Edgewood Plaza

by FLATO®

SERVING THE VILLAGE OF DUNDALK AND CONVENIENTLY LOCATED ON HWY 10

Artist's concept.

DUNDALK'S PREMIER RETAIL ADDRESS

FLATO® DEVELOPMENTS INC.

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Dundalk Village is growing – in population, possibilities and opportunities. The new FLATO® communities of Edgewood Suites, Edgewood Greens and Carriage House alone will accommodate almost 1,500 new homes, creating a genuine need for new commercial activity within this expanding family community. To support this incredible growth, FLATO® is excited to present Edgewood Plaza, a new premier retail address featuring 700 - 5,000 sq. ft. units ideally located in the heart of Dundalk. Located an hour north of Brampton, Dundalk is celebrated for having the warmth and sense of togetherness of a small town, with all the modern amenities today's growing families need. Get an edge on the competition. Find out how you can join the excitement in Dundalk's Edgewood Plaza today.

ON THE EDGE OF ANYTHING AND EVERYTHING.

› Day nursery, Child Care, Children's Resources
› Commercial School – skill
› Commercial School – trade/professional
› General Offices
› Accountants
› Lawyers
› Insurance
› Real Estate Specialists
› Medical Clinics
› Pharmacy
› General Practitioner/Specialist
› Dentists
› Convenience Store
› Restaurant
› Pizza and/or Takeout Food
› Salon/Spa/Nail Services
› Financial Institution/Bank
› Laundry Establishment
› Studio

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THE AREA

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THE PERFECT LOCATION

Edgewood Plaza is strategically located in the geographical and spiritual heart of Dundalk at Highway 10 and Main Street (Grey Road 9). The Plaza is not only destined to be a key amenity for Dundalk/Southgate residents, but its Highway 10/Grey Road 9 location puts it right on the major thoroughfares that connect Grey County, Dufferin County, Simcoe County and beyond.

WELCOME TO COUNTY CENTRAL

Situated in the south-east corner of Grey County, Dundalk borders directly on Dufferin County and Simcoe County, with the three counties together comprising many of the highest populated communities in south and central Ontario above the Greater Toronto Area. In total, these three counties boast a population of nearly 170,000 inhabitants, with Edgewood Plaza at the crossroads of everything this tri-county district has to offer.

BOOMING POPULATION CENTRE

With 1,500 new homes being built in Dundalk, the village's population is expected to double over the next few years. And that's just the tip of the iceberg. Surrounding communities such as Shelburne in Dufferin County are also growing and flourishing, raising the profile of this burgeoning population centre at a macro level. Major employers also have a footprint in the area, such as the Honda manufacturing plant in Alliston and the Chapman's ice cream facility in Markdale. Closer to home, Dundalk already boasts major retail chains including Tim Hortons, Home Hardware and Foodland. Your business could be next. The sky's the limit.

READY & WILLING WORKFORCE

Southgate shows a healthy employment dynamic, but one that offers room to grow for future retail establishments. Major employment verticals include manufacturing and construction; agriculture; retail, transportation and warehousing; and education and health care/social assistance. Edgewood Plaza promises to offer further employment opportunities to the ready and willing local community.

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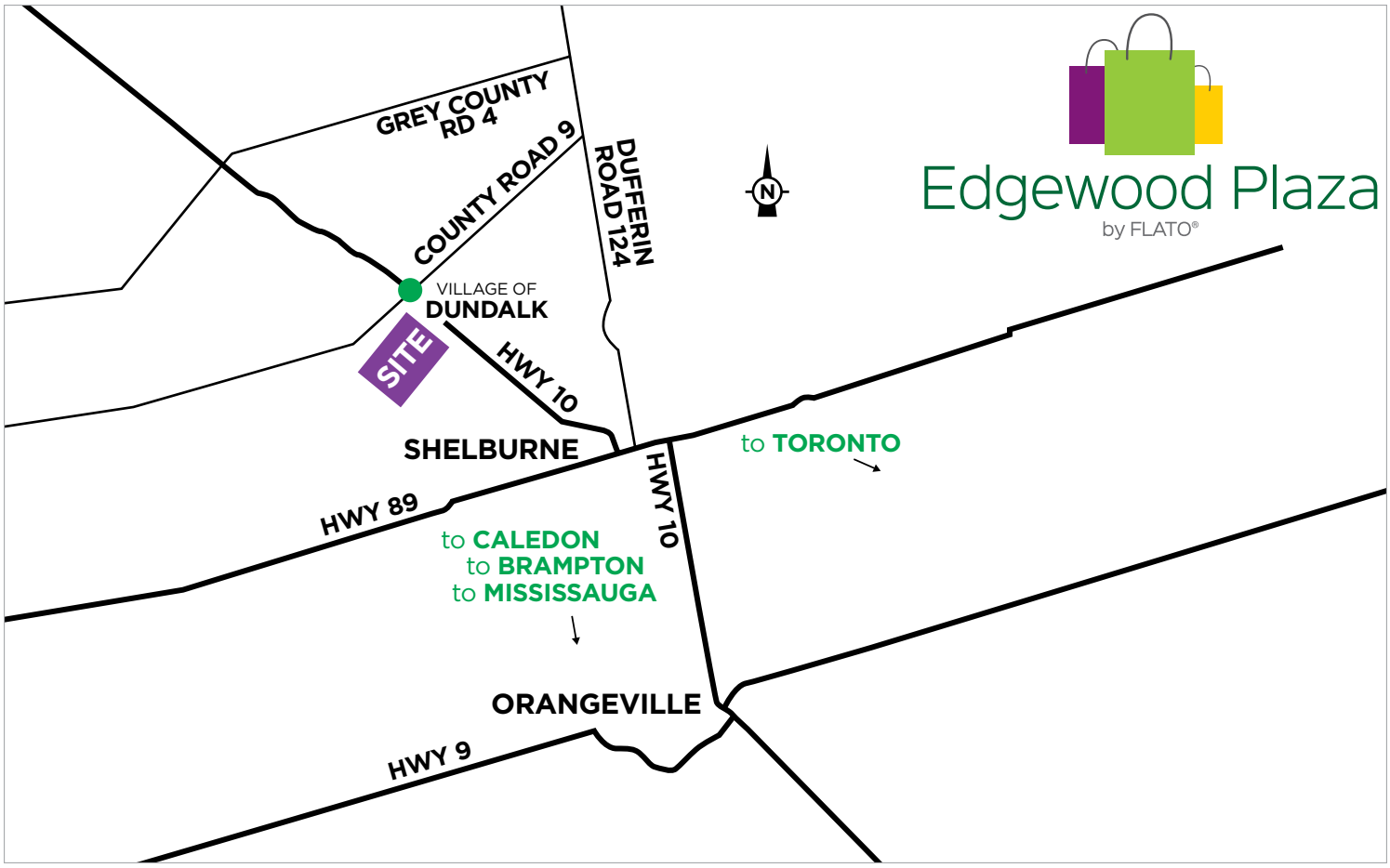

POPULATION DISTRIBUTION

Dundalk	Southgate	Dufferin County	Grey County	Simcoe County
2,046	7,354	61,735	93,830	13,922

Shelburne	Owen Sound	Brampton
8,126	22,032	593,638

SOUTHGATE COMMUNITY PROFILE

Children (0-14)
1,460

Adults (15-64)
4,864

Seniors (65+)
1,030

Median age:
41.0
(M: 40.4, F: 41.5)

Population density
11.4/km^2

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THE COMMUNITY

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ABOUT THE TOWNSHIP OF SOUTHGATE & THE VILLAGE OF DUNDALK.

On January 1, 2000, Dundalk was amalgamated with the Township of Proton and the Township of Egremont to form the Township of Southgate. While Southgate's primary economy is agriculture, Dundalk has differentiated itself through the village's thriving industrial sector, with about 30 manufacturers in and around Dundalk. Consequently, most of Southgate's retail establishments are concentrated in downtown Dundalk, with Edgewood Plaza being developed in response to the growing demand as the commercial heart of Southgate.

ABOUT DUNDALK

Dundalk brings together that elusive combination of small-town charm and modern-day amenities. A place where residents can savour the simple pleasures of village living while enjoying all the conveniences of a growing community. With several initiatives in the works by Flato® Developments, Dundalk is poised for an incredible transformation, with thousands of new residents to be welcomed over the next decade. In addition to Edgewood Plaza, Flato® communities currently in development include Edgewood Greens, future home to 1,200 new families; and Carriage House, an inspired collection of well-crafted townhomes and singles. The new Flato® Community Health Centre will also deliver expanded health services to Dundalk residents and nearby communities.

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THE COUNTIES

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ABOUT GREY COUNTY

Situated about two hours north of Toronto, Grey County is home to Southgate and Dundalk, as well as some of Ontario's finest four-season escapes including Blue Mountain Resort. The resort and its lively Blue Mountain Village has become a world-famous destination for outdoor adventure, fine cuisine, exceptional culture and down-to-earth family fun. Other must-visit communities in Grey County include Cobble Beach, Durham, Flesherton, Hanover, Holstein, Meaford, Neustadt and Owen Sound.

ABOUT DUFFERIN COUNTY

With the beautiful Niagara Escarpment forming a dividing ridge through its geography, Dufferin County is a virtual Eden for hikers and amateur explorers of all ages. The county's numerous picturesque nature trails are easily accessed via the Bruce Trail or the Mono Cliffs Provincial Park. The county is also home to a number of spectacular bodies of water including the Grand River, Luther Lake and Marsh, and the Nottawasaga river system. Dufferin County consists of three towns: Mono, Orangeville and Shelburne; and five rural townships: Amaranth, East Garafraxa, East Luther-Grand Valley, Melancthon and Mulmur. Over half of Dufferin's population lives in Orangeville.

ABOUT SIMCOE COUNTY

Stretching from the shores of Lake Simcoe in the east to Georgian Bay in the west, Simcoe County is a nature-lover's paradise less than an hour north of Toronto. The County offers a vast array of outdoor activities across its varied terrain, from boating and fishing, to hiking and golfing, to downhill and cross-country skiing. Simcoe also hosts some of the province's most celebrated resorts including Fern Resort, Horseshoe Resort and Bayview Wildwood Resort. Major townships within the county include Collingwood, Innisfil, Wasaga Beach, Penetanguishene and Oro-Medonte.

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TRANSIT

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A HIGHLY ACCESSIBLE RETAIL LOCATION

Thanks to Edgewood Plaza's exceptional strategic location at the crossroads of Highway 10 and Grey Road 9, this highly accessible retail centre will enjoy significant traffic with not just Dundalk/Southgate residents, but commuters coming and going from all corners of Grey County, Dufferin County, Simcoe County and more.

Highway 10 provides excellent access to the Greater Toronto Area and its extensive markets, and connects with Toronto's Pearson International Airport and Highway 401, the busiest highway in North America. Additionally, Highway 10 is a connecting link from Owen Sound in the north, down to Highway 410 and Highway 403.

Meanwhile, in addition to Main Street/Grey Road 9 being the town's major commercial thoroughfare, the highway connects with some of the area's most picturesque towns including Neustadt and Ayton to the west, and Clearview Township (including Creemore) to the east. Whether heading to or from work, visiting family or friends, or exploring all that Ontario has to offer, Highway 10 and Grey Road 9 are how Dundalk residents connect with all the ways they live, dream and play.

GTR BUS & DUNDALK

The GTR is the car-free way for Dundalk residents to connect with Owen Sound and Orangeville.

Dundalk to Owen Sound

Three departures from Dundalk Arena Monday to Friday at 6:38 am, 10:38 am and 5:54 pm.

Dundalk to Orangeville

Four departures from Dundalk Arena Monday to Friday at 6:45 am, 10:44 am, 4:45 pm and 6:31 pm.

Going from A to B via YYZ?

The Grey Bruce Airbus offers chartered bus service between Dundalk and Pearson International Airport.

DRIVE TIME FROM DUNDALK... TO WHEREVER YOUR IMAGINATION TAKES YOU

Toronto 1 hr 30 min	Barrie 1 hr	Chatsworth 40 min	Neustadt 35 min	Shelburne 20 min
Mississauga 1 hr 20 min	Caledon 55 min	Collingwood 40 min	Durham County 30 min	Markdale Hospital 25 min
Pearson Airport 1 hr 15 min	Owen Sound 55 min	Alliston 40 min	Creemore 30 min	
Brampton 1 hr	Wasaga Beach 55 min	Orangeville 40 min		

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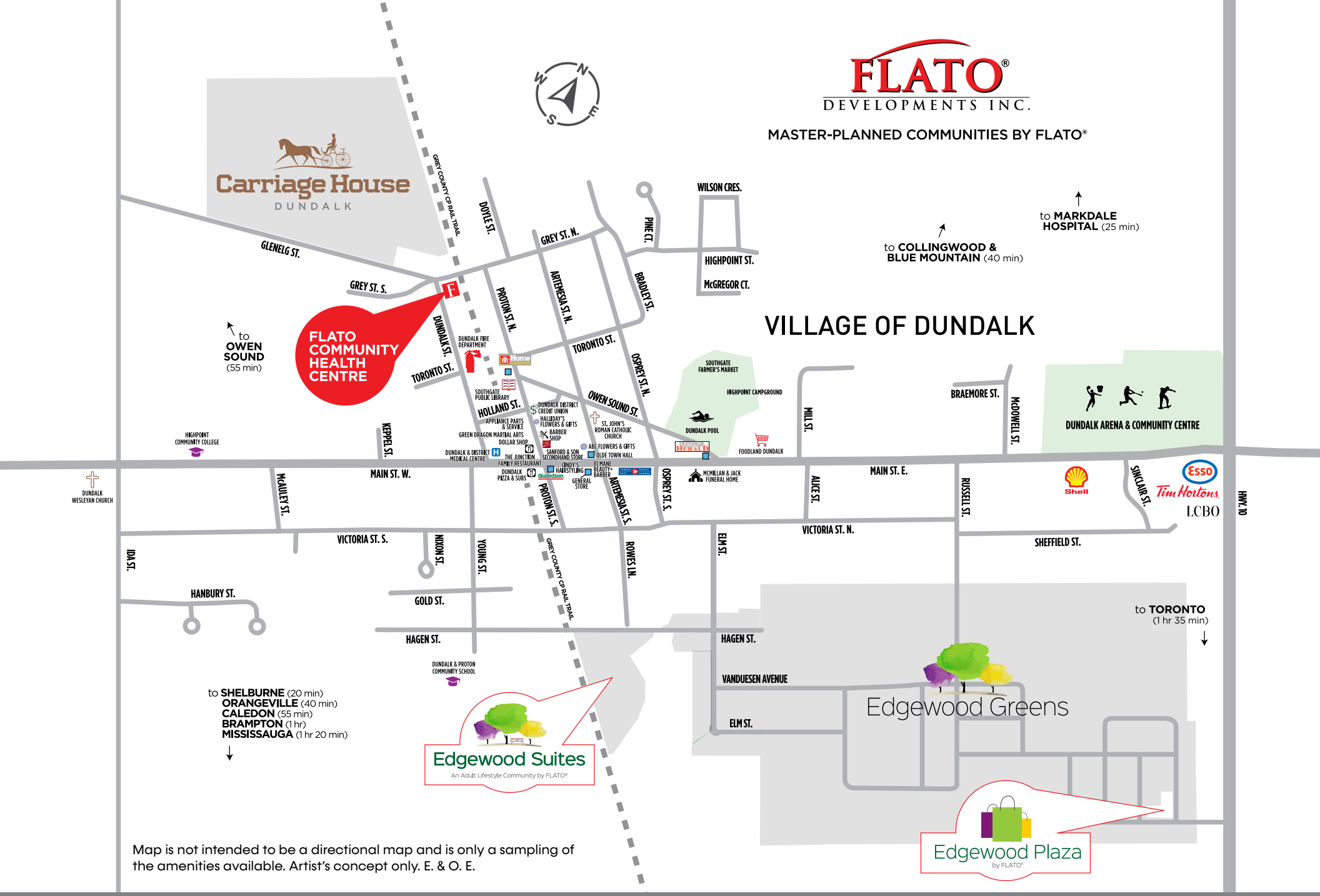

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AREA AMENITIES

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Dining

- Tim Hortons
- The Junction Family Restaurant
- Main St. Pizza
- Beyond the Gate Restaurant
- Goodfellas Pizza
- Pete's Donuts
- Street Eats
- Jenna Loves to Cook
- Country Cabin Restaurant

Places of Worship

- Erskin Presbyterian Church
- St. Johns Roman Catholic Church
- Dundalk Wesleyan Church
- Dundalk United Church
- Country Gospel Church

Recreation

- Dundalk Arena & Community Centre
- Highpoint Campground
- Dundalk Pool
- Dundalk Skatepark
- Dundalk Olde Town Hall
- Dundalk Baseball Diamond
- Your Wellness Journey
- Southgate Ruth Hargrave Memorial Library

Medical

- Markdale Hospital
- Louise Marshall Hospital
- Dundalk Medical Clinic

Services

- Canada Post
- Royal Canadian Legion
- Dundalk Fire Department
- Dundalk Auto Glass
- Dundalk Esso
- Johnson's Bookkeeping & Tax
- Kids 'N Us Dundalk Segco
- Safe Clean
- Dundalk Signs & Textiles

Shopping

- Southgate Community Farmers Market
- Foodland
- Roach Painting & Decorating
- Dunwood Signs & Textiles
- Home Hardware
- Huron Bay Co-op Inc.
- Highland Fuels & Supply
- Dundalk Equipment
- MacDonald Home Hardware

Schools

- Highpoint Community School
- Dundalk & Proton Community School

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