



For Lease: Retail

18,711
Pedestrians
per day!

601 Yonge Street

Rarely available Yonge Street corner in a character building

Lennard:

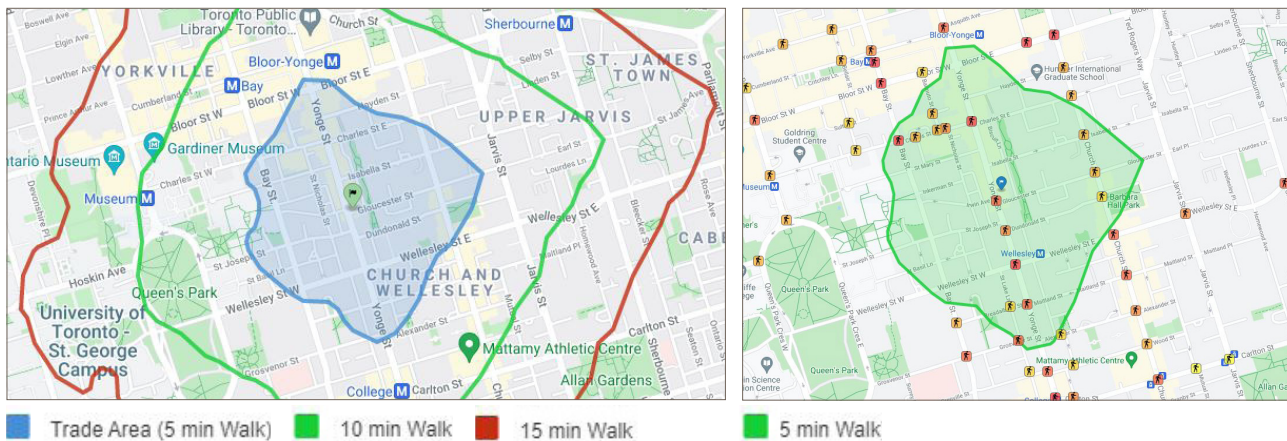
200-55 University Avenue, Toronto
416.649.5920

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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
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*Broker

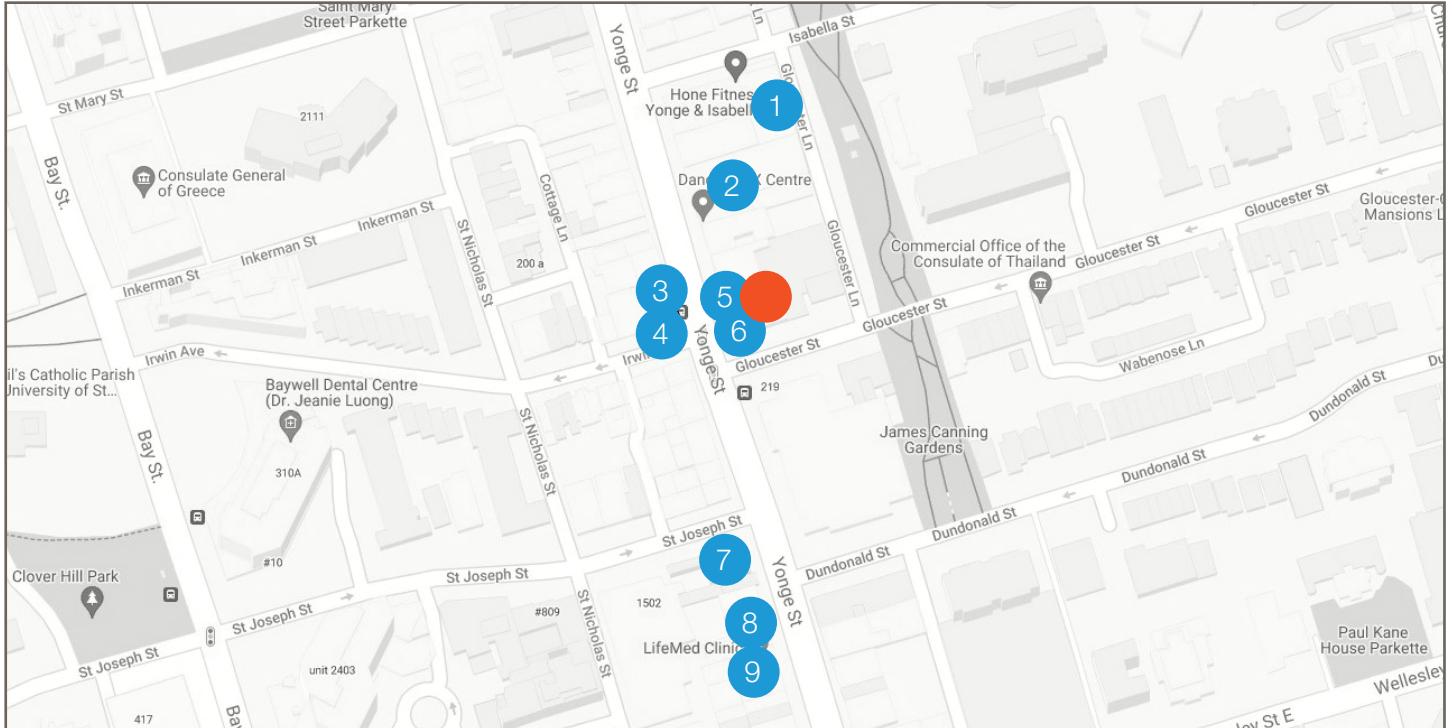
Property Highlights


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 Young Tomorrow 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

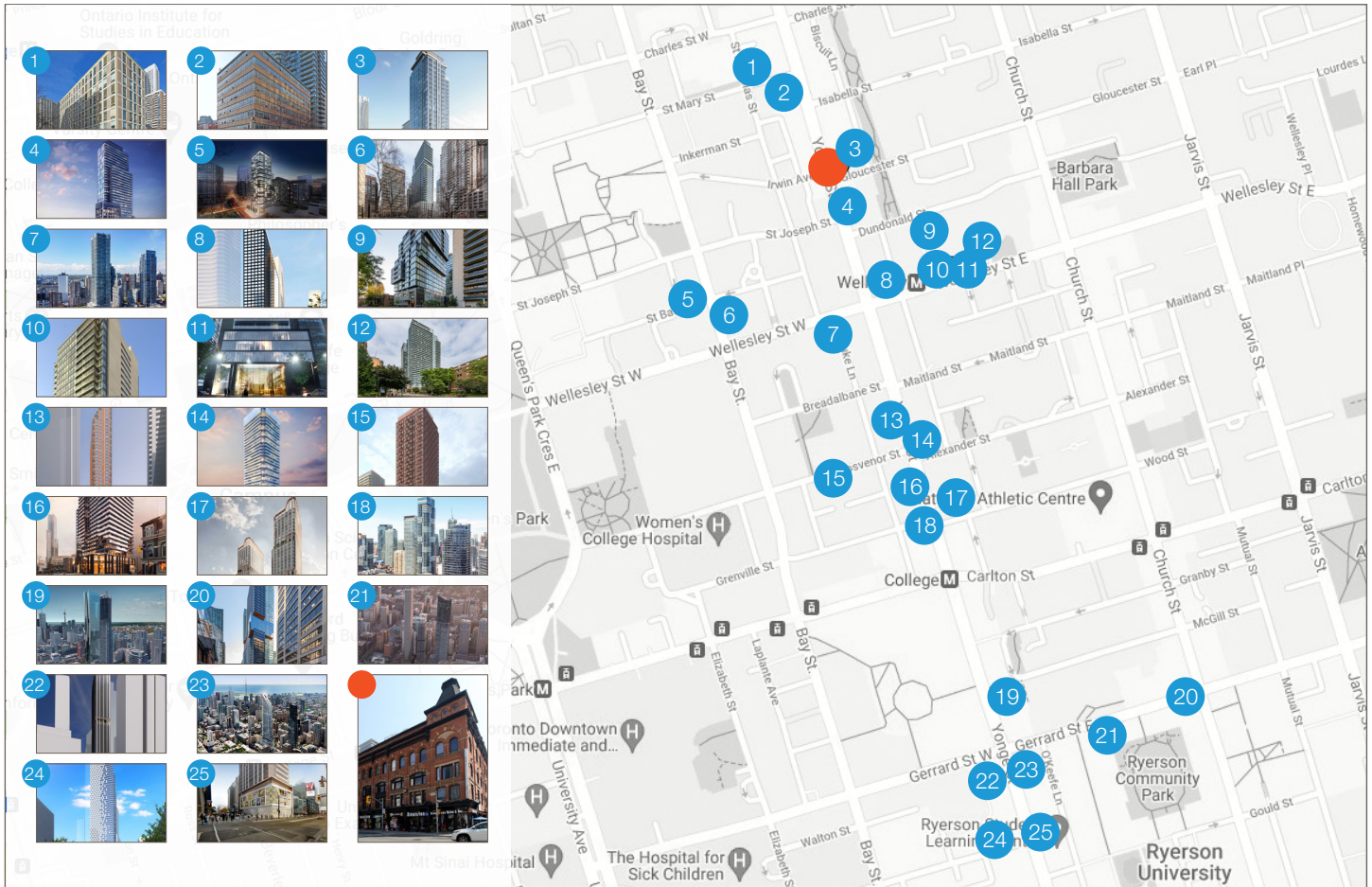
Nearby National Brands



| | | | |
|---|------------------------------|---|-------------------------------------|
| 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

24

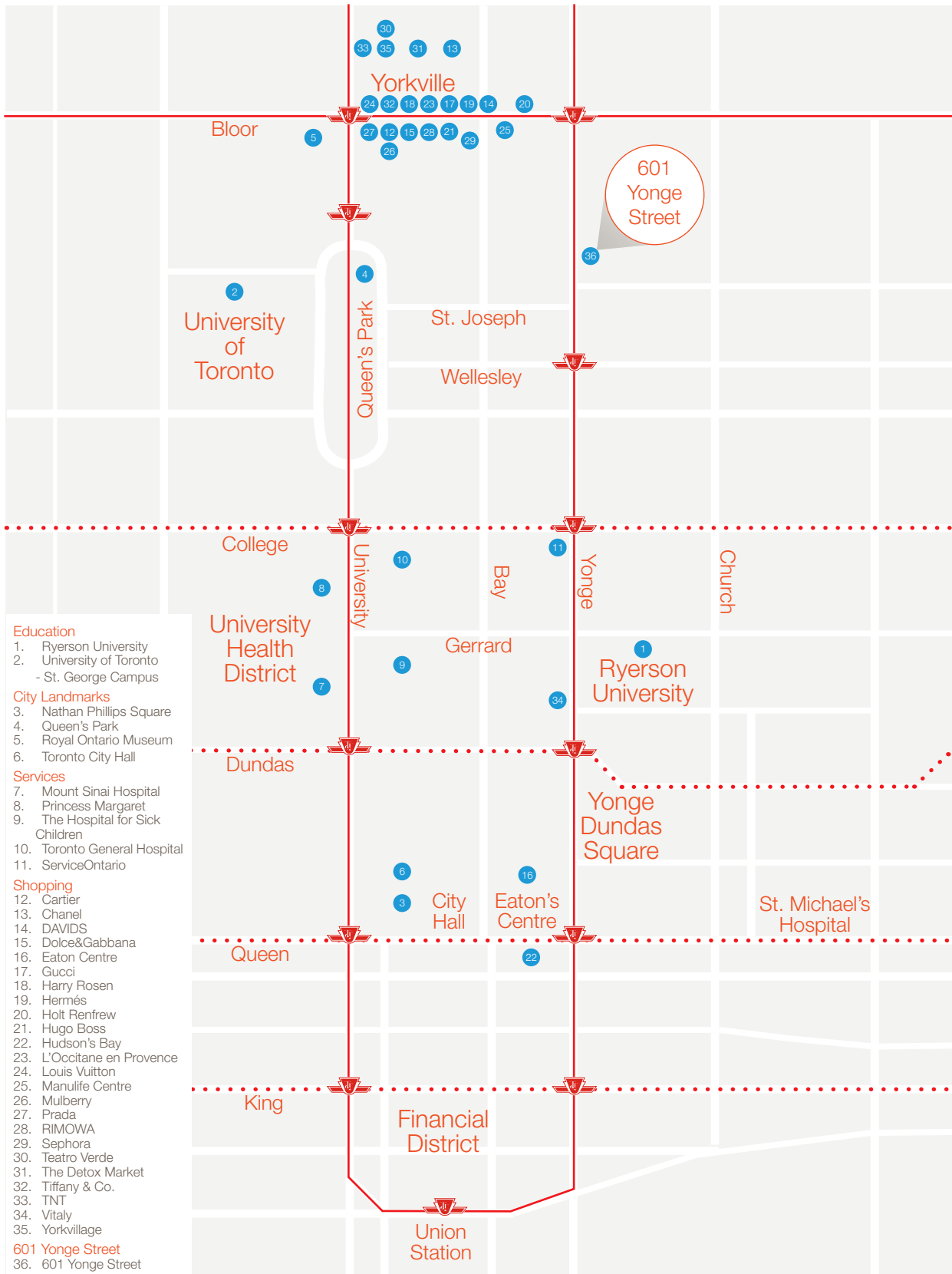
Active Condo Developments
with 11,349 units

27

Proposed Condo Developments
with 13,558 units

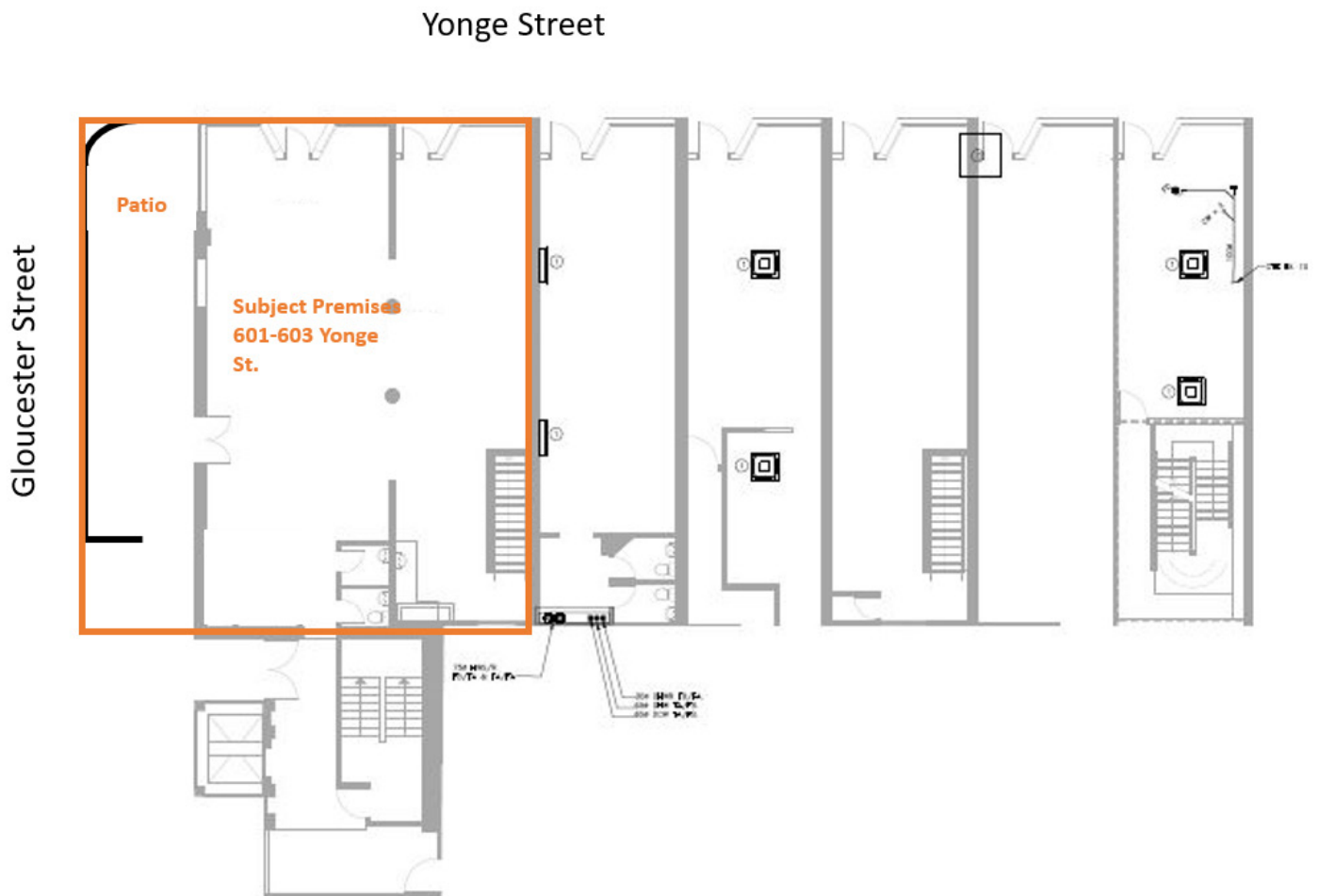
601 Yonge Street

Amenities Map



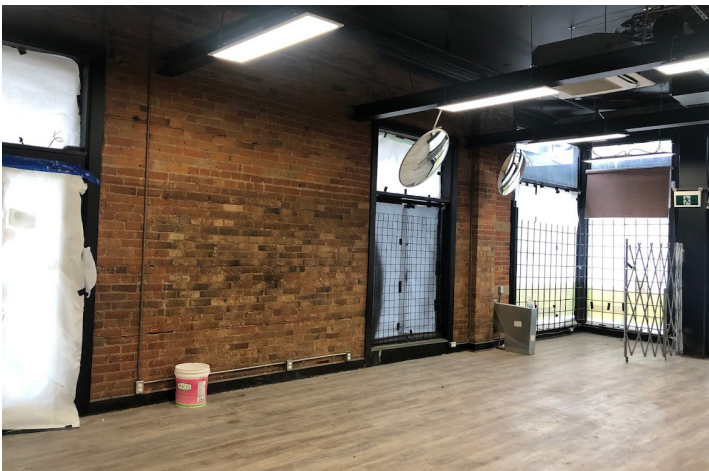
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Floor Plan



601 Yonge Street

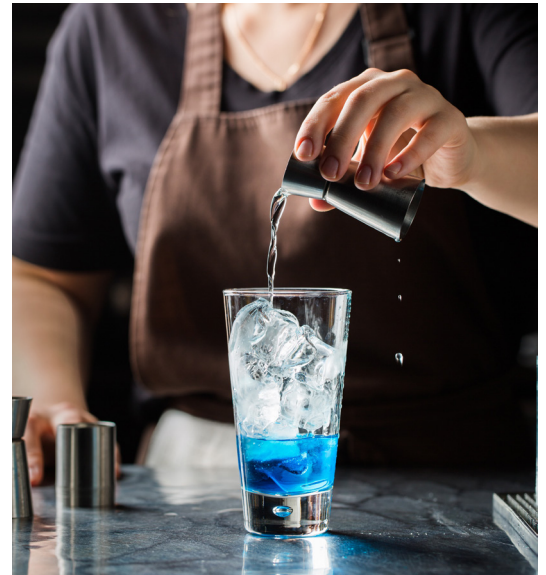
Property Images



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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