



For Lease: Retail

The future of  
your business  
is around the  
*corner.*

# 2352 Yonge Street

Prime 1,794 SF Main Floor Retail + Basement at Yonge & Eglinton

**Lennard:**

200-55 University Avenue, Toronto  
416.649.5920

[lennard.com](http://lennard.com)



# 2352 Yonge Street



## Prime Retail Opportunity

Exceptional opportunity to lease a highly visible retail space along bustling Yonge Street, just steps from the Yonge–Eglinton TTC subway station. Situated in one of Toronto's most vibrant and densely populated neighbourhoods, the property benefits from strong pedestrian traffic, excellent transit accessibility, and a dynamic mix of surrounding retailers, restaurants, and residential developments. Previously operated as a restaurant, the space retains much of its existing restaurant infrastructure, offering an attractive opportunity for a new food and beverage operator to establish a presence in this sought-after location.

## The Space

|                 |                             |
|-----------------|-----------------------------|
| Available Space | ~2,867 SF                   |
| Ground Floor    | ~1,794 SF                   |
| Basement        | ~1,073 SF                   |
| Zoning          | CR (Commercial Residential) |

## The Terms

|            |                                    |
|------------|------------------------------------|
| Gross Rent | \$22,000/Month + HST               |
| Basement   | Included at No Additional Net Rent |
| Lease Term | 1 to 5 Years                       |
| Possession | Flexible                           |

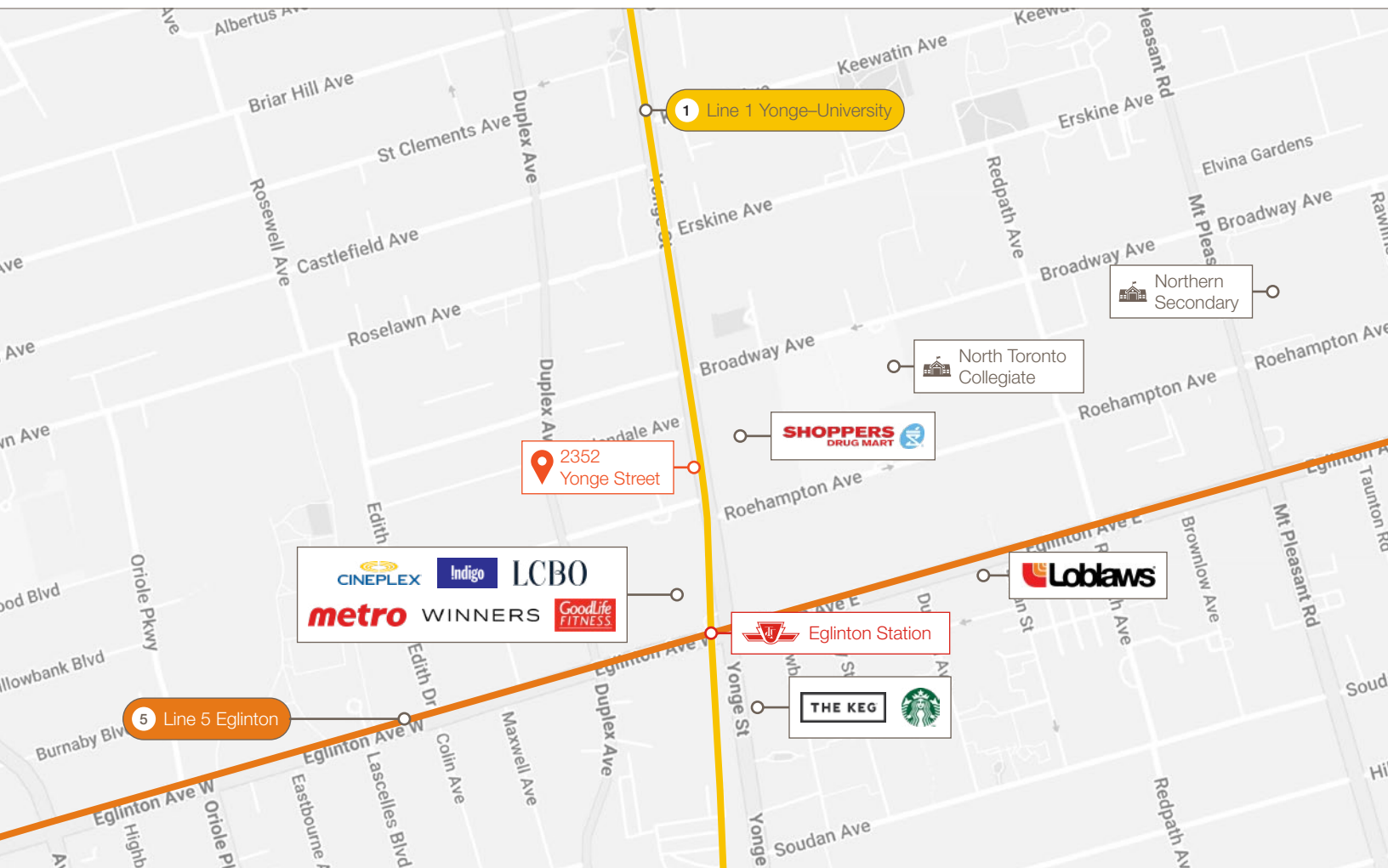
## Ideal For

Restaurant • Café • Food service

This is where your  
business *belongs*.

# 2352 Yonge Street

## Location



## Yonge & Eglinton

In the heart of Midtown Toronto, surrounded by shops, restaurants, offices, residential neighbourhoods and transit. A short walk to Eglinton Station, where Line 1 Yonge-University meets Line 5 Eglinton.

98

Walk Score

91

Transit Score

73

Bike Score



5,000+

pedestrians an hour at  
Yonge & Eglinton



60,800+

riders on a typical weekday at  
Eglinton Station



3,300+

students at North Toronto CI and  
Northern Secondary



28,000

new homes (approx.) in 65+  
projects coming to Midtown

Sources: City of Toronto, pedestrian counts, Nov. 2024; TTC, Subway Ridership 2023-2024 (before Line 5 opened); TDSB, enrolment at Oct. 31, 2024, and residential projects in the North Toronto CI area, Mar. 2025.

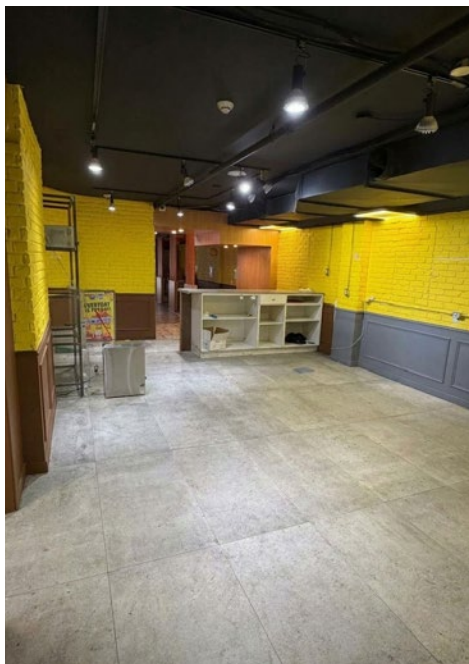
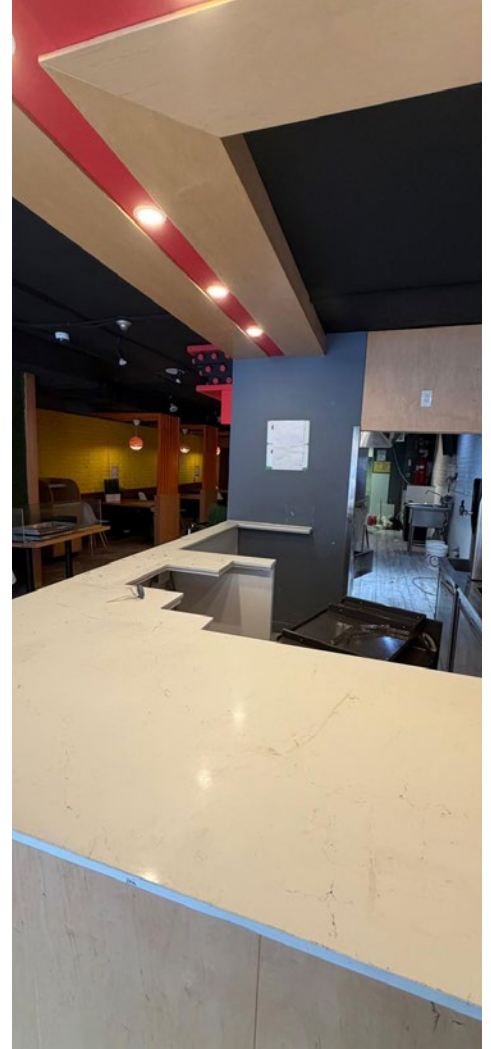
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\*Broker

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## Gallery



*A bright  
future  
for your  
business is  
right here.*

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2352

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