



Edgewood Plaza

Dundalk, ON



Dundalk's Growing Community
Is Your Next Big **Investment Opportunity**

FLATO®



Introducing Edgewood Plaza.

*Specifically Catered to
Dundalk's Thriving Community*



3 Buildings 30,000+ S.F.



20+ Units



150+ Parking Spots



HWY #10 Visibility



20ft Clear Heights



Drive-Thru Option



Outdoor Seating Space



Outdoor Play Area

Edgewood Plaza is a bold and exciting next chapter in the ongoing story of Dundalk's transformation. Backed by visionary builder FLATO Developments, whose deep roots in the community have already reshaped the region with thoughtfully designed neighbourhoods, this new retail destination brings convenience, charm, and essential services to one of Ontario's fastest-growing towns.

As more families, professionals, and visitors discover Dundalk, Edgewood Plaza will stand as a vibrant hub, beautifully designed, ideally located, and built to serve the daily needs of both residents and travellers for years to come.

FLATO[®]



Drive-Thru

Convenience That Drives Business

Whether you're grabbing a quick coffee on your daily morning commute, or getting the family a much needed delicious meal during the drive to the cottage, the Edgewood Plaza drive-thru offers ultimate convenience right off Highway 10. More than just speed and service, the drive-thru acts as a high-traffic anchor that benefits every tenant. Serving Dundalk's growing residential community

and the steady stream of visitors passing through, this thoughtfully designed drive-thru not only delivers convenience but also helps drive business for the entire plaza. With a constant flow of shoppers in and out nearby retail shops gain valuable visibility, increased foot traffic, and impulse visits from both locals and travellers passing through Grey County.





Day Care



Essential Services & Conveniences Built For Dundalk's Thriving Community

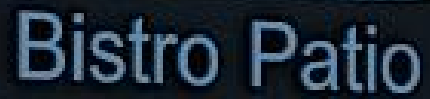
As Dundalk's population continues to grow rapidly, essential services like daycare become increasingly important to support local families. A daycare tenant at Edgewood Plaza would offer busy parents a convenient place to drop off and pick up their children, making it easy to combine these visits with errands, shopping, and meals at the many other stores in the plaza.

With thoughtfully designed outdoor play areas that provide safe, fresh-air spaces for children to enjoy, this service will make it even easier for more families to choose Dundalk as their home, supporting the community's continued growth and vitality.



The FLATO logo is positioned at the top left of the image. It features the word "FLATO" in a bold, red, serif font, with a registered trademark symbol (®) to its upper right. A thin red curved line arches over the letters "L" and "A".

FLATO®

The "Bistro Patio" sign is mounted on a dark, rectangular background that is part of a larger stone-clad building facade. The text "Bistro Patio" is written in a light blue, sans-serif font.

Bistro Patio

The icon for "Outdoor Seating" is a purple square with a white outline of a shopping bag handle at the top. Below the handle, the words "Outdoor Seating" are written in a white, sans-serif font. At the bottom of the square is a white line-art icon of a patio umbrella over a table and two chairs.

**Outdoor
Seating**



A Community Gathering Spot with Fresh Air and Flavour

A cozy café or lively restaurant with an inviting outdoor patio is more than just a place to eat, it's a place to belong. Edgewood Plaza offers the perfect opportunity to bring this kind of destination to Dundalk. As the town continues to grow, so does the need for spaces where people can

gather, relax, and connect. Whether it's catching up with friends, celebrating a birthday, or simply enjoying a sunny afternoon with a great meal, this kind of venue becomes a heartbeat of the community and an anchor of Edgewood Plaza.

The EP logo is located in the bottom right corner. It consists of a purple square and a yellow square, each containing a white letter: "E" in the purple square and "P" in the yellow square.

EP

Rendering is artist's concept. E&S

Dundalk is BOOMING.

Your Opportunity Is Now!



FLATO has built 1,500 new homes, with over 5,000 more on the way



Edgewood Plaza has been designed to meet the overwhelming demand of Dundalk



Edgewood Plaza is only just the beginning as FLATO continues to invest in this community.



Prime Location with excellent visibility on Highway 10



Edgewood Plaza Features 3 Impressive Buildings



Approximate 1,300 Sq. Ft. Units with 20' Clear Heights

Edgewood Plaza offers a rare opportunity to establish your business in a vibrant and expanding community. **Dundalk is poised for long-term population and economic growth,** and your business can be part of it.



Dundalk Closer Than You Think!

Where Highway Access Meets Regional Access

Dundalk is quickly emerging as a major growth hub along Highway 10, with a surge of new development and growing demand from families, professionals, and retirees. Positioned between the GTA and Ontario's top cottage destinations, it's a prime location for business, highly visible, fast-growing, and full of opportunity.

Drive Times to Key Destinations:

- | | |
|-------------------------------|---------------|
| Shelburne | - 15 min |
| Orangeville | - 30 min |
| Collingwood | - 50 min |
| Brampton | - 55 min |
| Guelph | - 1 hr |
| Barrie | - 1 hr |
| Mississauga | - 1 hr 10 min |
| Vaughan | - 1 hr 10 min |
| Pearson International Airport | - 1 hr 15 min |
| Owen Sound | - 1 hr |
| Toronto (Downtown) | - 1 hr 30 min |



Illustration is artist's concept. Map not to scale. Drive times are approximate. E.&O.E.

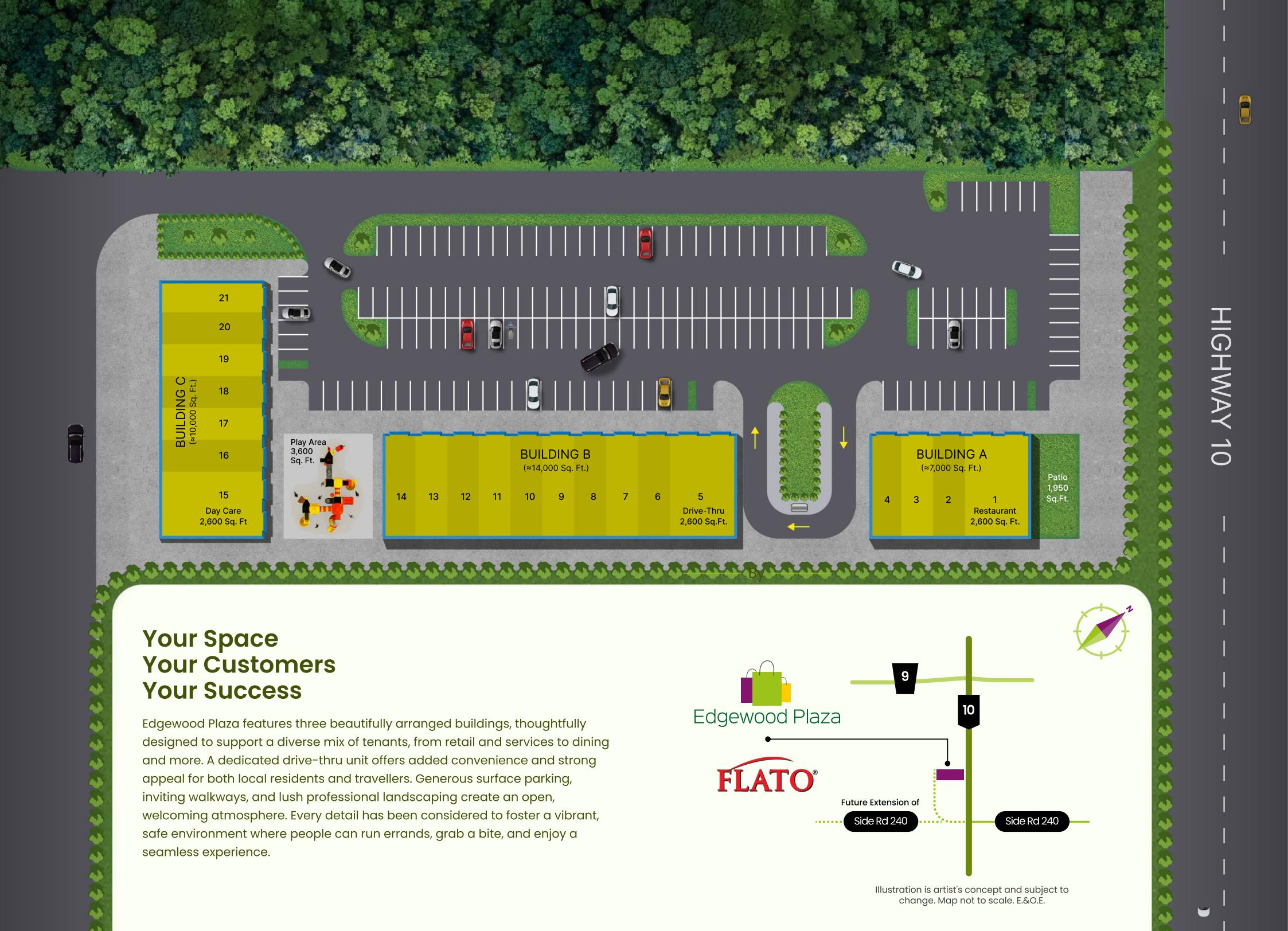


Putting Dundalk on the map. **FLATO's continuing legacy,** building homes & community. **This is only the beginning.**



FLATO has been instrumental in transforming Dundalk from a quiet rural town into a thriving, fast-growing community. With landmark developments like Edgewood Greens, Carriage House, and Edgewood Suites, FLATO has built more than just homes, they've shaped how people live, connect, and grow here. That legacy continues with Woodstone Trails, a modern new development featuring singles, semis, and townhomes. As the population grows, Edgewood Plaza emerges as a much-needed retail destination, furthering the long-term vision FLATO set in motion years ago to make Dundalk, one of Ontario's fastest-growing premier new home communities.





HIGHWAY 10

Your Space Your Customers Your Success

Edgewood Plaza features three beautifully arranged buildings, thoughtfully designed to support a diverse mix of tenants, from retail and services to dining and more. A dedicated drive-thru unit offers added convenience and strong appeal for both local residents and travellers. Generous surface parking, inviting walkways, and lush professional landscaping create an open, welcoming atmosphere. Every detail has been considered to foster a vibrant, safe environment where people can run errands, grab a bite, and enjoy a seamless experience.

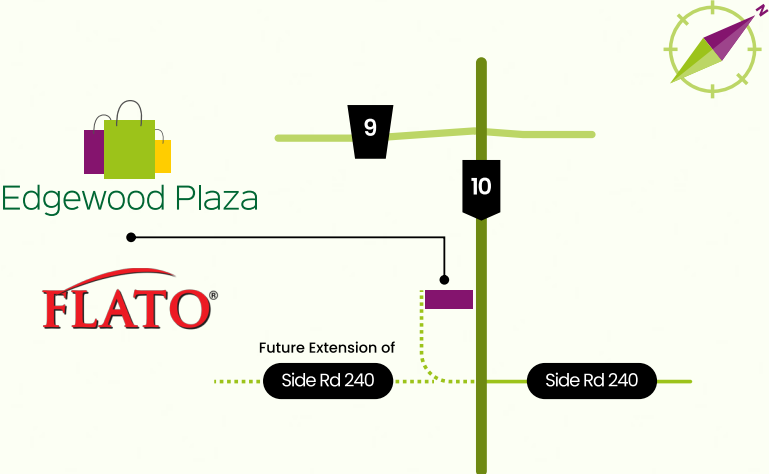


Illustration is artist's concept and subject to change. Map not to scale. E.&O.E.



ENDLESS POSSIBILITIES

One Amazing Location



Immediate Services Needed For Edgewood Plaza

- | | |
|--------------------------------------|-----------------------|
| Accounting Services | Coffee Shop |
| Adult Education Centre | Convenience Store |
| Bakery | Dance Studio |
| Bank Branch | Dental Clinic |
| Barber Shop / Salon | Dollar Store |
| Beauty Supply | Dry Cleaner |
| Butcher | Employment Agency |
| Cafe & Bistro | Fast Food |
| Child Care Centre (w/ Play Area) | Fitness Studio |
| Chiropractic Clinic | Grocery Store |
| Health Food Store | Pharmacy |
| Family Restaurant w/ Outdoor Seating | Pizza Takeout |
| Insurance Agency | Real Estate Office |
| Interior Design Studio | Rehabilitation Clinic |
| Juice Bar | Specialty Food Store |
| Laundromat | Staffing Agency |
| Lawyers' Office | Tattoo Studio |
| Medical / Therapy Clinic | Veterinary Clinic |
| Nail Salon | Wine & Spirits Store |
| Pet Store | |



PIONEERING COMMUNITY EXCELLENCE

A visionary leader in community building since 2005, FLATO Developments has earned a stellar reputation across Southern Ontario for exceptional quality, thoughtful design, and a customer-first approach. With meticulous attention to detail, FLATO seamlessly integrates new neighbourhoods into existing communities while delivering distinctive architecture and timeless design.

FLATO's mission is not only to build infrastructure but to nurture a strong sense of belonging and uplift the quality of life in every project they touch. Their commitment goes beyond building homes, they create vibrant, inclusive, and sustainable communities where families can live, grow, and thrive.

In Dundalk, FLATO has played a pivotal role in transforming a quiet rural town into one of Ontario's fastest-growing communities. Edgewood Plaza is the latest milestone in this ongoing evolution, a thoughtfully designed commercial hub built to meet the needs of a rapidly expanding population.

Over the years, FLATO has established a legacy of transformative developments, meaningful community partnerships, and a steadfast dedication to shaping the future of Ontario's neighbourhoods.



20+ Years of proven leadership in community building



To learn more about FLATO's communities, charitable contributions, and our commitment to creating exceptional places to live and grow, visit flatogroup.com



OUR PARTNERS



TURNER FLEISCHER

Turner Fleischer Architects is one of Canada's most respected and forward-thinking architectural firms, known for designing vibrant, enduring spaces that support how people live, work, and connect. With decades of experience and a portfolio that spans residential, commercial, and mixed-use developments, their work consistently blends innovation with community-focused design. Trusted by top developers nationwide, Turner Fleischer brings visionary thinking, functional beauty, and sustainable principles to every project they touch.

CAPTAIN
REAL ESTATE

Captain Real Estate is more than a brokerage, it's a trusted partner in shaping communities. With over 20 years of experience, Captain bridges the gap between developers and the people they serve, using deep research, strategic insight, and innovative solutions to help bring the right homes and commercial spaces to market. Their proven track record and hands-on involvement from concept to completion have made them a driving force behind some of Ontario's most successful developments.



At BrandWell, creativity never runs dry. A strategic marketing and branding agency with deep roots in real estate, BrandWell delivers compelling narratives, striking visuals, and market-smart campaigns that drive results. From residential communities and commercial projects to high-rise multi-family developments, corporate branding and beyond, they help brands stand out and stay ahead in a competitive marketplace. With every project, BrandWell blends strategy and creativity to turn ideas into measurable success.



Edgewood Plaza

Dundalk, ON

The **Opportunity**
You've Been Waiting for
is in **Dundalk.**

Reserve Your Unit Now!

CAPTAIN
REAL ESTATE

416.848.2000

info@captainrealestate.ca

www.edgewoodplazadundalk.ca



CHAT WITH
US NOW!



FLATO®