

# 243 Eglinton Avenue W

Ideal Midtown Retail Space Available

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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 9**

Available Space

**1,665 SF**



Availability

**May 1, 2022**



Net Rent

**\$20.00 PSF**

Additional Rent

**\$12.00 PSF**



Listing Agents

**Caroline Bouillet\***

VP Retail Services

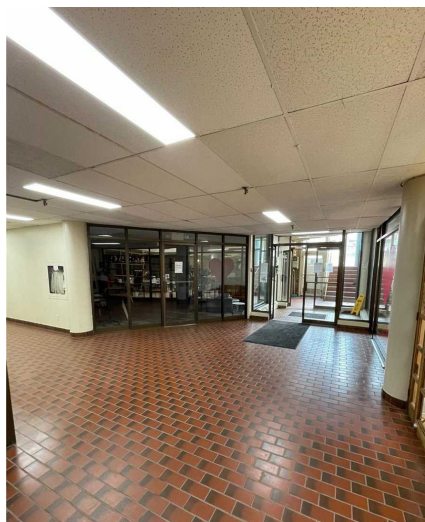
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## Suite Highlights

Unit 9 is suitable for an office use. Gross rent calculation is \$4,093.13 per month. Office Space On The Lower Level Of A Well Established Mixed-Use Building In Mid-Town. Directly Across From The Avenue Lrt Station And On A Busy Bus Route, 10 Minute Drive To The Allen Expressway And 401- This Space Is Ideally Located Connecting Downtown Traffic To The Gta. Recently Renovated And Updated, The Office Has A Kitchenette, Interior Washroom, Private Office, Glass-Enclosed Board Room, And Plenty Of Storage Space.



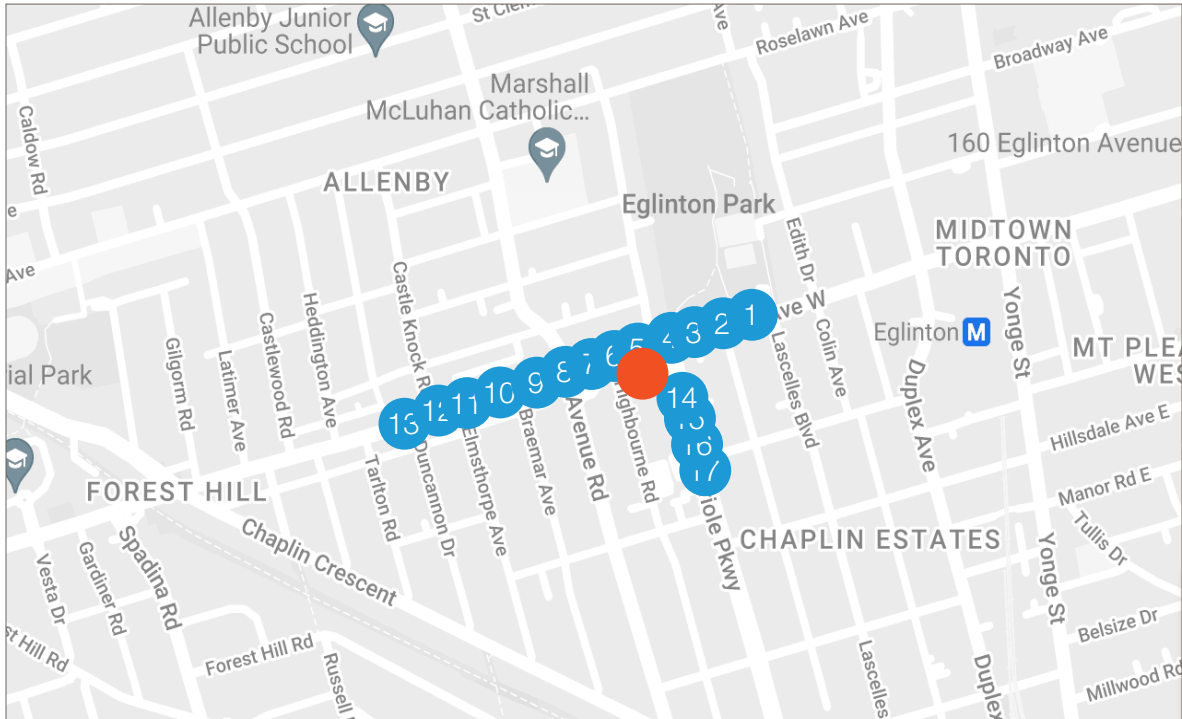
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# 243 Eglinton Avenue W

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



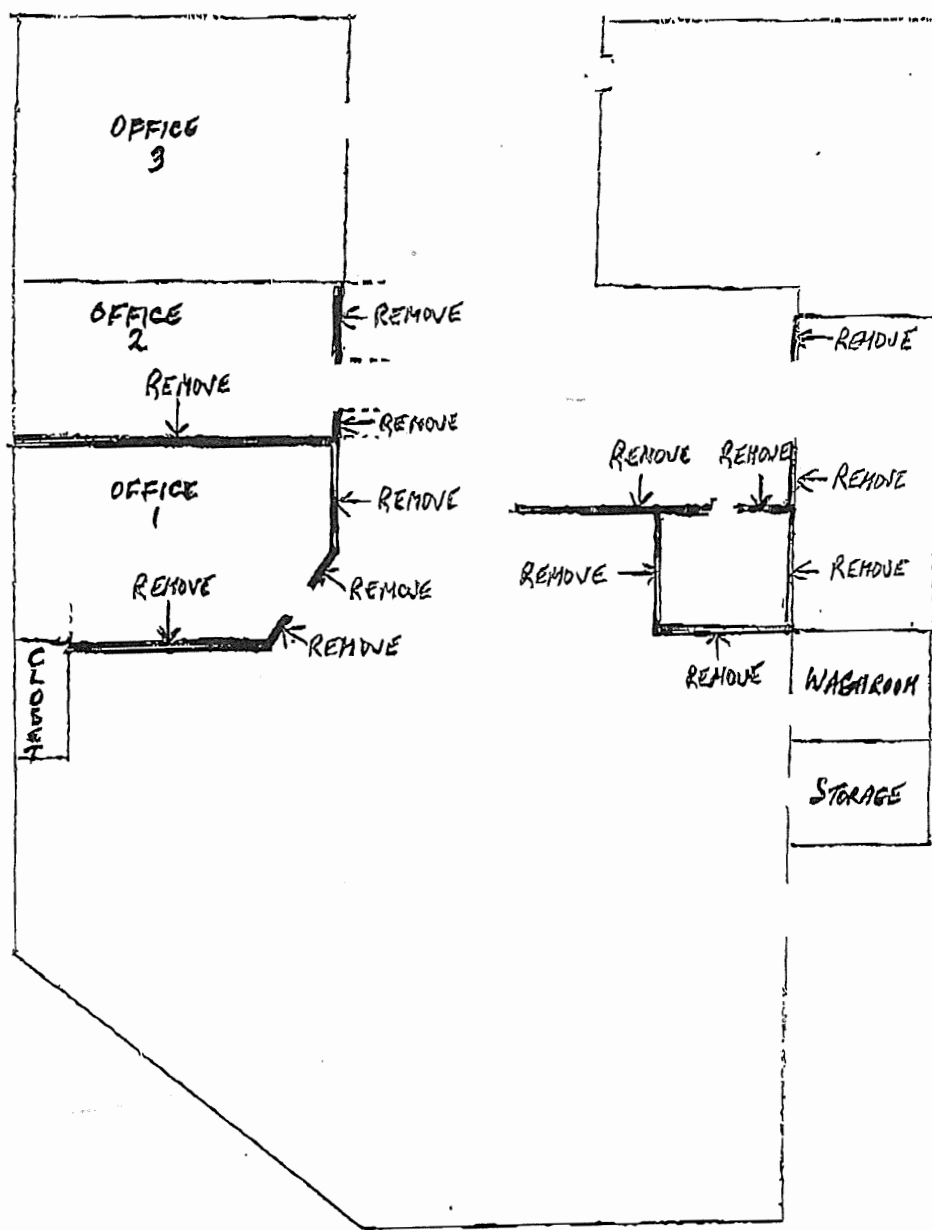
\$95,388

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

# 243 Eglinton Avenue W

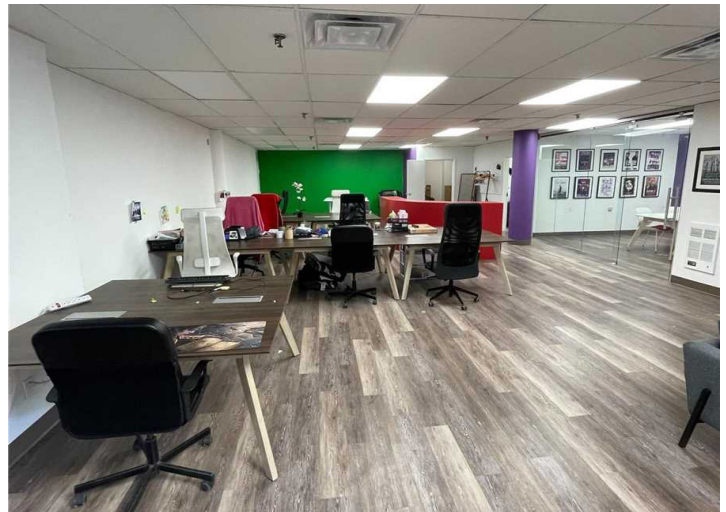
## Floor Plan - Suite 9

243 Eglinton Avenue West - Westerly Portion Of Lower Floor Premises



# 243 Eglinton Avenue W

## Suite Images - Suite 9



## Tenant Concepts



## Lennard:

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