

# 1529 Eglinton Avenue W

Prime Eglinton W Storefront Location with Patio Potential

For Lease: Retail



AI rendition of site after renovations

Discover the  
*Possibilities*

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\*Broker



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## Site Details

**Background:** This vintage tire shop does a brisk business in the rapidly transforming Eglinton West Crosstown corridor. The site is a 200 metre walk to the Oakwood Crosstown station and the new Empire Midtown condo building. Many property owners in the area have future plans to develop multifamily buildings which will further progress the densification of this area, and the transformation of the neighbourhood. This is a cultural village with vibrant Caribbean roots. Next door is a Green P parking lot and the site of the Afro Caribbean Farmer's Market in the summer. The proximity of the Green P lot provides convenience for vehicle oriented customers while the new transit system will provide ease of mobility to customers and staff. This building is old, but this location is prime and the Landlord is looking for a tenant with vision to renovate and operate professionally and successfully.

This is an excellent location for a quick serve restaurant due to the presence of both parking and pedestrians, the traffic drivers nearby and the upcoming development in the area. Some national brands are present and many more are seeking site opportunities; this is an excellent site to put a foothold in this market.



Address

**1529 Eglinton Avenue W**

Main Intersection

**Eglinton Avenue W  
& Alemeda Avenue**



Size of Premises

**2,390 SF**



Environmental Status

**Good**



Taxes

**\$8,693.82**

Asking Rent

**Enquire with Broker**



Term

**10 Years With Two  
5 Year Options**

Five years undisturbed, after which LL would like a development right in exchange for an early termination payment to cover unamortized costs.



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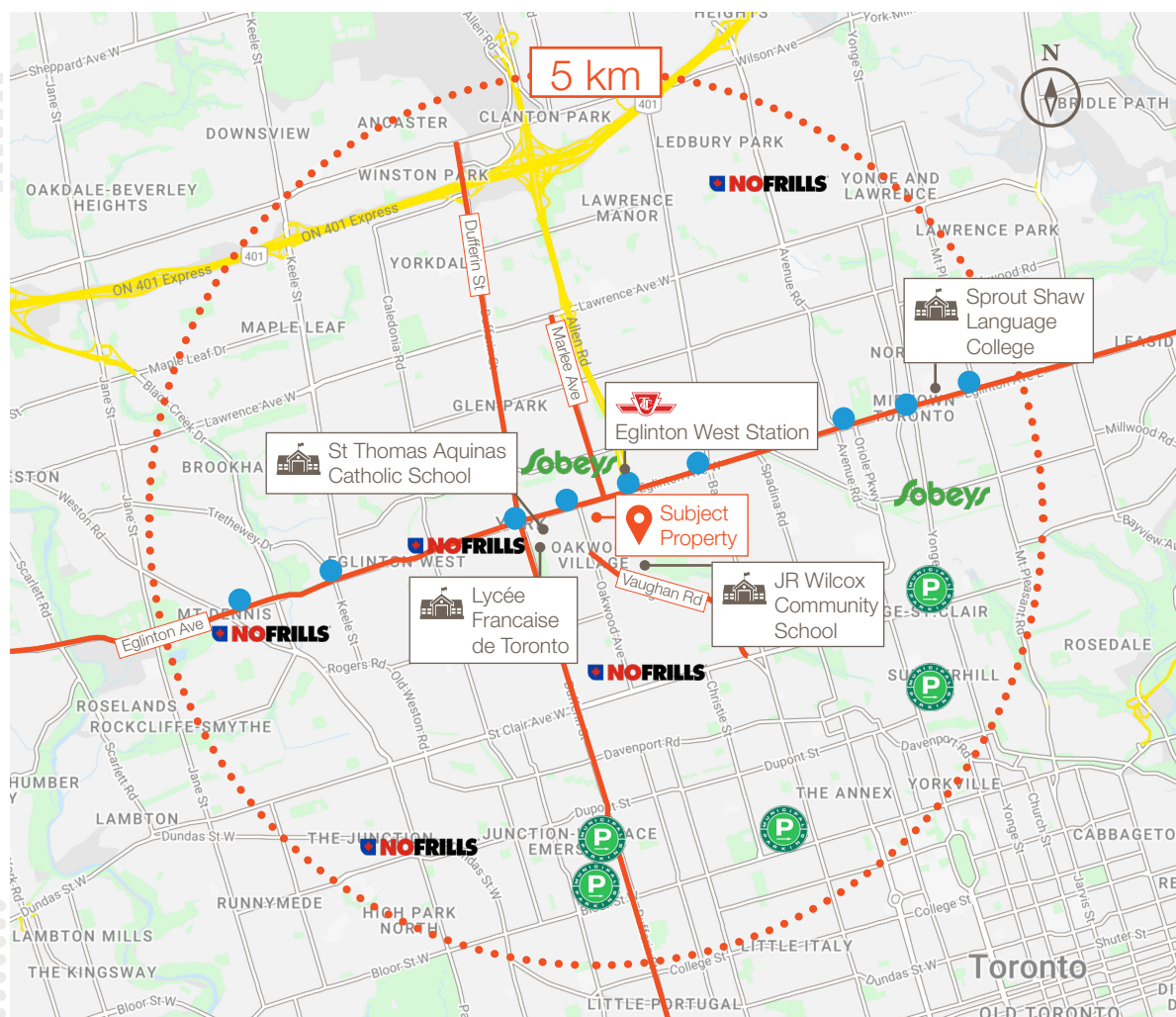
# 1529 Eglinton Avenue W

## Trade Area



### Pedestrian Traffic

Eglinton Near  
Subject Property  
20,539 Per Day



## Trade Area Demographics



Total Population  
509,038



Total Households  
223,131



Average Age  
41.8



Daytime Population  
608,156



Average Household Income  
\$146,716

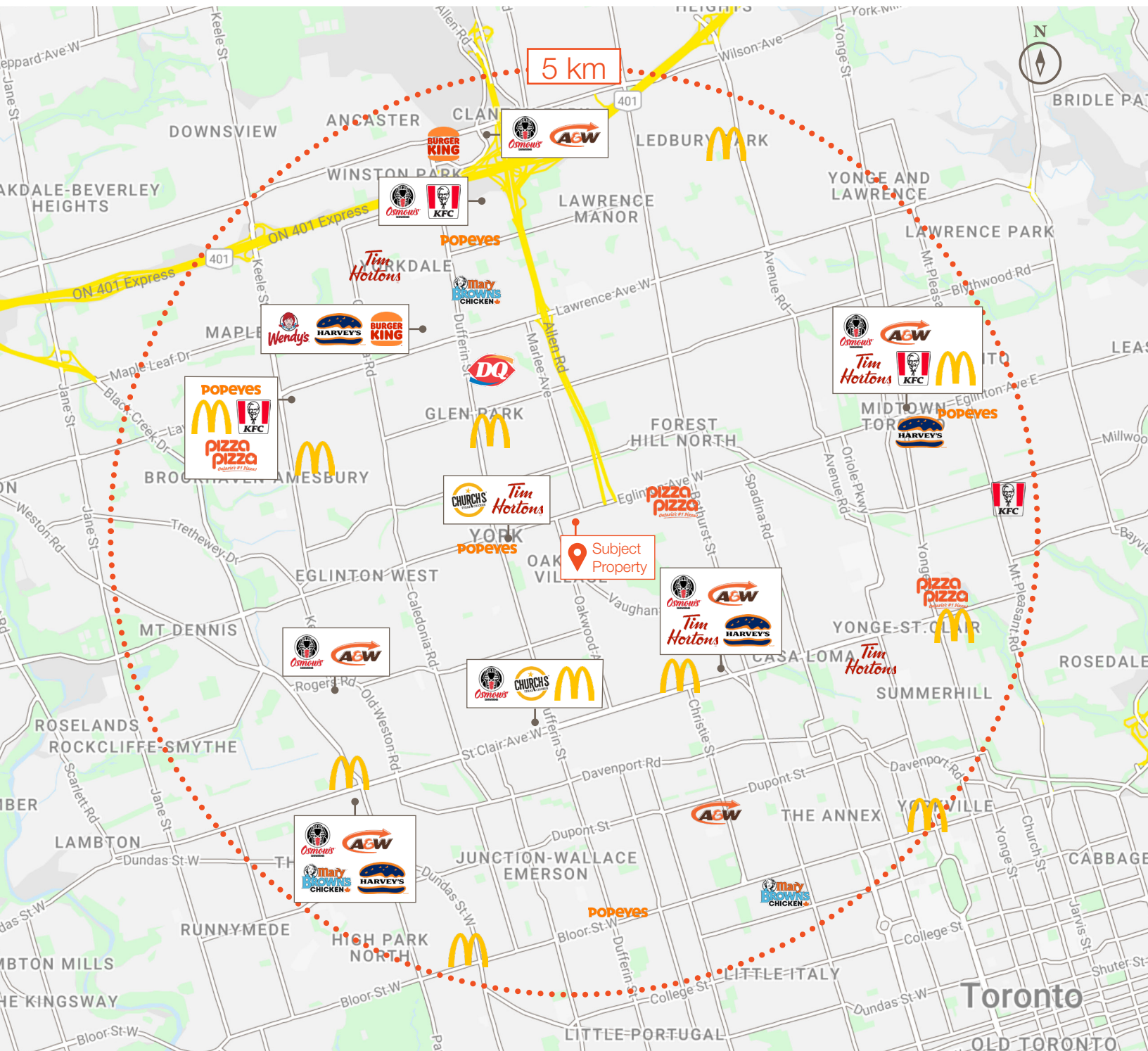
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## Quick Service Restaurants in Trade Area





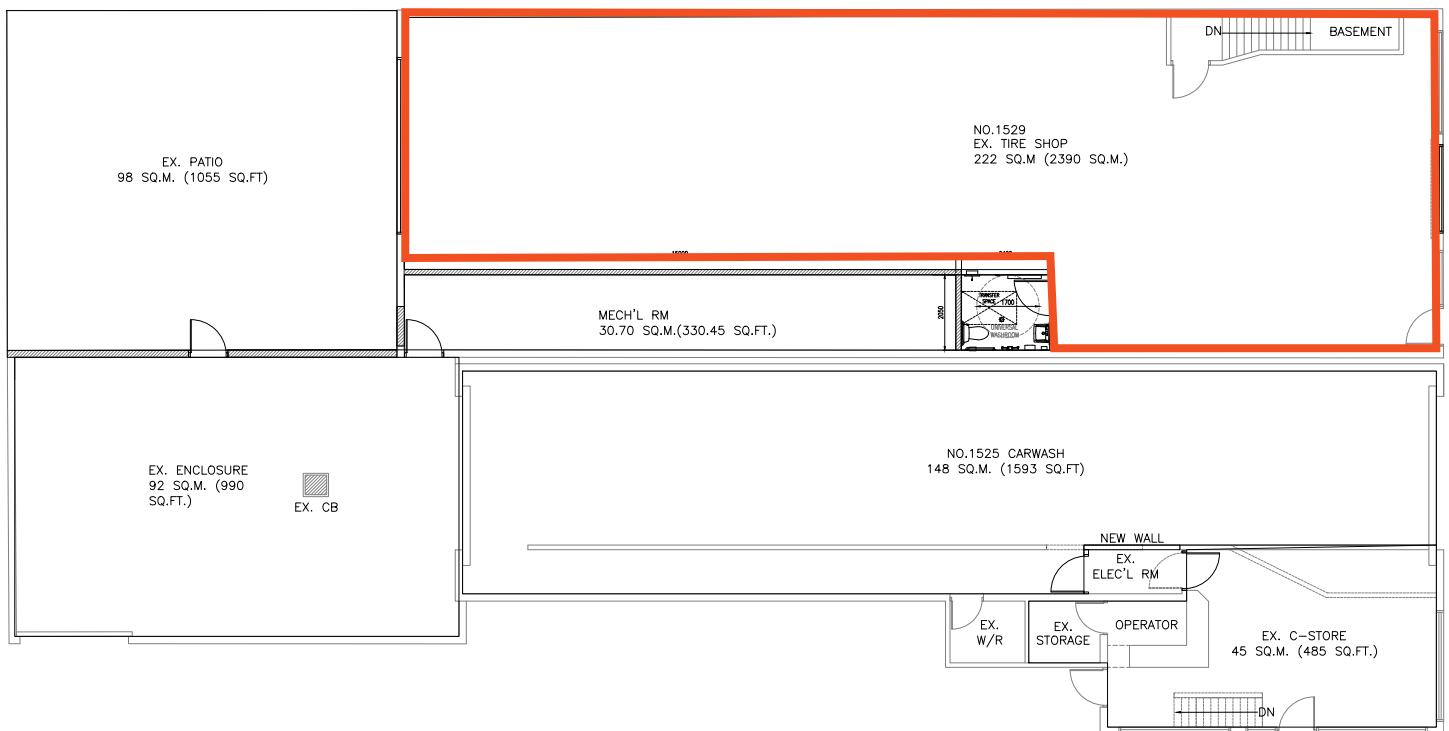
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## Floor Plan

Tire Shop: 2,390 SF

Including Car Wash: 3,983 SF





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