

1983 Leslie Street

Retail Space For Lease



Lennard:

200-55 University Avenue, Toronto
416.649.5920

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Property Highlights

- 1983 Leslie Street provides important retail services to a dense urban community
- Decorative upgrades were made to the property by Selyans Flooring
- The Leslieville and York Mills trade areas are highly sought after and have limited options
- Opportunity for pylon signage available
- Signalized access
- Great exposure
- Well maintained
- Truck level shipping



 Location
Leslie Street & Bannatyne Drive
(between York Mills Road & Highway 401)

 Available Space (Gross Leasable Area)
Showroom & Office: 8,063 SF
Warehouse: 1,494 SF
Total: 9,557 SF

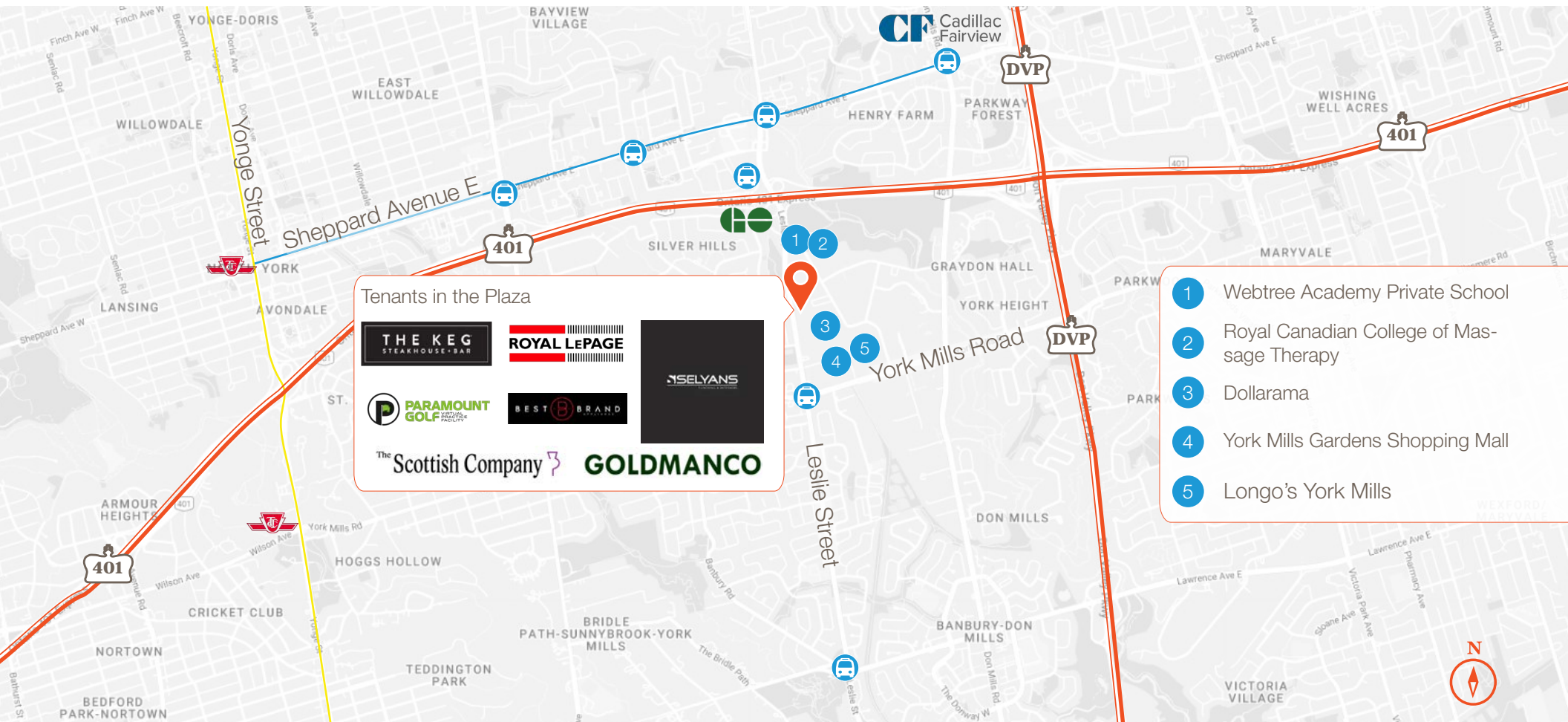
 Minimum Rent
Enquire with broker

 TMI
\$8.15 PSF (2023)

 Ceiling Height
18 Ft

 Pylon Signage
Opportunity Available

Location

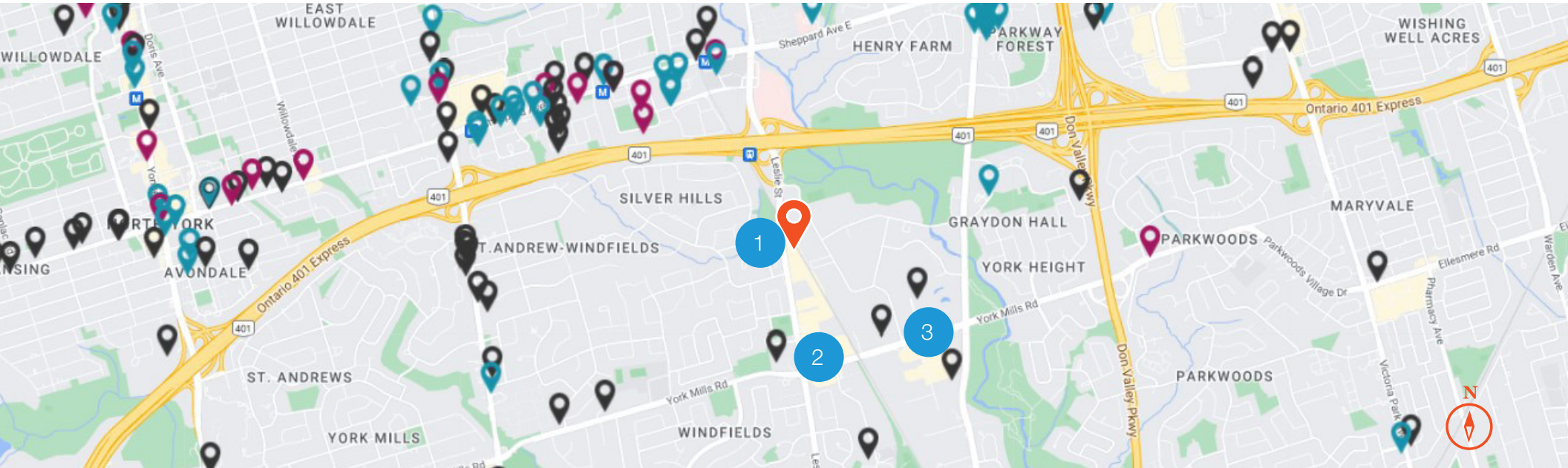





Tenants in the Plaza

- 1 Webtree Academy Private School
- 2 Royal Canadian College of Massage Therapy
- 3 Dollarama
- 4 York Mills Gardens Shopping Mall
- 5 Longo's York Mills

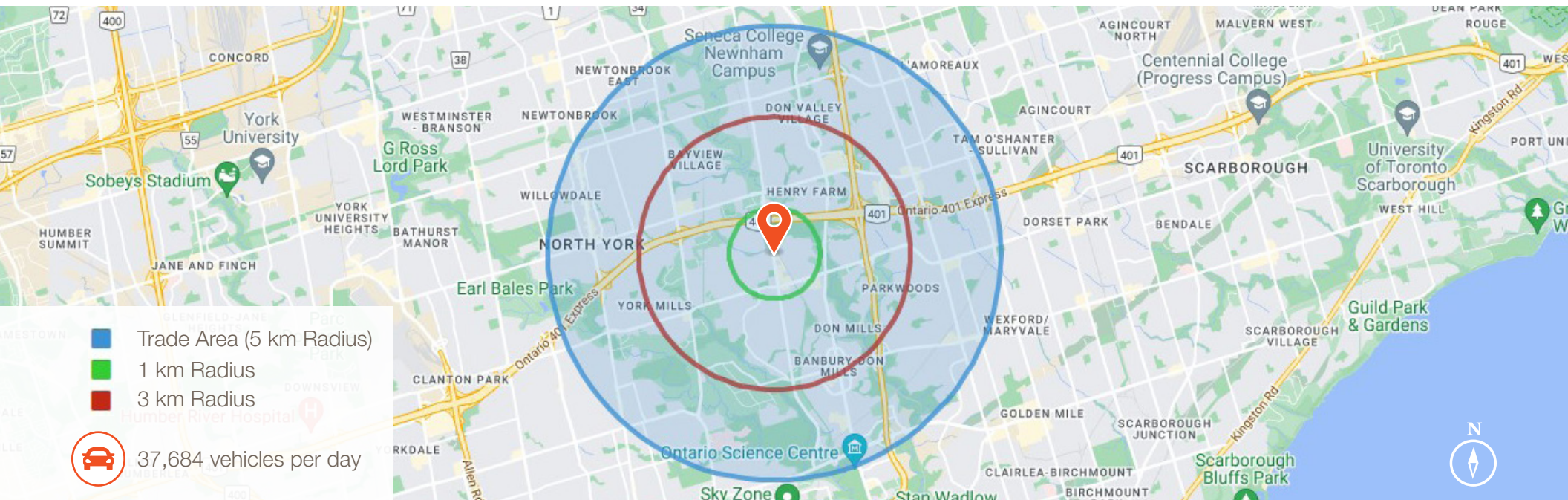
- 1983 Leslie Street
- Highways
- TTC Subway Line 1
- TTC Subway Line 4
- TTC Bus Stops
- TTC Subway Stations
- Oriole Go Station

New Developments



	Address	Developer/Architect	Status	Height	Storeys	Completion
	1 390 Woodsworth	Plaza Partners/TACT Architecture	Pre-construction	118 ft./36.05 m	8 storeys	TBD
	2 801 York Mills	First Capital/Turner Fleischer Architects	Pre-construction	187 ft./57.06 m	16 storeys	TBD
	3 865 York Mills	Liberty Development/Wayne Long Architect	Pre-construction	N/A	38 storeys	TBD

Demographics

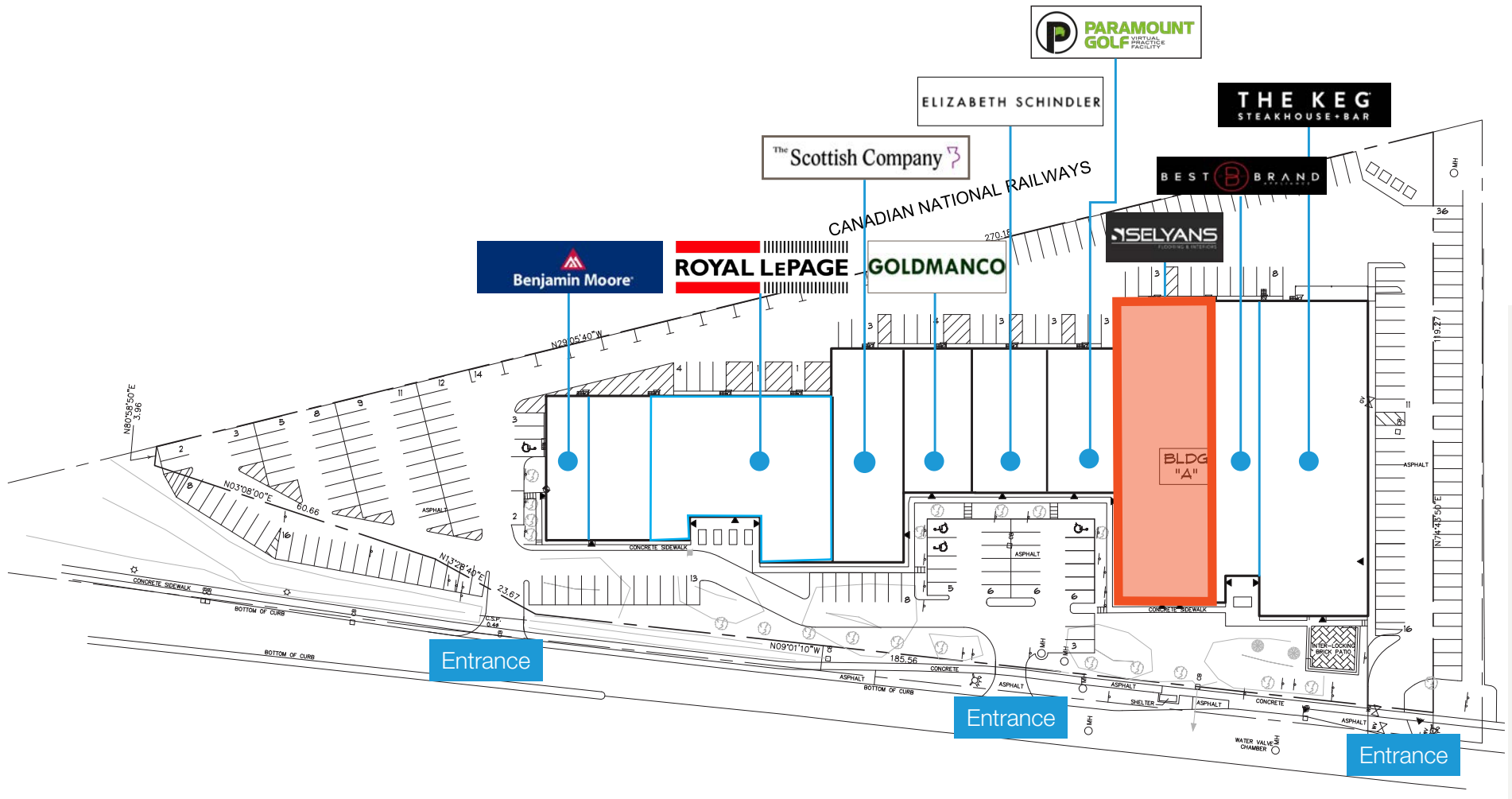


- Trade Area (5 km Radius)
- 1 km Radius
- 3 km Radius
- 37,684 vehicles per day

Criteria	Aggregation	Trade Area (5 km Radius)	1 km Radius	3 km Radius
Total Population	Sum	329,830.60	6,976.10	106,825.80
Total Daytime Population	Sum	357,485.70	13,948.60	125,735.70
Avg. Household Income	Average	131,164.90	152,085.70	133,501.90
Average Age	Average	42.8	42	41.2
Avg. Annual Household Spending	Average	\$105,087.54	\$144,985.09	\$104,693.48

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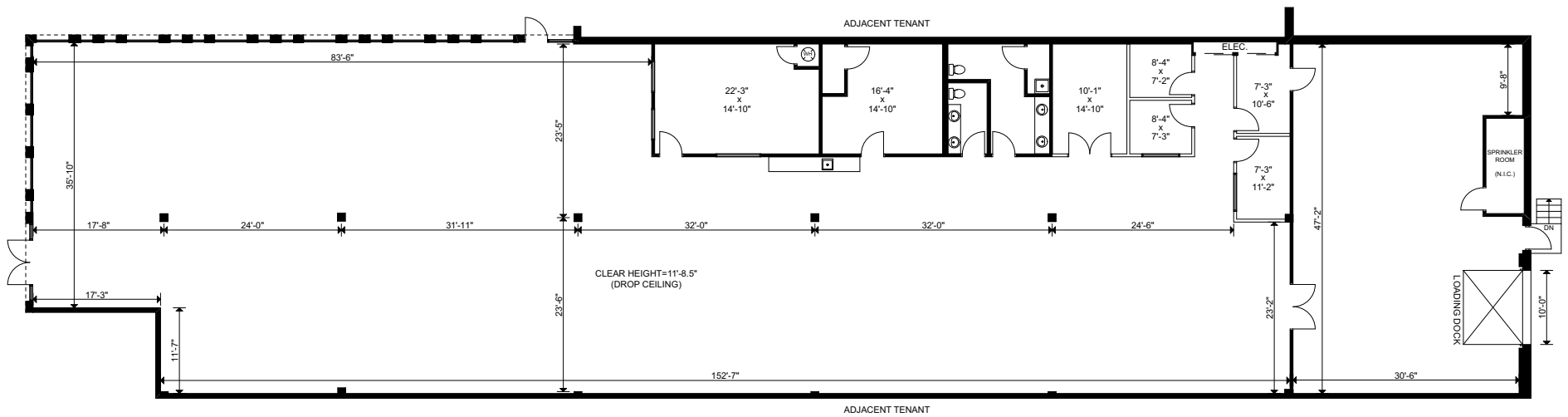
Site Plan



Available Space

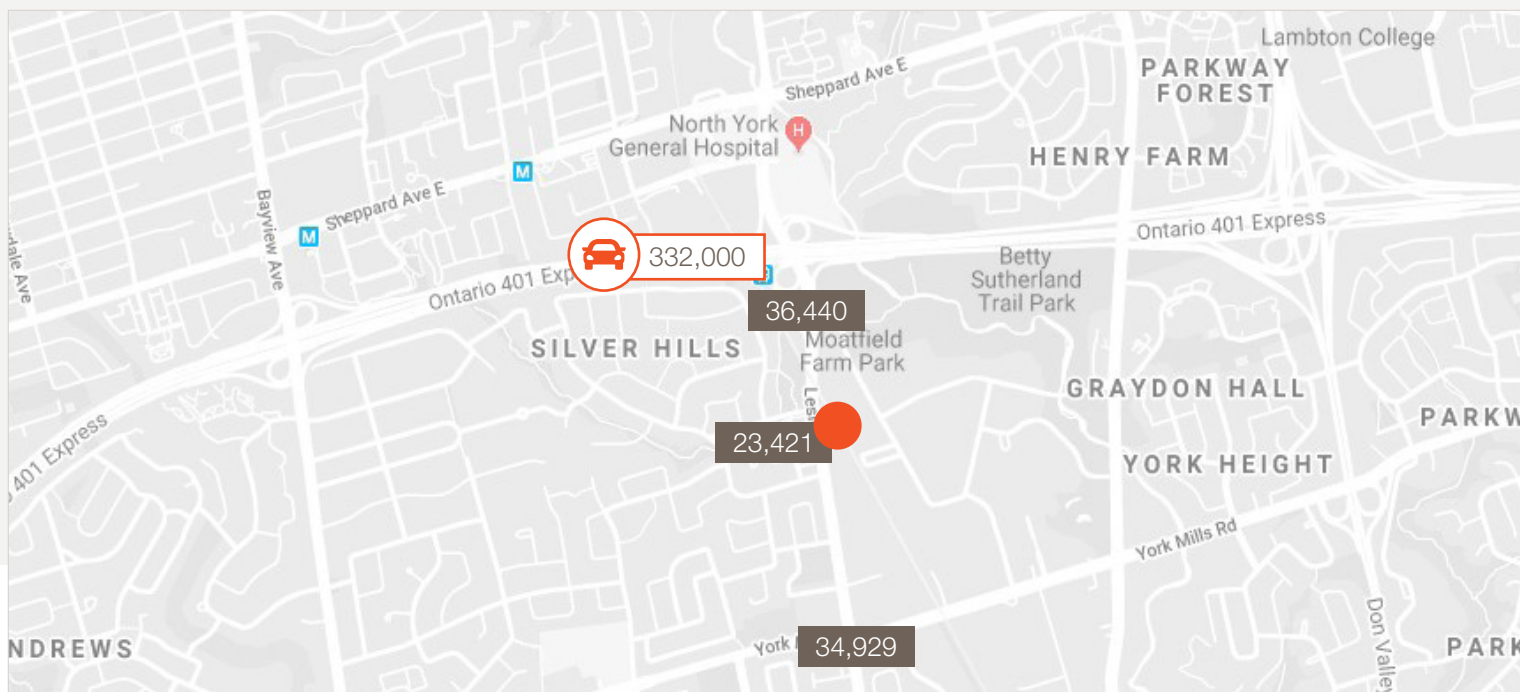
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Floor Plan



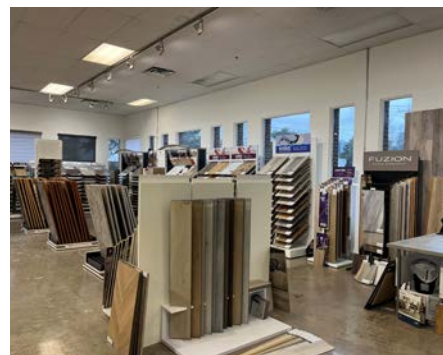
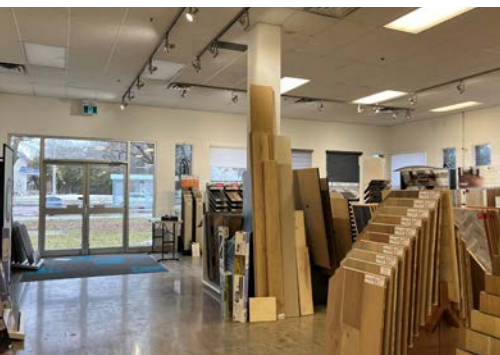
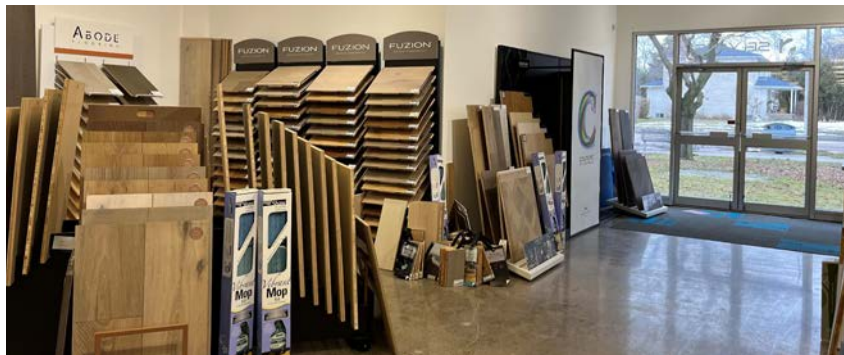
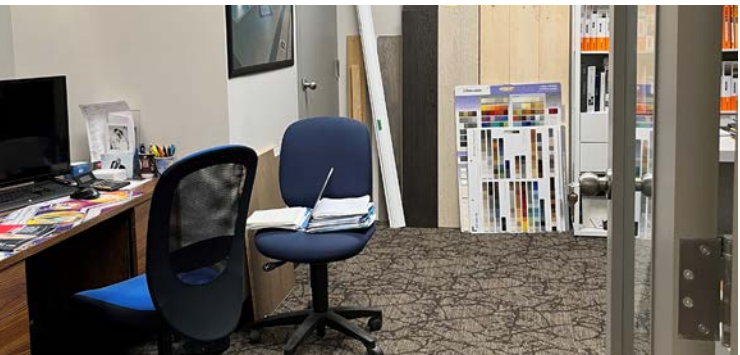
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Traffic Counts



Intersection	Count Date	8 Peak hour Vehicle Volume	8 Peak Hour Pedestrian Volume
Leslie Street / Bannatyne Drive	11/08/2016	23,421	825
Leslie Street / Hwy 401	05/20/2015	36,440	141
Leslie Street / York Mills Road	05/03/2014	34,929	1102
 401 at Leslie Annual Average Daily Traffic (2016): 332,000			

Gallery





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Retail Expertise,
Street *Wise* Performance

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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.

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