



For Lease: Prime Storefronts in the Beaches

2142A Queen Street E



# 2142A Queen Street E

Prime retail opportunity in Toronto's Beaches neighbourhood. The space offers excellent locations for businesses seeking high visibility and an affluent customer base.



Retail Space

**2142A: 1,000 SF**

Term

**5-10 Years + Options**



Availability

**Vacant**



Net Rent

**Contact Listing Agent**

Additional Rent

**\$21.90 TMI-PSF**



Listing Agents

**Caroline Bouillet\***

Vice President Retail Services

416.915.5132

cbouillet@lennard.com

\*Sales Representative

## Property Highlights

- Glass façade provides excellent line of sight from street to interior
- Well maintained character building and professionally managed
- Current Fit Out: 2142A is a large open space with one demising wall
- Excellent co-tenancy with national brands

## Prospective Uses

- Professional & Financial Services (tax prep, financial services, business services)
- Health & Wellness (pet services/store, spa, cannabis, dental/medical)
- Restaurants without the need for extensive ventilation systems (cafes, wine bars, deli, light food prep)

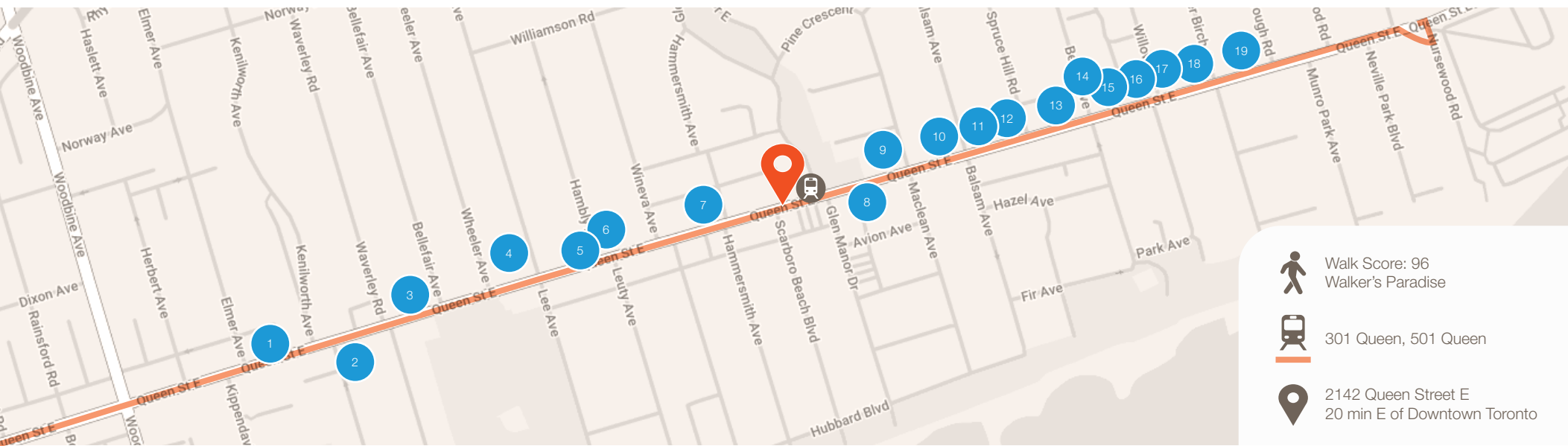


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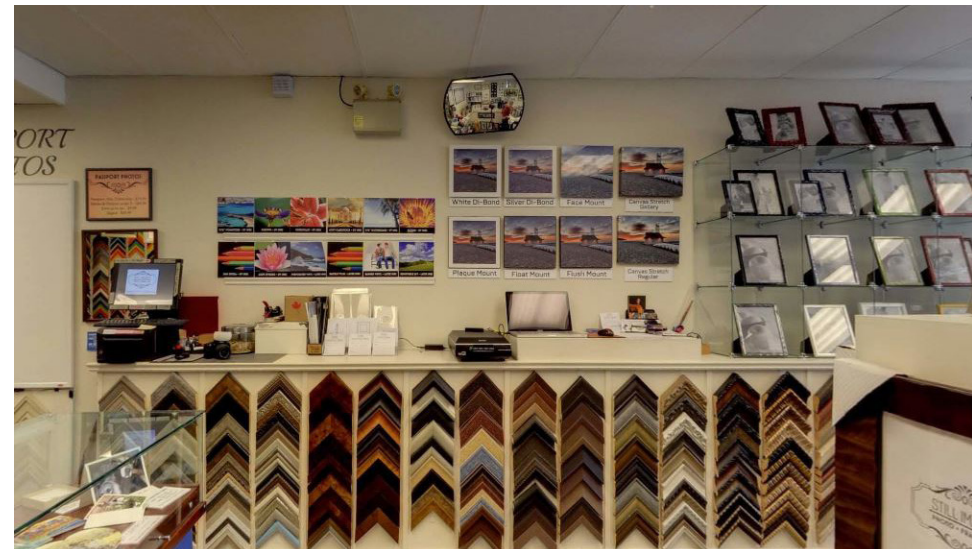
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## Local Amenities

- |                               |                                      |
|-------------------------------|--------------------------------------|
| 1 - The Beaches Dollar & More | 10 - Tori's Bakeshop                 |
| 2 - Mira Mira Diner           | 11 - Balsam Dental                   |
| 3 - LCBO                      | 12 - Pet Valu                        |
| 4 - Foodland                  | 13 - Ed's Real Scoop                 |
| 5 - Circle K                  | 14 - Neil's Haircutting              |
| 6 - Scotiabank                | 15 - Fox Theatre                     |
| 7 - Mehfill Indian Cuisine    | 16 - Bagels on Fire                  |
| 8 - Home Hardware             | 17 - Beach Plaza Variety             |
| 9 - The Breacher Cafe         | 18 - Sandy's Your Independent Grocer |
|                               | 19 - The Hide Out On The Beach       |



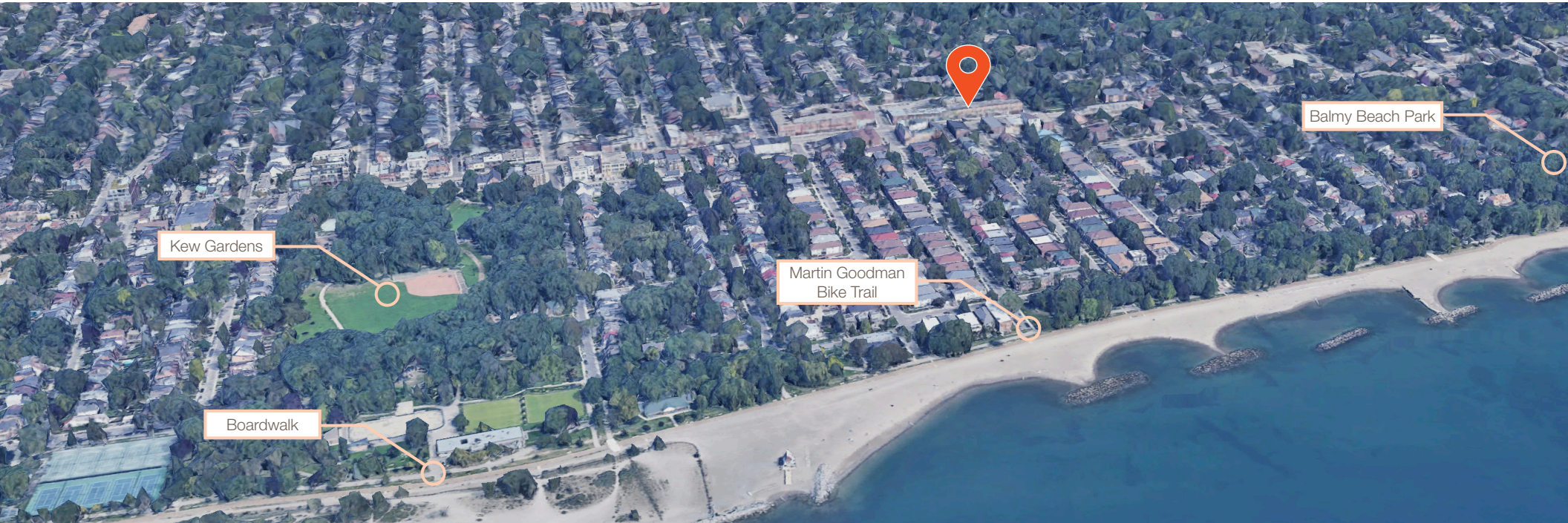
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## The Neighbourhood

The Beaches, a relaxed neighbourhood with a small-town vibe, is a top summer destination, drawing families and tourists to its sandy beaches and quaint boardwalk. Vibrant Queen Street East features colourful indie shops, intimate bistros and hip bars, along with homey bakeries and ice cream parlours. Kew Gardens park offers skating and tennis, and hosts The Beaches International Jazz Festival.

	1 km	3 km
Total Population	16,124	116,256
Total Daytime Population	8,317	87,159
Median Age	44	41
Median Household Income	\$112,753	\$97,696
Total Households	8,317	87,159



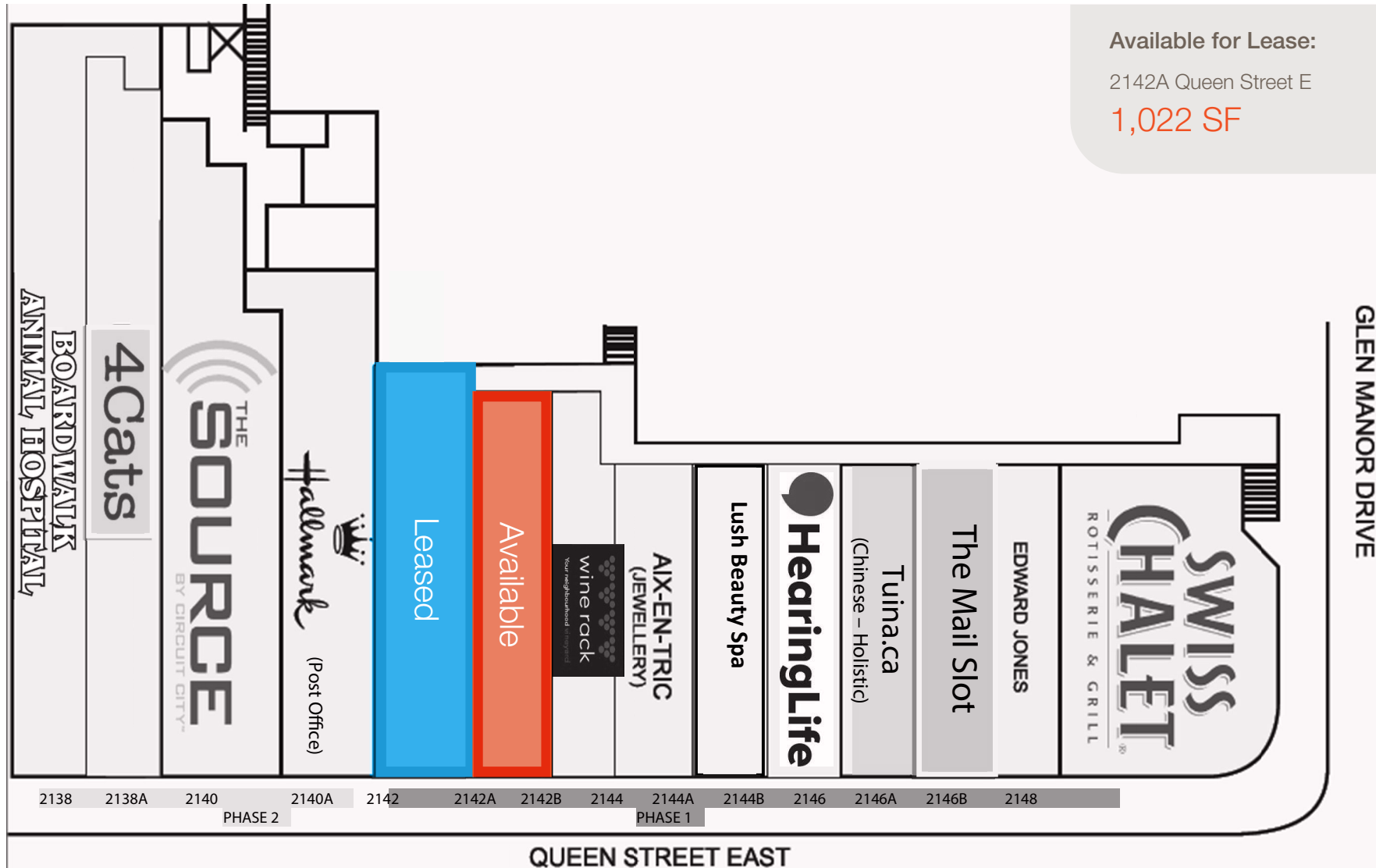
Vehicles  
15,920



Pedestrians  
6,534

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## Site Plan



# Lennard:

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