



LARGE & GROWING
TALENT POOL



PROJECTED TO
WELCOME OVER

85,000
NEW RESIDENTS BY
2051



SMALL-TOWN CHARM
WITH BIG CITY
ACCESS

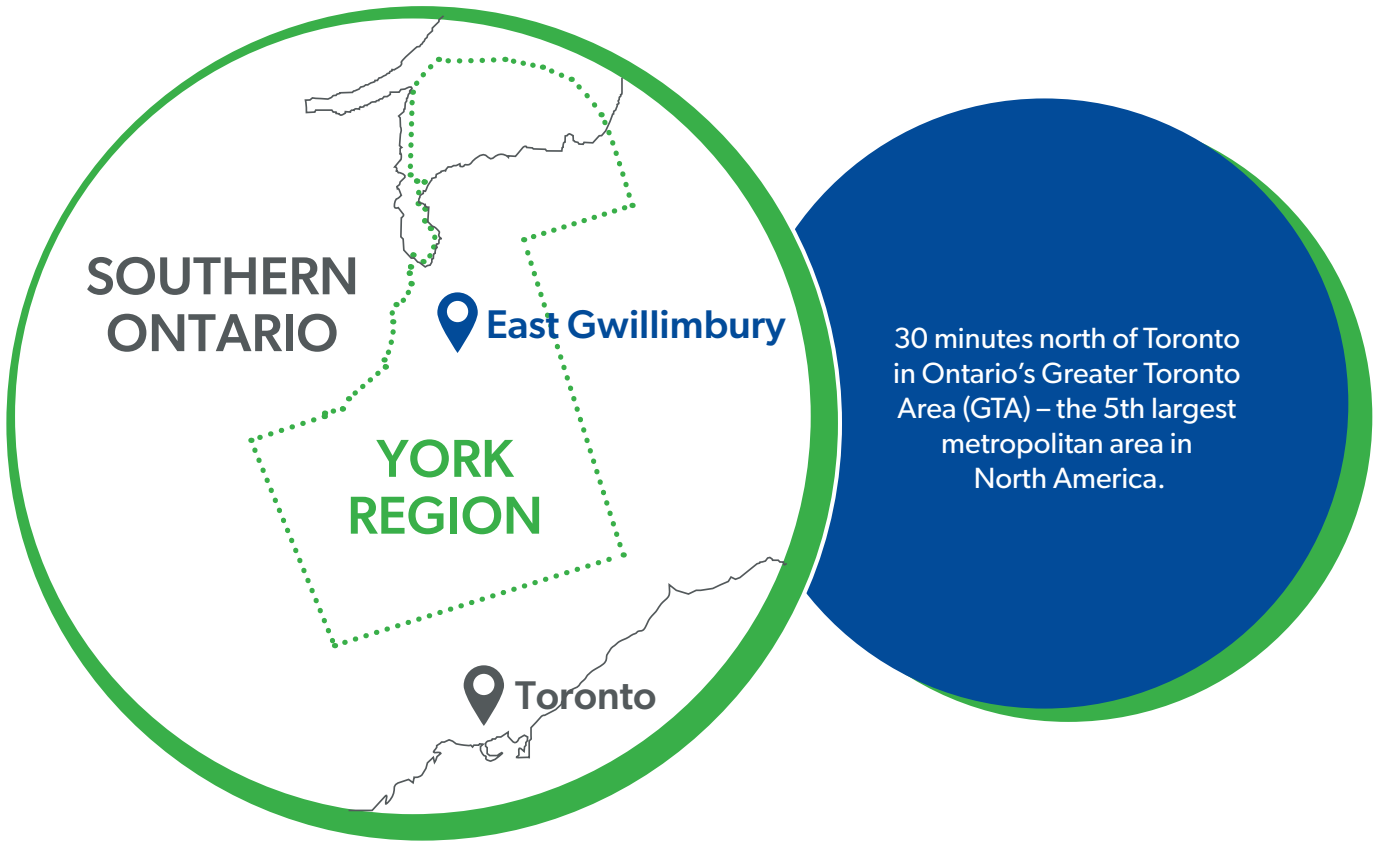
EAST GWILLIMBURY, ONTARIO, CANADA

INTRODUCTION

Welcome to East Gwillimbury (EG), a rapidly growing community with convenient access to major urban centres, offering small-town charm with big-city access. By 2051, EG's population is expected to triple, creating significant demand for commercial and industrial amenities.

advantage **EG**

At Advantage EG, the Town's Economic Development team, we are flexible and nimble, and can respond to your needs quickly and effectively. Our goal is to build a meaningful, professional relationship with you, and your project will always receive personal, friendly, and timely service to get you where you're looking to go. Connect with us to discuss your opportunity further, and dive deeper into the details.



CENTRAL LOCATION & ACCESS TO MARKETS



Adjacent to Highway 404 and less than 30 minutes from Highways 400, 401, and 407.



The future Bradford Bypass, connecting Highway 404 and 400, will add more efficient links to key transportation corridors, allowing businesses to access markets in all directions.



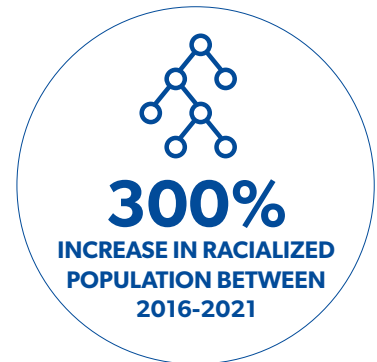
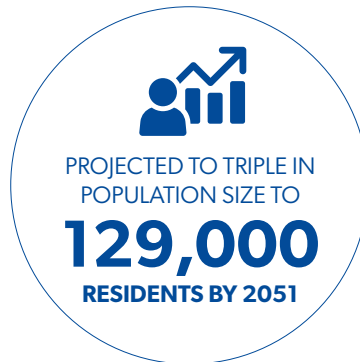
Toronto Pearson Airport is Canada's largest and busiest airport, providing access to 70% of the world's economies.



GO Transit serves the area by rail and bus, providing connections to regional transit systems across the GTA, including Toronto's TTC. York Region Transit serves EG through a combination of fixed routes and on-demand service.

SIGNIFICANT POPULATION GROWTH

EG is one of the fastest growing municipalities in Canada, and continues to see significant demand from both developers and homebuyers. Rapid growth is driving increased demand for local jobs, services, and commercial development. The population is also becoming much more culturally diverse.



EG is located in **York Region:**



1.25 M
RESIDENTS

3rd LARGEST BUSINESS
HUB IN ONTARIO



59,000+
BUSINESSES



Ontario's population is
expected to grow by

41.7%
by **2051**



Greater Toronto Area's (GTA)
population is expected to grow
to over **10.4M** residents
by **2051**

A LARGE & GROWING TALENT POOL

A location in EG allows your business to take advantage of York Region and Greater Toronto Area's talent pool. The pipeline for new talent is also substantial.



A **WORKFORCE** OF OVER
3.5 MILLION



18 POST-SECONDARY
INSTITUTIONS
WITHIN 90 MINUTES



130,000+
NEW GRADUATES & SKILLED IMMIGRANTS
JOIN THE WORKFORCE ANNUALLY

KEY SECTORS



Agriculture &
Agri-Food



Building &
Construction



Healthcare



Logistics &
Distribution



Manufacturing

FINANCIAL ADVANTAGES

EG has the lowest relative residential taxes in York Region, competitive development charges and utility rates, and among the lowest commercial/industrial tax rates in the Greater Toronto Area.



SUPPORT FOR YOUR BUSINESS WITH YORK UNIVERSITY



York University, in partnership with East Gwillimbury, launched the YSpace Northern York Region entrepreneurship hub to bring vital resources and programs to local entrepreneurs. This initiative underscores the importance of accessible post-secondary support in rural areas, empowering small businesses to grow and thrive in Northern York Region. Since its inception in 2021, the program has achieved remarkable success:



SUPPORTED OVER
1000
ENTREPRENEURS



HELPED MORE THAN
500
BUSINESSES



DELIVERED OVER
950
HOURS OF FREE MENTORSHIP
& CONSULTATIONS



Agriculture is at the heart of East Gwillimbury (EG)'s economy and identity, including traditional family farms, equine operations, and innovative agri-businesses.

EG accounts for approximately **17.5%** of all farms in York Region, supporting a robust local food system and a growing agri-tourism sector.

The Holland Marsh, a designated specialty crop area within the Greenbelt, extends into EG, offering some of the most nutrient-dense and productive soils in Ontario.

This landscape supports vegetable processing facilities and large-scale farms such as **Lakeview Vegetable Processing** and **ATV Farms**, as well as equine facilities like the **Royal Canadian Riding Academy**.



WHY EG?

FAST FACTS (2024)



103 AGRICULTURE BUSINESSES
operating across **23,000+** acres



387 JOBS
(+88% growth over 10 years)

\$9.8M in local wages paid



\$235M
in annual sales



\$168M
in exports



83% of goods purchased locally

- Strategic location within the **Greenbelt's Holland Marsh** specialty area, offering premium farmland and access to regional distribution networks
- Known as "Ontario's Salad Bowl," the Holland Marsh alone contributes **\$450 million** annually to Ontario's GDP
- Supportive municipal environment promoting **farm diversification** and **agri-tourism**
- Access to **York Region's Food and Beverage Accelerator Program** through York University's YSpace, supporting scale-up and innovation for food entrepreneurs

2014-2024 AGRICULTURE JOB COUNTS AND SHIFT SHARE ANALYSIS

AGRICULTURE SECTOR	2014 JOBS	2024 JOBS	2014 - 2024 CHANGE
East Gwillimbury	205	387	182
Greater York Region	2,574	3,143	569

Source: 2025 Target Sectors Analysis, McSweeney & Associates, Lightcast Analyst 2024.3.

2024 AGRICULTURE BUSINESS COUNTS

AGRICULTURE SECTOR	1-9 EMPLOYEES	10-49 EMPLOYEES	50+ EMPLOYEES	INDETERMINATE	TOTAL
East Gwillimbury	15	10	3	75	103
Greater York Region	177	57	12	674	920

Source: 2025 Target Sectors Analysis, McSweeney & Associates, Canadian Business Counts, June 2024.



INVESTMENT OPPORTUNITIES

- Expansion of farm-to-table and local food processing ventures
- On-farm **diversification**: agri-tourism, value-added production, farm experiences
- Partnerships** in sustainable agriculture, greenhouse operations, and vertical farming
- Investment** in climate-smart and precision agriculture technologies to boost efficiency and resilience



WHAT'S NEXT?

- National trends show rising demand for organic, sustainable, and locally sourced products.
- Climate-resilient farming and adaptive technologies will drive competitiveness.
- Funding opportunities through various levels of government



East Gwillimbury (EG)'s building and construction sector is thriving, driven by rapid population growth, infrastructure investment, and a skilled local workforce. The sector focuses on businesses manufacturing materials needed for construction, architectural and engineering firms, and infrastructure and real estate development businesses.



Businesses such as **Technicore Underground Inc.**, **Kelson**, and **TCS Construction** are among EG's largest employers, and have leveraged the knowledgeable local labour pool to grow their businesses, supporting the design and fabrication of local and regional infrastructure.

WHY EG?

FAST FACTS (2024)



202 BUSINESSES
in construction and design



387 JOBS
(+89% growth over 10 years)

\$48M in local wages paid



\$324M
in annual sales



\$269M
in exports



60% of goods sourced locally

- ✓ **71.3%** of residents aged 25–64 have post-secondary education, **12%** specializing in architecture/engineering
- ✓ More than **\$4B** (2022) in annual construction activity across York Region, creating sustained demand for engineering, materials, and construction.
- ✓ Architectural employment grew **10x in 10 years** - one of EG's fastest-growing professional services segments

2014-2024 BUILDING AND CONSTRUCTION JOB COUNTS AND SHIFT SHARE ANALYSIS

	2014 JOBS	2024 JOBS	2014 - 2024 CHANGE
East Gwillimbury	532	721	189
Greater York Region	24,025	3,143	1,574

Source: 2025 Target Sectors Analysis, McSweeney & Associates, Lightcast Analyst 2024.3.

2024 BUILDING AND CONSTRUCTION BUSINESS COUNTS

	1-9 EMPLOYEES	10-49 EMPLOYEES	50+ EMPLOYEES	INDETERMINATE	TOTAL
East Gwillimbury	46	3	1	152	202
Greater York Region	2,394	323	93	7,829	10,639

Source: 2025 Target Sectors Analysis, McSweeney & Associates, Canadian Business Counts, June 2024.



INVESTMENT OPPORTUNITIES

- ✓ **Expansion** potential for engineering, consulting, and material supply firms
- ✓ **Demand** for eco-efficient and sustainable construction technologies
- ✓ **Strong market** for industrial land development and mixed-use real estate
- ✓ **Regional housing growth** continues to fuel demand for design and construction services



WHAT'S NEXT?

- ✓ Government infrastructure spending and easing interest rates will drive new builds
- ✓ Rising population and commercial expansion will sustain long-term growth
- ✓ The sector is forecast to remain one of EG's top-performing industries for the next decade



East Gwillimbury (EG)'s warehousing and logistics sector is a fast-growing hub for goods movement and distribution.

With **135 million** consumers within an **800 km** radius, EG sits at the heart of one of North America's most connected trade corridors.

EG's strategic location along **Highway 404** and nearby **Highway 400** provides seamless access to **Toronto Pearson Airport, CN Rail intermodals**, and **multiple U.S. border crossings**, making it a natural gateway for domestic and international logistics.



WHY EG?

- **Direct access** to Ontario's 400-series highways and Greater Toronto logistics network
- **Proximity** to Pearson International Airport, rail terminals, and ports for multi-modal transportation
- **Large, zoned employment lands** ideal for distribution, cold storage, and logistics facilities
- **Cost-efficient** alternative to southern Greater Toronto Area's (GTA) industrial locations
- **Established** major employers, including Loblaw Distribution Centre, bringing over 600 new jobs to EG

FAST FACTS (2024)



111 LOCAL BUSINESSES



331 JOBS
(+20% growth over 10 years)

\$15M in local wages paid



\$95.7M
in annual sales



\$58M
in exports



75% of freight and logistics purchases sourced locally

2014-2024 WAREHOUSING AND LOGISTICS JOB COUNTS AND SHIFT SHARE ANALYSIS

ECONOMIC REGION	2014 JOBS	2024 JOBS	2014 - 2024 CHANGE
East Gwillimbury	275	331	56
Greater York Region	10,263	11,938	1,675

Source: 2025 Target Sectors Analysis, McSweeney & Associates, Lightcast Analyst 2024.3.

2024 BUILDING AND CONSTRUCTION BUSINESS COUNTS

ECONOMIC REGION	1-9 EMPLOYEES	10-49 EMPLOYEES	50+ EMPLOYEES	INDETERMINATE	TOTAL
East Gwillimbury	38	3	4	68	111
Greater York Region	1,699	136	52	3,339	5,226

Source: 2025 Target Sectors Analysis, McSweeney & Associates, Canadian Business Counts, June 2024.

INVESTMENT OPPORTUNITIES



- **Distribution centres** and fulfillment hubs supporting e-commerce growth
- **Cold chain logistics** for food, pharmaceutical, and agriculture sectors
- **Green logistics innovations** - electric fleets, smart warehousing, and sustainable design
- **Opportunities** for cross-docking and last-mile delivery operations servicing the GTA North

WHAT'S NEXT?



- **Continued sector expansion** driven by e-commerce, automation, and regional demand
- Increasing adoption of **AI, robotics, and data-driven logistics systems** to optimize performance
- Projected **long-term employment and investment stability** as businesses seek GTA-adjacent industrial space
- EG will continue to serve as a **strategic northern logistics node** in Ontario's growing distribution network

MANUFACTURING



East Gwillimbury (EG)'s manufacturing sector combines advanced manufacturing, automotive components, and food production. EG's strategic location along Highway 404 connects manufacturers to the Greater Toronto Area (GTA), Ontario's second-largest manufacturing hub, and international markets.


Multimatic Dynamic Suspensions and **Greenworks Tools** are two of EG's largest employers, anchoring a strong manufacturing ecosystem rooted in precision and technical excellence. Supported by several specialized fabricators, this sector showcases the region's industrial strength and its integral place within Ontario's advanced manufacturing corridor.

WHY EG?

-  Located within York Region's **80,000-strong** manufacturing workforce
-  More than **15,000** jobs in Motor Vehicle Components in York Region
-  Strong supply chain integration with construction, agriculture, and automotive sectors
-  Access to skilled trades, engineers, and advanced manufacturing talent
-  Proximity to major R&D, technology, and innovation clusters across the GTA



INVESTMENT OPPORTUNITIES

-  **Expansion** in EV and battery component manufacturing
-  **Potential** for automation, robotics, and AI-enabled production investments
-  **Opportunities** for food manufacturing and agri-processing leveraging local supply chains
-  **Growing** demand for industrial and warehousing facilities with modern infrastructure

FAST FACTS (2024)



107 BUSINESSES
in manufacturing



1,264 JOBS
(+36% growth over 10 years)

\$87.9M in
local wages paid



334
new jobs created
(2014-2024)



\$1.18B
in annual sales



\$892M
in exports

2014-2024 BUILDING AND CONSTRUCTION JOB COUNTS AND SHIFT SHARE ANALYSIS

	2014 JOBS	2024 JOBS	2014 - 2024 CHANGE
East Gwillimbury	930	1,264	334
Greater York Region	83,356	86,327	2,971

Source: 2025 Target Sectors Analysis, McSweeney & Associates, Lightcast Analyst 2024.3.

2024 BUILDING AND CONSTRUCTION BUSINESS COUNTS

	1-9 EMPLOYEES	10-49 EMPLOYEES	50+ EMPLOYEES	INDETERMINATE	TOTAL
East Gwillimbury	23	12	1	71	107
Greater York Region	1,703	844	393	2,678	5,618

Source: 2025 Target Sectors Analysis, McSweeney & Associates, Canadian Business Counts, June 2024.

MANUFACTURING, MOTOR VEHICLE COMPONENT



Part of Southern Ontario's automotive corridor, which accounts for

82%
of national auto employment



Rapid growth in EG:
+30%
new jobs (2014-2024)



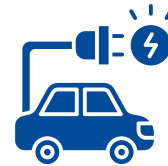
\$398M
in annual sales



\$296M
in exports



\$22M
in wages

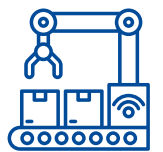


Positioned to benefit from Ontario's

\$26B
investment in EV and automotive retooling (2021-2023)

90%

of purchases made from local suppliers, highly integrated ecosystem



WHAT'S NEXT?

- Continued sectoral growth tied to electric vehicle transition, sustainable manufacturing, and automation
- Local firms will benefit from stable export markets, infrastructure investment, and access to skilled labour
- EG is a prime location for advanced manufacturing expansion, balancing affordability, workforce access, and logistics connectivity



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	
Total Retail Square Footage	698,432 ft²
Total Service Square Footage	214,112 ft²
Total Square Footage	912,544 ft²



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:

Brennan Kenny, Manager of Economic Development

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



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

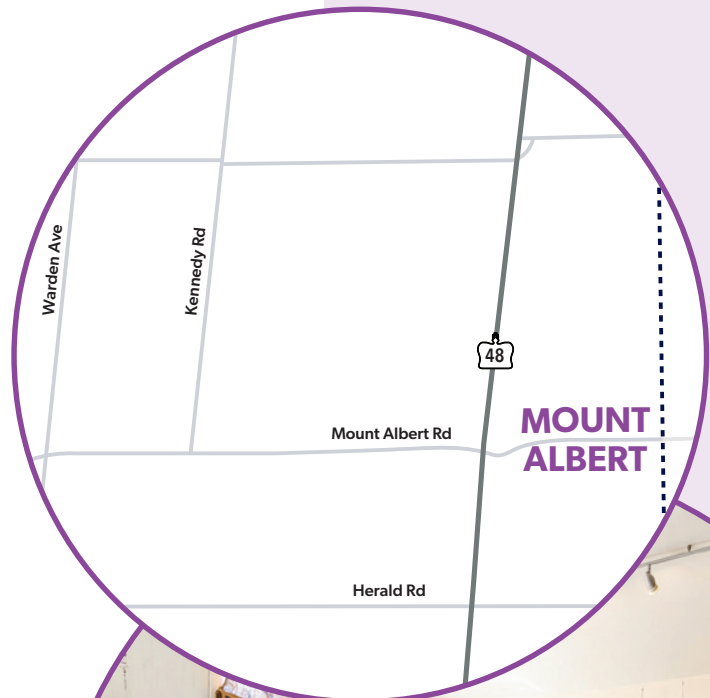


MOUNT ALBERT

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

Total Retail Square Footage	62,050 ft²
Total Service Square Footage	39,800 ft²
Total Square Footage	101,850 ft²



AVERAGE HOUSEHOLD INCOME

\$149,627



AVERAGE HOUSEHOLD NET WORTH

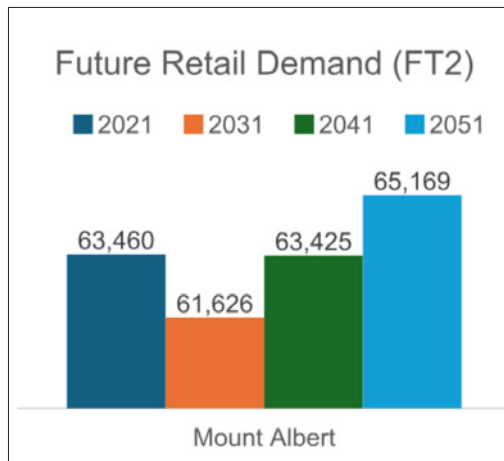
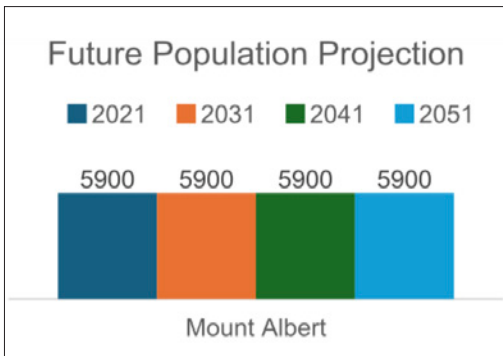
\$906,462

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:

Brennan Kenny, Manager of Economic Development

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
LOG 1M0
T: (905) 473-2341



QUEENSVILLE

INTRODUCTION

Queensville, located in the central-north part of East Gwillimbury (EG), is a vibrant and growing community offering exciting opportunities for residents and businesses alike. Anchored by the Health and Active Living Plaza, an 80,000-square-foot, state-of-the-art town facility that includes a community centre and library branch.

Queensville is a key agricultural hub in EG, with part of the Holland Marsh running through it—an area known for its fertile organic soil. Agriculture plays a big role in EG, with more than 20,000 acres of farmland across the town, reflecting the town’s strong farming roots and commitment to sustainability and food security.

Queensville is also on the cusp of major growth with the planned Highway 404-400 Connecting Link (Bradford Bypass), which will improve connectivity and make Queensville even more appealing for residents, businesses, and investors. This new highway will reduce commute times, improve access to major highways, and open up opportunities for both commercial and residential development.



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.

Leslie Street

Queensville Sideroad to Testa Court.
Average weekly volume: 97,885 vehicles

Highway 404-400 Connecting Link

The incoming Highway 404-400 Connecting Link (Bradford Bypass) will connect Highway 400 in Bradford West Gwillimbury to Highway 404 in East Gwillimbury, with planned local interchanges at 2nd Concession and Leslie Street, enhancing connectivity across the region.



RETAIL & SERVICE INVENTORY

Total Retail Square Footage	7,500 ft²
Total Service Square Footage	8,500 ft²
Total Square Footage	16,000 ft²



AVERAGE HOUSEHOLD INCOME

\$147,885



AVERAGE HOUSEHOLD NET WORTH

\$1,315,255

DEMOGRAPHICS



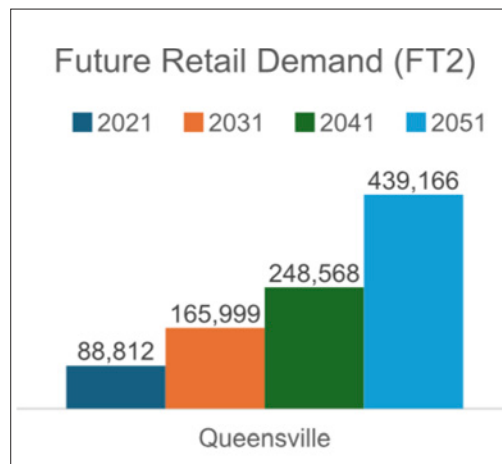
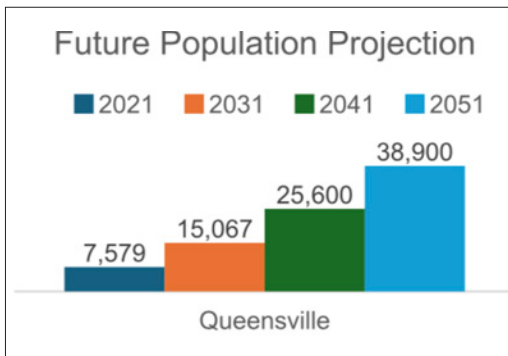
DEMOGRAPHIC BREAKDOWN	
Residency	Own
Education	Mixed
Occupation	Blue Collar
Urbanity	Rural
Family Life	Middle-aged families
Home Type	Single Detached

PROMINENT COMPANIES & BRANDS



Lakeview Vegetable Processing
 21413 Leslie Street,
 Queensville, ON
 LOG 1R0
 T: (905) 478-4739

FUTURE PROJECTIONS



Queensville Pharmacy
 21413 Leslie Street,
 Queensville, ON
 LOG 1R0
 T: (905) 478-4739



Queensville Sod Farms
 21468 Leslie Street,
 Queensville, ON
 LOG 1R0
 T: (905) 478-2323

"We chose Queensville as our home because it's a rapidly growing, close-knit community with a welcoming spirit. Being here allows us to build meaningful relationships and provide personal, compassionate care to families we know by name."

- Jake Roddy, Queensville Pharmacy and Medical Clinic



For further information, please contact:
 Brennan Kenny, Manager of Economic Development
 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.



Bradford Bypass

Part of our \$28 billion plan to build roads and highways

Building Ontario

Ontario



SHARON

INTRODUCTION

Sharon is located in the centre of East Gwillimbury (EG) and offers a great mix of historical charm and modern amenities, making it a welcoming community for residents and visitors alike. Along Leslie Street, you'll find local shops, essential services, parks, trails, and the adjacent East Gwillimbury Sports Complex.

Nearby, the 404 Employment Lands cover more than 580 acres and are set aside for office and industrial use—offering plenty of opportunity for new business growth. The area is conveniently located with access to major roads, bordered by Highway 404, Mount Albert Road, Woodbine Avenue, Green Lane, and Leslie Street.

Leslie Street, home to the Sharon Museum and Gardens and heritage corridor, reflects the community's rich history and dedication to preservation. With ongoing investment, Sharon offers a unique blend of history, business potential, and community spirit—making it an ideal place to live and grow a business.



TRANSPORTATION



Highway 404

From Davis Drive through to the end of Highway 404 (approximately 14.5 km).
Average daily traffic: 35,775 vehicles

Green Lane

From Harry Walker Parkway to Leslie Street.
Average weekly volume: 269,378 vehicles

Woodbine Avenue

From Green Lane East to Mount Albert Road.
Average weekly volume: 70,272 vehicles



AVERAGE HOUSEHOLD INCOME

\$193,037



AVERAGE HOUSEHOLD NET WORTH

\$1,863,233

RETAIL & SERVICE INVENTORY

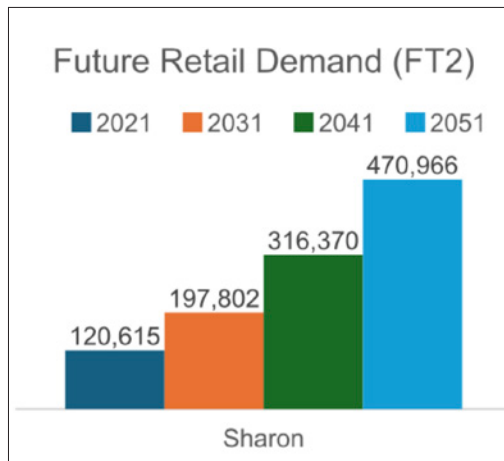
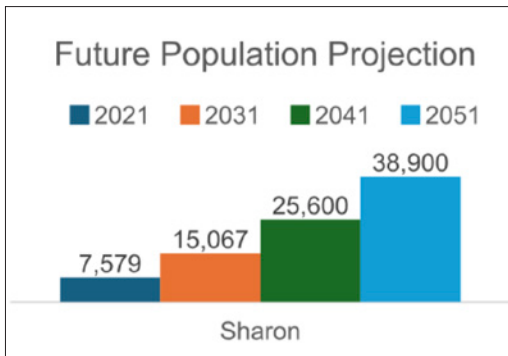
Total Retail Square Footage	29,900 ft²
Total Service Square Footage	34,100 ft²
Total Square Footage	59,000 ft²

DEMOGRAPHICS



DEMOGRAPHIC BREAKDOWN	
Residency	Own
Education	University/College/ High School
Occupation	White collar/ Service sector
Urbanity	Suburban
Family Life	Middle-aged families
Home Type	Single Detached

FUTURE PROJECTIONS



“Vince’s Market has served Sharon since 1956 and has built long-standing relationships with our customers and fellow businesses. Having recently reinvested in our commercial plaza and space most recently in 2019, we continue to be committed to Sharon well into the future.”

– Giancarlo Trimarchi, Partner at Vince’s Market



For further information, please contact:
 Brennan Kenny, Manager of Economic Development
 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



Sharon Corners Retirement Living
 1466 Mount Albert Road,
 Sharon, ON
 L9N 1S3
 T: (289) 809-1168



Pizza Hut
 19101 Leslie Street
 Sharon, ON
 LOG 1V0
 T: (905) 478-8700



Vince’s Market
 19101 Leslie Street,
 Sharon, ON
 LOG 1V0
 T: (905) 478-8241





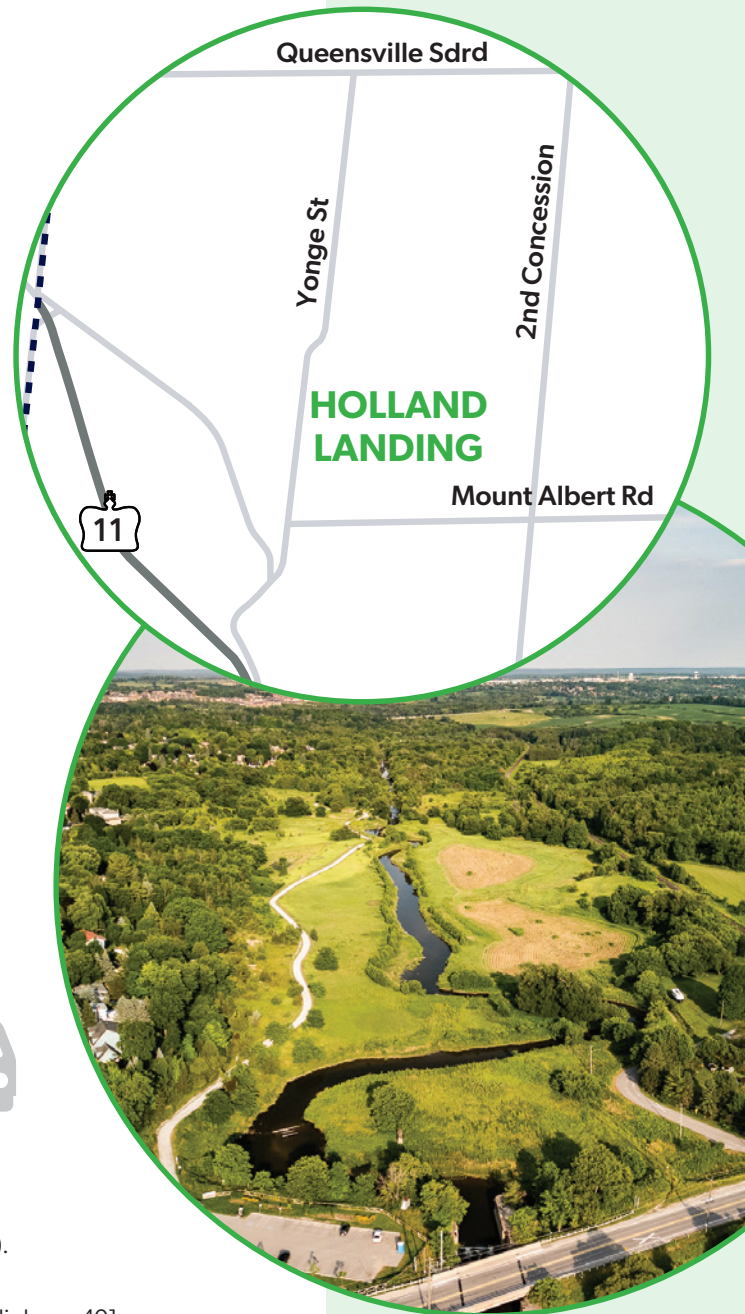
HOLLAND LANDING

INTRODUCTION

Holland Landing is located in the western part of East Gwillimbury (EG), bordering King and Bradford West Gwillimbury. Known for its outdoor spaces and the Holland River, which connects to Lake Simcoe, the area offers plenty of opportunities to enjoy nature.

In the downtown area along Yonge Street, you'll find local shops, services, the East Gwillimbury Public Library, the Holland Landing Community Centre, and nearby parks and trails. Yonge Street is being revitalized with improvements like upgraded sidewalks, multi-use paths, resurfaced roads, and new trail connections. These upgrades will make it easier for people to walk or bike around and explore the community.

Holland Landing also has industrial areas along Toll Road, Holland Landing Road, and Sluse Road, where manufacturing and other businesses support the local supply chain and economy.



TRANSPORTATION



Highway 400

From the west side of Bradford (6.1 km).
Average daily traffic: 106,600 vehicles

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.

Yonge Street

From Yonge Street and Green Lane to Highway 11.
Average weekly volume: 338,862 vehicles

From Mortonvale Drive to Walker Road (Holland Landing Population Centre)
Average weekly volume: 59,723 vehicles



RETAIL & SERVICE INVENTORY

Total Retail Square Footage	6,750 ft²
Total Service Square Footage	22,250 ft²
Total Square Footage	29,000 ft²



AVERAGE HOUSEHOLD INCOME

\$113,565



AVERAGE HOUSEHOLD NET WORTH

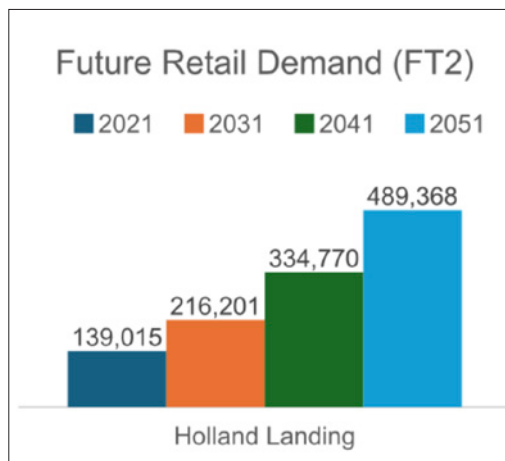
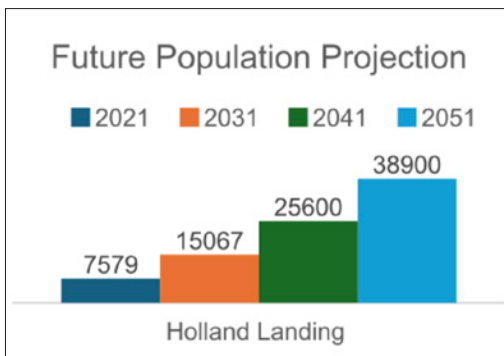
\$739,563

DEMOGRAPHICS



DEMOGRAPHIC BREAKDOWN	
Residency	Own
Education	Mixed
Occupation	Service Sector/ Blue Collar
Urbanity	Suburban
Family Life	Middle-aged families
Home Type	Single Detached

FUTURE PROJECTIONS



"Our development in Holland Landing is developing the gateway to East Gwillimbury by introducing essential services that cater to the growing needs of the community. Our project brings much-needed commercial spaces, fostering economic growth and enhancing the quality of life for residents. By strategically planning retail, office, and service-oriented uses, we are shaping East Gwillimbury into a thriving destination for businesses and families alike."

– Behzad Lotfi, Partner and Development Director, 6ix Dev



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

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PROMINENT COMPANIES & BRANDS



GFL Environmental Inc.
 48 Sluse Road,
 Holland Landing, ON
 L9N 1G8
T: (905) 326-0101



Greenworks Tools Canada Inc.
 67 Toll Road,
 Holland Landing, ON
 L9H 1H2
T: (647) 558-9283



**Prisum Coatings Canada /
 Soya Oil**
 48 Sluse Road,
 Holland Landing, ON
 L9N 1G8
T: (905) 836-1352



TCS Group
 73 Sluse Road,
 Holland Landing, ON
 L9N 1G8
T: (905) 761-9330