

# 243 Eglinton Avenue W

Ideal Midtown Retail Space Available

Caroline Bouillet\*, VP Retail Services  
416.915.5132  
[cbouillet@lennard.com](mailto:cbouillet@lennard.com)

For Lease: Retail



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\*Broker

# 243 Eglinton Avenue W

Ideal Retail available for lease at the corner of Eglinton Avenue W and Avenue Road at the heart of Toronto's midtown core.



Suite

**Suite 8**

Available Space

**2,696 SF**



Availability

**May 1, 2022**



Net Rent

**\$25.00 PSF**

Additional Rent

**\$12.00 PSF**



Listing Agents

**Caroline Bouillet\***

VP Retail Services

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cbouillet@lennard.com

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## Suite Highlights

Prime Retail, spacious and affordable on Eglinton Ave near Avenue Rd. Located across the street from Avenue Station slated to open up early 2023 and close to busy bus station. Open floor plan can be configured for your business or office. Pharmacy and medical clinic onsite, excellent traffic drivers for your health and wellness or community service based business. Great street front visibility from large and visible signage.

Unit 8 has abundant natural light and architecturally interesting large light shaft. Gross rent calculation is \$7,751 per month.



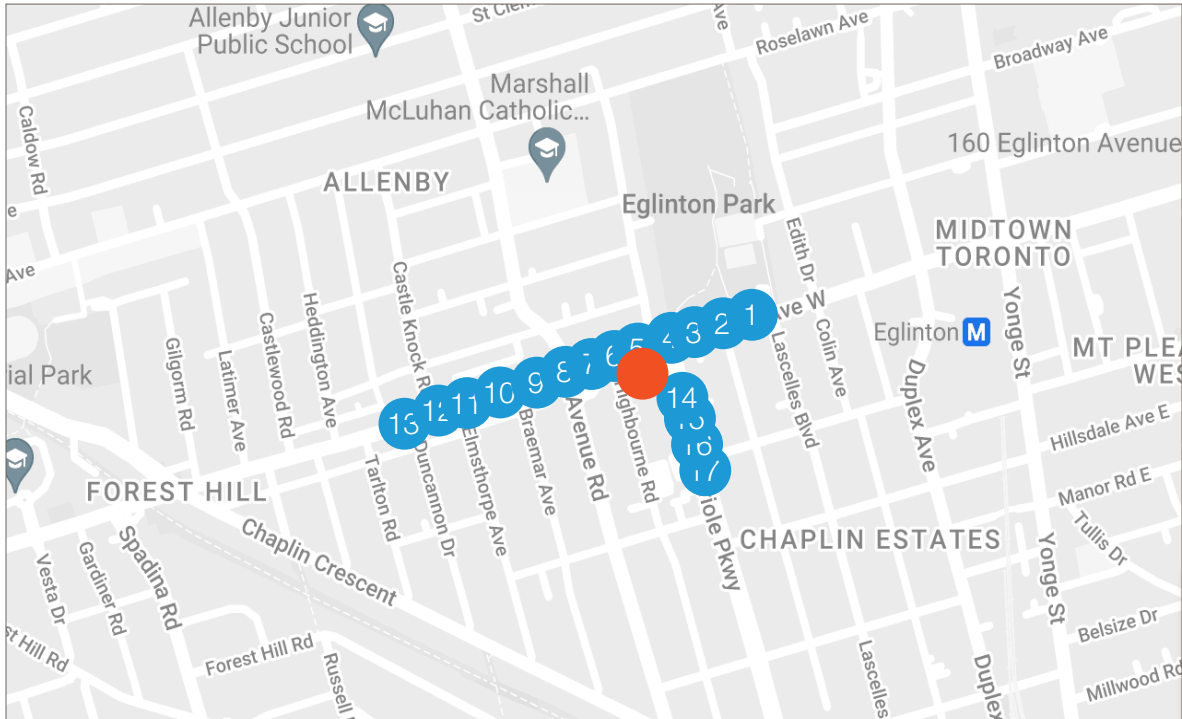
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# 243 Eglinton Avenue W

Co Tenants – tenants in the neighbourhood:



1	225 Eglinton Ave W: Senior Discovery Tours	10	256 Eglinton Ave W: Sleep Country
2	227 Eglinton Ave W: National Music Camp of Canada	11	257 Eglinton Ave W: Sake Bar Sushi
3	233 Eglinton Ave W: Burger Shack	12	257 Eglinton Ave W second floor: Fusioncorp Developments
4	233 Eglinton Ave W: Pizza Hut	13	259 Eglinton Ave W: Spirit of Math
5	243 Eglinton Ave W: Uptown Health Centre medical clinic	14	500 Oriole Parkway: Deluxe Cleaners
6	243 Eglinton Ave W: Uptown Pharmacy	15	500 Oriole Parkway: Detox Club
7	243 Eglinton Ave W: VRTU Muay Thai bootcamp, and boxing	16	500 Oriole Parkway: Master Park's Olympic Tae Kwon Do
8	250 Eglinton Ave W: Artbarn School	17	500 Oriole Parkway: Ghost Kitchens
9	253 Eglinton Ave W: French Collection Imports Ltd, fashion		 Current location - 243 Eglinton Avenue W

# 243 Eglinton Avenue W

## Co Tenants – tenants in the neighbourhood:

Co-tenancy is a good mix of health, food and family services. The North Toronto Memorial Community Centre is nearby with a pool and outdoor rink. Some key national tenants are Sleep Country, Tim Hortons and Starbucks and Farmboy, a few minutes away. The area has a variety of neighbourhood services including those in the beauty, food, aesthetic, financial, educational and health categories.

## Demographics

	Trade Area Annual Average	Toronto Annual Average
Spending on food	\$11,862	\$10,036
Spending on Education	\$3,502	\$3,007
Spending on Pets	\$447.09	\$331.00
Spending on Personal Care	\$1,763	\$1,433



42,363

Vehicles  
at the Avenue Intersection



35,853

People  
within a 15 min. walk time



40.2

Average Age  
versus Toronto average of 40.1



21,391

Vehicles  
at the Oriole Intersection



37,821

Daytime Population  
within a 15 min. walk time

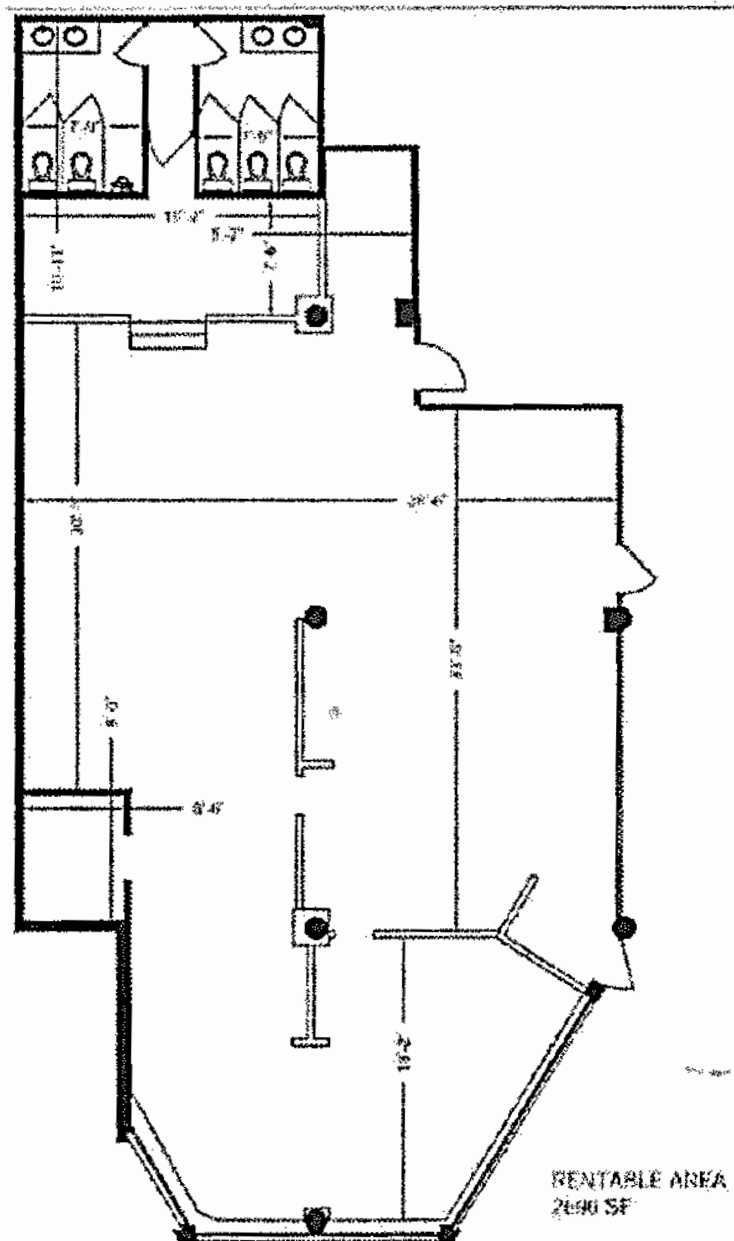


\$95,388

Median Household Income  
versus Toronto Median of \$82,703

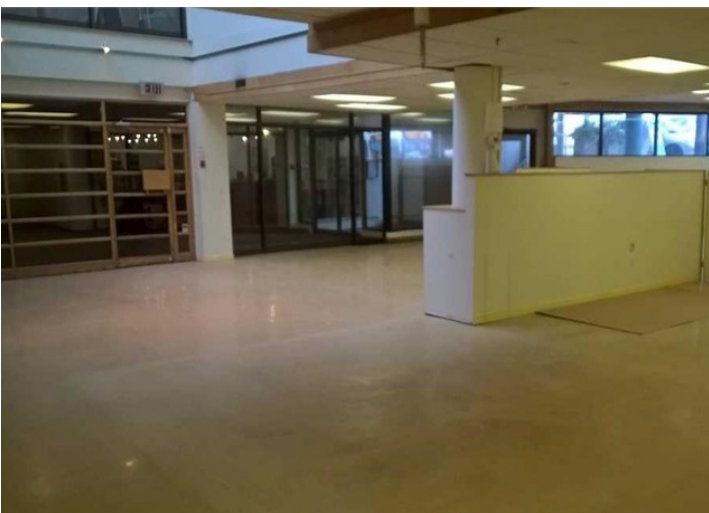
# 243 Eglinton Avenue W

## Floor Plan - Suite 8



# 243 Eglinton Avenue W

## Suite Images - Suite 8



## Tenant Concepts



## Lennard:

Caroline Bouillet\*, Vice President Retail Services  
905.320.6241  
[cbouillet@lennard.com](mailto:cbouillet@lennard.com)

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416.649.5920  
[lennard.com](http://lennard.com)

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