



For Lease: Retail

18,711
Pedestrians
per day!

601 Yonge Street

Rarely available Yonge Street corner in a character building

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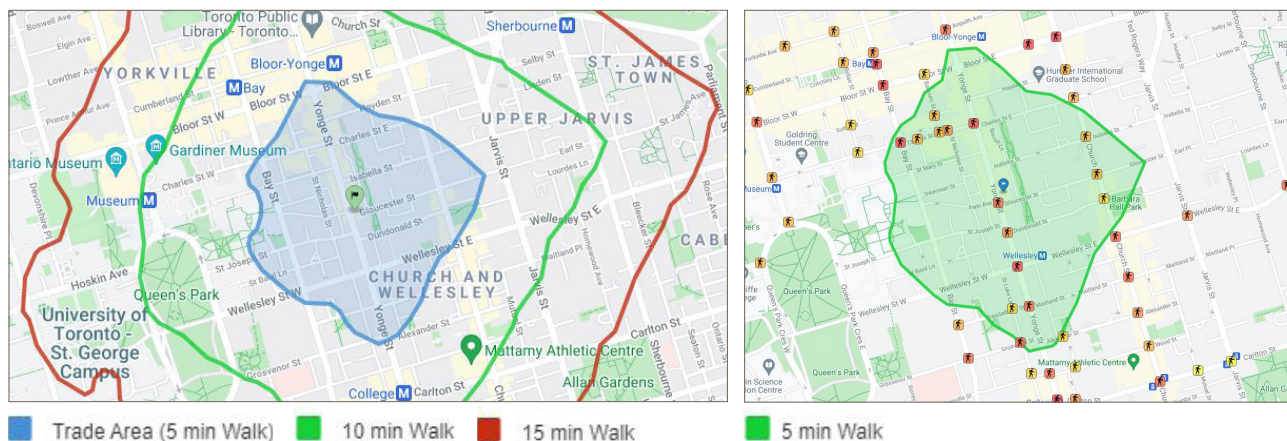
200-55 University Avenue, Toronto
416.649.5920

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601 Yonge Street

Overview

Situated in a historic block of the Yonge street corridor, between Gloucester and Isabella streets. This opportunity offers a rarely available corner unit on world-famous Yonge street and a strong branding opportunity and excellent transit options for customers. Secure your location in this rapidly transforming node with significant existing and future residential density, steps to Toronto's most coveted retailers and public transit.



Area Profile

	5 Min. Walk time Trade Area	10 Min. Walk time Trade Area	15 Min. Walk time Trade Area
Total Population	15,883	42,605	76,507
Total Daytime Population	17,998	112,976	186,396



14,458
Vehicles
per day



32
Median Age
within a 5 min. walk time



\$70,012
Avg. Household Income
within a 5 min. walk time



\$83,368
Avg. Household Income
within a 10 min. walk time



\$76,696
Avg. Household Spending
within a 5 min. walk time



73.4%
Total Population with
University Diploma or above

601 Yonge Street

Size
1,800 SF

Term
60 to 120 Months
plus options

Availability
April 1, 2023

Gross Rent
Contact Listing Agent

Listing Agent
Caroline Bouillet*
Vice President Retail Services
905.320.6241
cbouillet@lennard.com

*Broker

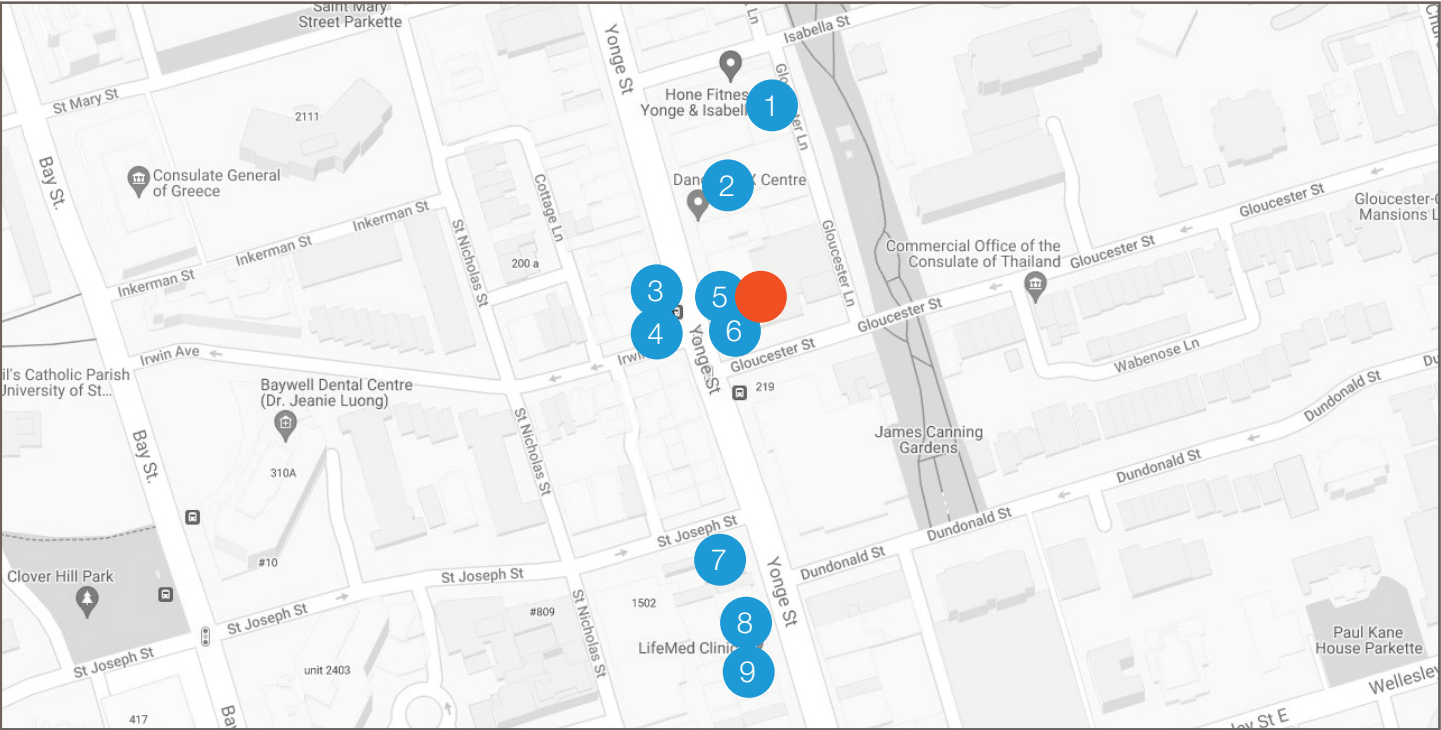
Property Highlights

Yonge street is Toronto's most iconic main street having hosted the largest celebrations in the city's history, from the World Pride parade to the Raptors' victory party. Each year millions of residents and visitors walk, shop, bike, dine, work and live along downtown Yonge street making it the most vibrant destination street unlike any other in Canada. The city's population in this area of Yonge street is expected to double by 2041. The exciting YoungTomorrow plan, just four blocks south of this location where the plan is to provide wider sidewalks, more bike lanes, patios, benches, parkettes and public art. Construction on the plan is not expected to begin for several years.



601 Yonge Street

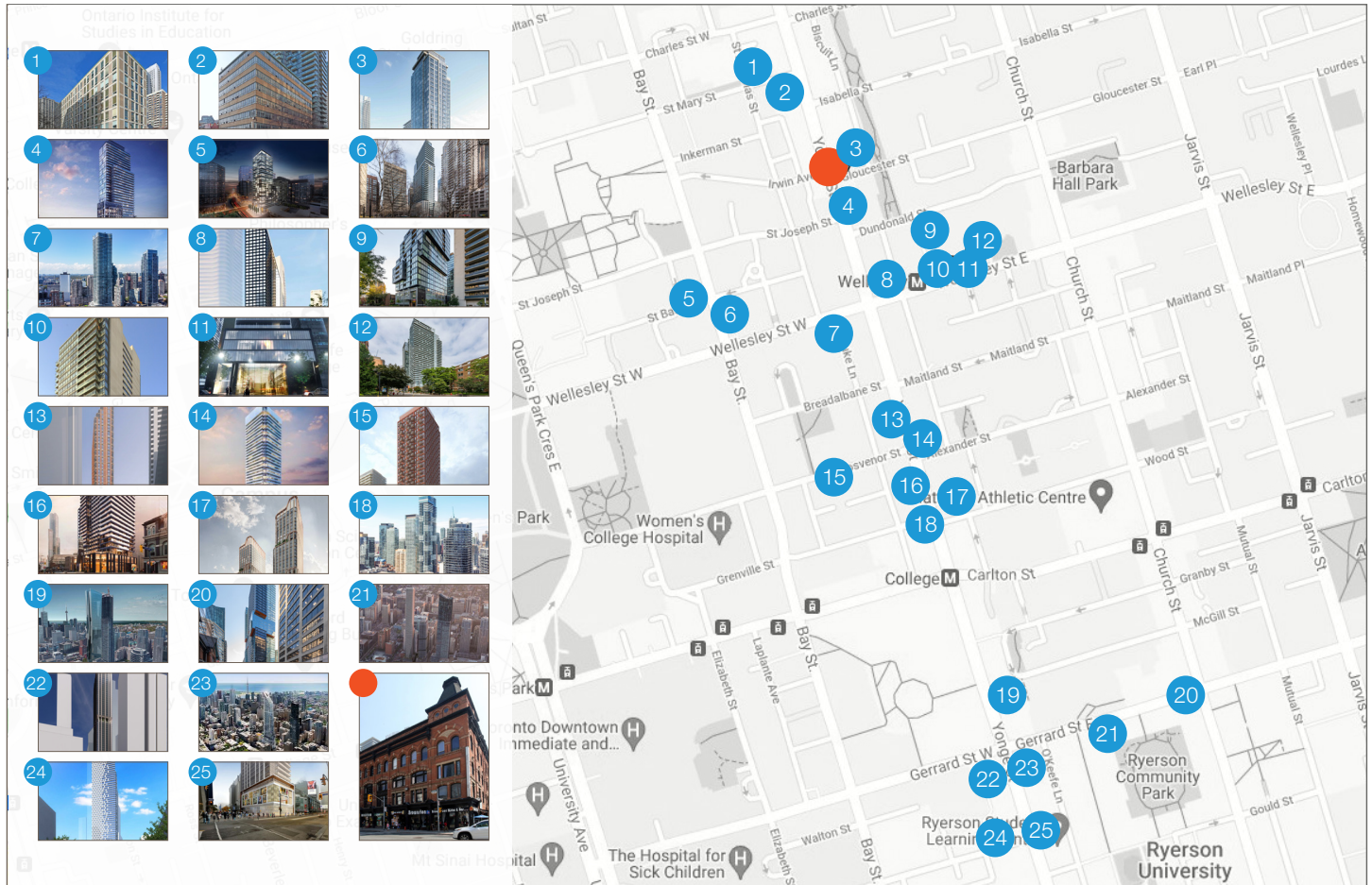
Nearby National Brands




1	Rabba Fine Foods	6	Natural Nail Bar
2	Morningstar Trading Co.	7	Aroma Espresso Bar
3	Coco Fresh Tea & Juice	8	RBC
4	Butter Chicken Roti	9	LifeMed Clinic
5	Dal Moro's Fresh Pasta To Go		 Current location - 601 Yonge Street

601 Yonge Street

Selected Notable Developments



#	Address	#	Address	#	Address	#	Address	#	Address
1	10 St Mary	2	696 Yonge Street	3	8 Gloucester Street	4	599 Yonge Street	5	1000 Bay Street
6	955 Bay Street	7	11 Wellesley Street	8	10 Wellesley Street	9	17 Dundonald Street	10	22 Wellesley Street
11	28 Wellesley Street	12	50 Wellesley Street	13	510 Yonge Street	14	501 Yonge Street	15	27 Grosvenor Street
16	480 Yonge Street	17	475 Yonge Street	18	460 Yonge Street	19	415 Yonge Street	20	55 Gerrard Street
21	33 Gerrard Street	22	372 Yonge Street	23	383 Yonge Street	24	8 Elm Street	25	335 Yonge Street

 Current location - 601 Yonge Street

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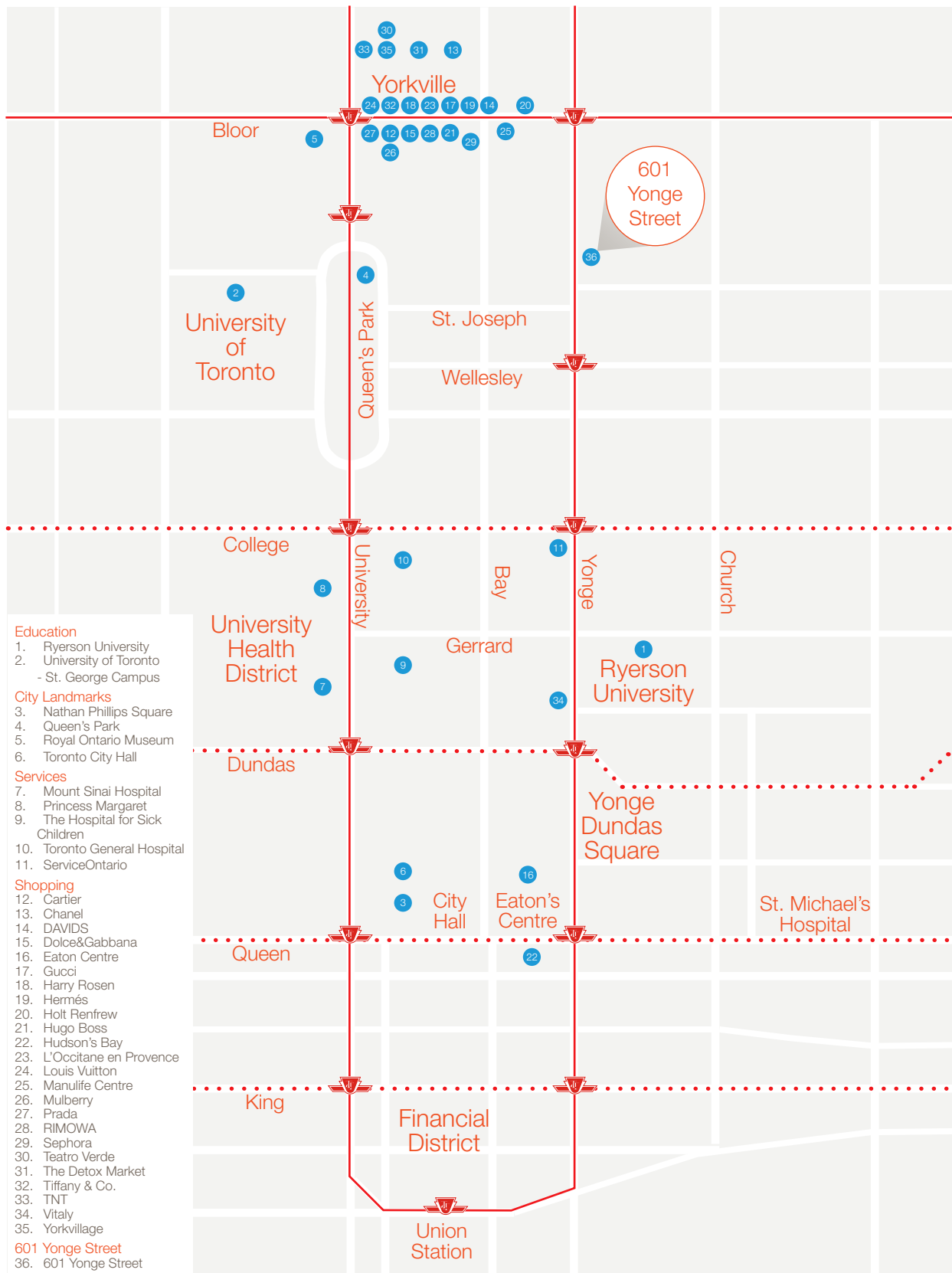
Active Condo Developments
with 11,349 units

27

Proposed Condo Developments
with 13,558 units

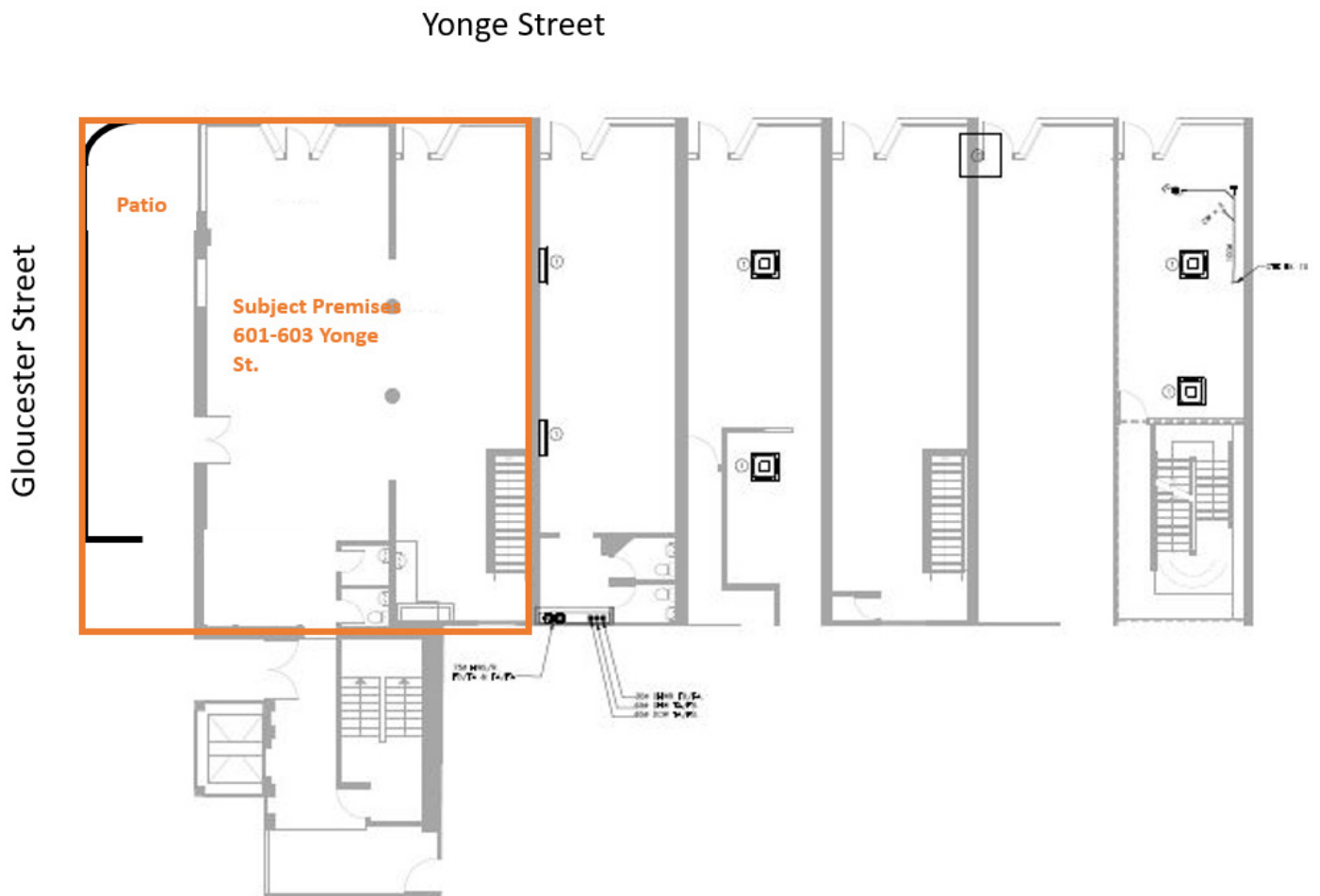
601 Yonge Street

Amenities Map



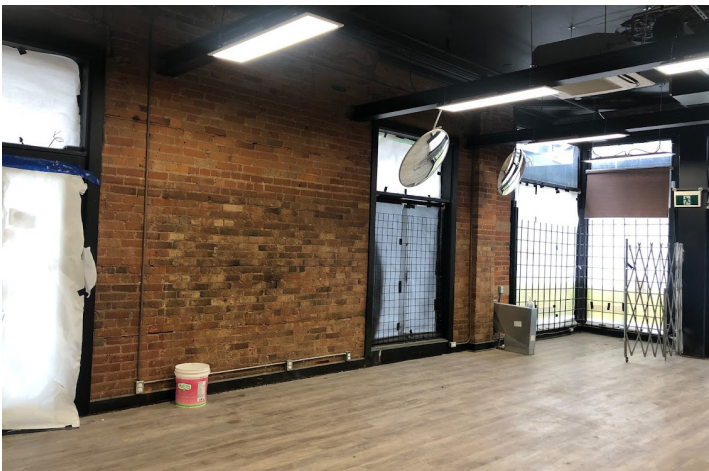
601 Yonge Street

Floor Plan



601 Yonge Street

Property Images



Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage 2021.

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Potential Retailers



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