corridor is set to grow with high-density, mixed-use developments that will bring together residential, commercial, and office spaces. With planned upgrades to GO Transit and York Region Transit, the area is being designed to be walkable, transit-friendly, and a vibrant destination for business, entertainment, and community life.

## GREEN LANE & YONGE STREET

The intersection of Green Lane and Yonge Street is one of East Gwillimbury's busiest retail hubs, featuring three major plazas—RioCan, Fieldgate, and Metrus. These centres host large retailers and offer a convenient shopping destination for EG residents as well as those from nearby communities like Newmarket, Bradford, and Georgina, making it a vibrant spot for both commerce and community activity.

Zoned for neighbourhood commercial use, this area is built to support a thriving retail environment. With future plans to add approximately 300,000 square feet of additional retail space, it's set to become an even more dynamic and accessible commercial destination.



### GREEN LANE CORRIDOR

<b>Total Retail Square Footage</b>	<b>698,432 ft<sup>2</sup></b>
<b>Total Service Square Footage</b>	<b>214,112 ft<sup>2</sup></b>
<b>Total Square Footage</b>	<b>912,544 ft<sup>2</sup></b>



AVERAGE HOUSEHOLD  
INCOME

**\$135,916**



**Metrus - Green Lane**  
181 Green Lane East  
East Gwillimbury, ON  
L9N 0C9  
T: (905) 669-9714



**Fieldgate - Yonge and  
Green Lane Common**  
18401 Yonge Street  
East Gwillimbury, ON  
L9N 0A2  
T: (416) 223-5127



**RioCan - Green Lane**  
18120-18182 Yonge Street  
East Gwillimbury, ON  
L9N 0J3  
T: 1-800-465-2733



POPULATION OF OVER

**200,000**

WITHIN 10 KM RADIUS

## TRANSPORTATION



### Highway 404

From Davis Drive to Woodbine Avenue (approximately 14.5 km).

**Average daily traffic:** 35,775 vehicles

Links East Gwillimbury to the rest of York Region, Toronto, and Highway 401.

### Green Lane East

West of 2nd Concession.

**Average weekly volume:** 314,351 vehicles.

East Gwillimbury GO Station to Old Green Lane.

**Average weekly volume:** 269,842 vehicles.

Harry Walker Parkway to Leslie Street.

**Average weekly volume:** 269,378 vehicles.

Exit 53, Highway 404 to Harry Walker Parkway.

**Average weekly volume:** 268,058 vehicles.

Exit 53, Highway 404 to Woodbine Avenue.

**Average weekly volume:** 220,287 vehicles.

### Yonge Street

Green Lane and Yonge Street (Rona+ Plaza) to Yonge Street.

**Average weekly volume:** 334,717 vehicles.

Green Lane and Yonge Street (Rona+ Plaza) to Highway 11.

**Average weekly volume:** 338,862 vehicles.

### Go Transit

The East Gwillimbury (EG) GO Station, located on the south side of Green Lane, is a key stop on the Barrie line train service in the GO Transit network. Additionally, it serves as a GO bus station, providing comprehensive bus service for the area.

"We chose East Gwillimbury because it's an ideal place to do business with its high traffic flow and ample parking. What truly sets this community apart are the amazing people, the strong sense of community, and the incredible support from the town. There's always something happening—from exciting events to initiatives backed by the town. It's a wonderful place to live, work, and grow a business."

- Christina Raunio, Bombay Frankies



**For further information, please contact:**

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Advantage EG | Town of East Gwillimbury

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*This document was funded in partnership with York Region Economic Strategy.*

## PROMINENT COMPANIES & BRANDS



**SilverCity**

18195 Yonge Street,  
East Gwillimbury, ON  
L9N 0H9

**T:** (905) 953-2792



**Costco Wholesale**

18182 Yonge Street,  
East Gwillimbury, ON  
L3Y 8V1

**T:** (905) 954-4733



**Real Canadian Superstore**

18120 Yonge Street,  
East Gwillimbury,  
L3Y 4V8

**T:** (905) 830-4072



**Rona + East Gwillimbury**

18401 Yonge Street,  
East Gwillimbury, ON  
L9N 0A1

**T:** (905) 952-2950