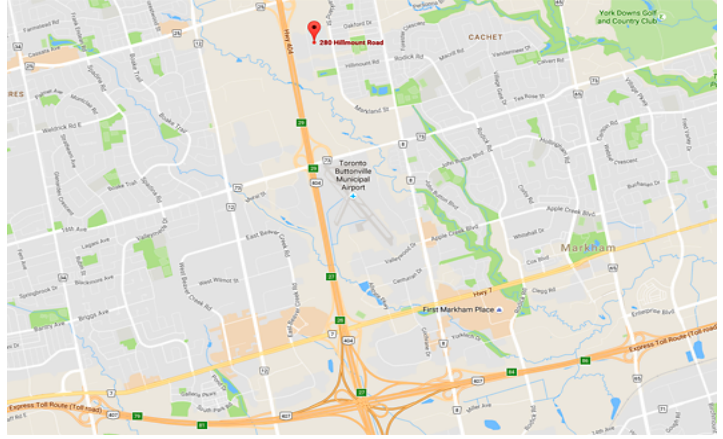


Industrial DEMOGRAPHICS



DEMOGRAPHICS

	TRADE AREA			
	3K		5K	
Population Profile	%base		%base	
Population:	42,442		112,198	
Male Population:	20,814	49%	54,873	49%
Female Population:	21,628	51%	57,325	51%
Estimated Households:	11,543		33,679	
Age Groups:				
0 to 24 Years	14,513	34%	36,734	33%
25 to 43 Years	5,203	12%	13,695	12%
35 to 43 Years	7,293	17%	18,395	16%
45 to 54 Years	7,624	18%	19,955	18%
55 to 64 Years	4,360	10%	12,631	11%
65 to 74 Years	5%	5%	6%	6%
75 Years and Over	2%	4%	3%	5%

Age Profile

Average Age	36.1	37.3
Median Age	37.3	38.4

Ethnicity

2006 Ethnic Group: (Top Five Single Responses)	1.	2.	3.	4.	5.
	Chinese	70%	Chinese	67%	
	South Asian	15%	South Asian	13%	
	West Asian	5%	West Asian	7%	
	Arab	2%	Korean	3%	
	Black	2%	Black	3%	

Income Profile

Average Household Income:	\$113,189	\$102,294
Average Household Value	\$543,690	\$490,789
Average Rents	\$768	\$896

LOCATION:

280 Hillmount Rd.
Markham

Major Mackenzie Drive and Highway 404



FOR MORE INFORMATION, PLEASE CONTACT:

Gabrielle Mair
Director of Leasing

905.669.9714
gmair@metrusproperties.com