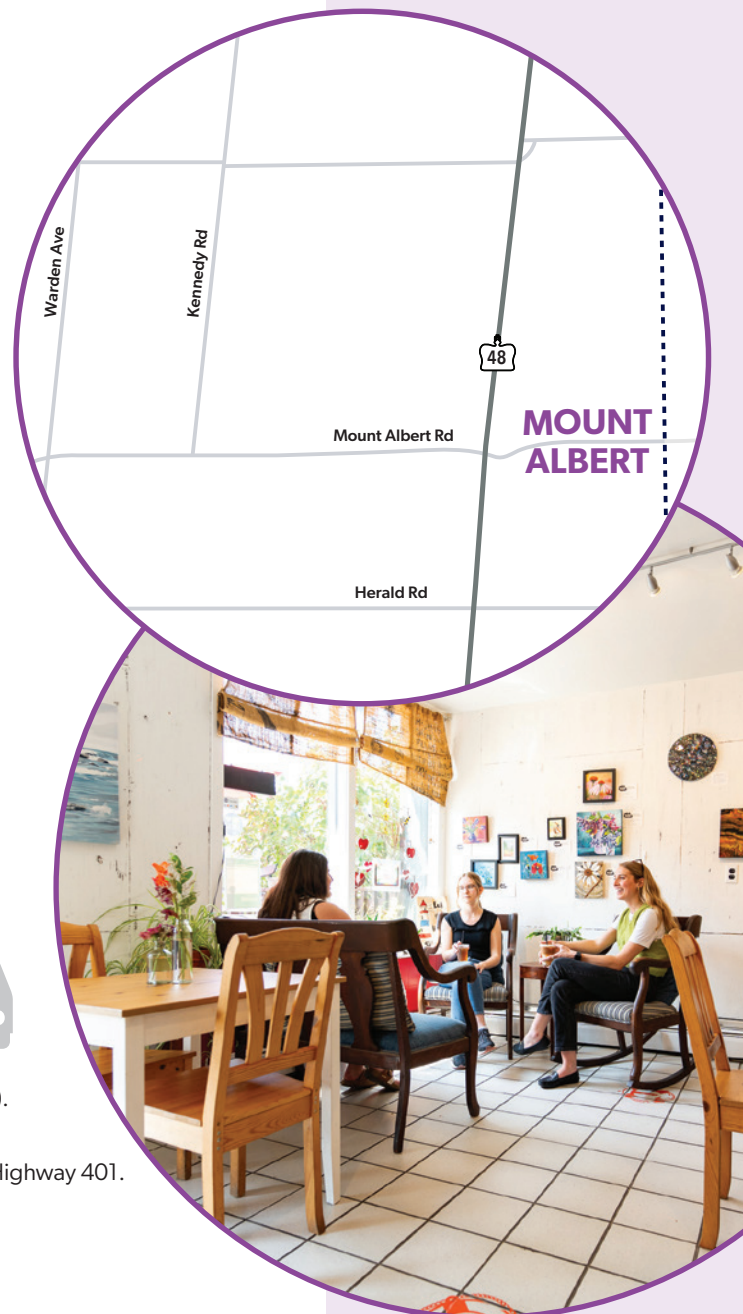


## INTRODUCTION

Mount Albert is located in the eastern part of East Gwillimbury (EG) and offers both rural charm and modern amenities, making it an ideal place to live and work. Local shops, restaurants, and services are located along Centre Street and Main Street in the downtown core. In addition, you'll also find the East Gwillimbury Public Library, the Ross Family Complex, the Mount Albert Community Centre, and parks nearby. A retail area is also located along Highway 48, just north of Mount Albert Road.

Downtown Mount Albert is being revitalized through infrastructure improvements, including upgraded sidewalks, improved parking, and streetscapes. These upgrades will create a more accessible, welcoming, and vibrant space for residents, businesses, and visitors, further strengthening Mount Albert's appeal.



## 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.

### Highway 48

From from Davis Drive through to Ravenshoe Road (14.2 km).  
**Average daily traffic:** 11,250 vehicles

Links Mount Albert to Whitchurch-Stouffville and Markham in the south and Georgina in the north.

### Centre Street

North of Vivian Creek Park (Mount Albert Population Centre).  
**Average weekly volume:** 2,711 vehicles

## RETAIL & SERVICE INVENTORY

<b>Total Retail Square Footage</b>	<b>62,050 ft<sup>2</sup></b>
<b>Total Service Square Footage</b>	<b>39,800 ft<sup>2</sup></b>
<b>Total Square Footage</b>	<b>101,850 ft<sup>2</sup></b>



AVERAGE HOUSEHOLD  
INCOME

**\$149,627**



AVERAGE HOUSEHOLD  
NET WORTH

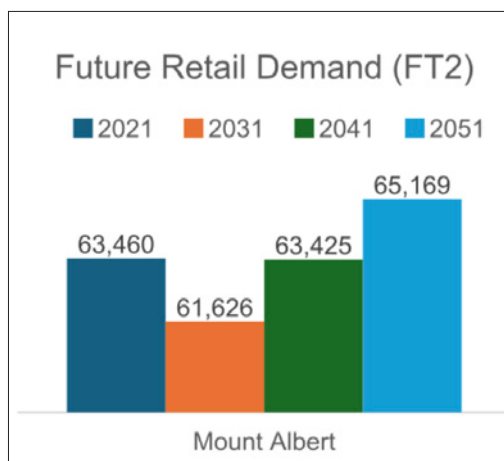
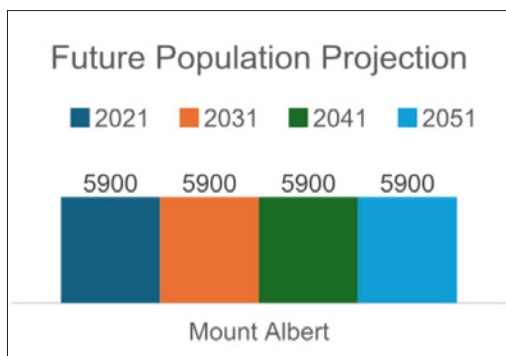
**\$906,462**

## DEMOGRAPHICS



DEMOGRAPHIC BREAKDOWN	
Residency	Own
Education	College/ High School
Occupation	Mixed
Urbanity	Suburban
Family Life	Middle-aged families
Home Type	Single Detached

## FUTURE PROJECTIONS



"With over 17 years in Mount Albert, I've seen firsthand how neighbors become customers and customers become friends. It's been exciting to grow alongside the community and witness the downtown core evolve into a thriving hub. In a community like Mount Albert, the connections we build with both new and returning customers—locally and beyond—are truly invaluable."

– Janet Wheeler, Benjamin Moore & Corner Decor with More



### For further information, please contact:

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Advantage EG | Town of East Gwillimbury

Phone: 905.478.4283 ext. 3862 | E-mail: bkenny@eastgwillimbury.ca

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

## PROMINENT COMPANIES & BRANDS



**Benjamin Moore**  
19124 Centre Street,  
Mount Albert, ON  
LOG 1M0  
T: (905) 473-6588



**DUCA Financial Services**  
**Credit Union**  
19132 Centre Street,  
Mount Albert, ON  
LOG 1M0  
T: (905) 473-9373



**Foodland – Mount Albert**  
19263 Highway 48,  
Mount Albert, ON  
LOG 1M0  
T: (905) 473-7406



**Home Hardware**  
6 Princess Street,  
Mount Albert, ON  
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T: (905) 473-2341