

# Retail

For Lease

518 Yonge Street







## Overview

518 Yonge Street is located on the west side of Yonge Street between College Street and Wellesley Street. This opportunity offers a column-free floor plan and exceptional frontage on bustling Yonge Street. Located just south of Wellesley Subway Station, the property is accessible from various downtown and midtown neighbourhoods. This location offers a rare opportunity to secure retail space in a rapidly transforming retail node with significant existing and future residential density.

## Property details

**GROUND FLOOR** | 3,317 SF

**AVAILABLE** | Immediately

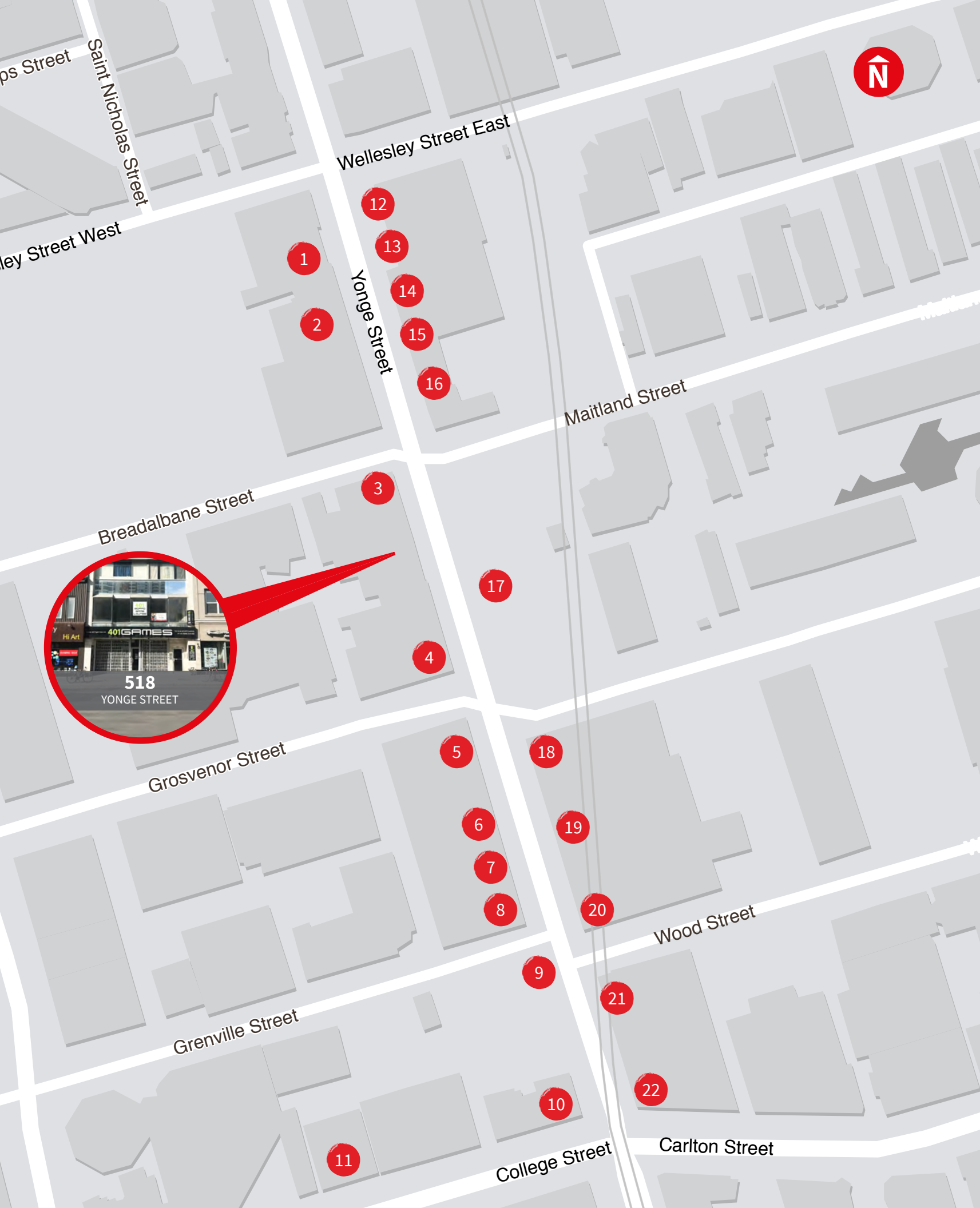
**TERM** | 5 - 10 Years

**NET RENT** | Contact Listing Agents

**ADDITIONAL RENT** | \$33.00 PSF (est. 2020)

## Highlights








- Over 27 FT of frontage on Yonge Street
- Excellent opportunity for signage and branding
- Direct loading access off rear laneway
- Steps from Wellesley and College Subway Stations
- High pedestrian and vehicular traffic
- Neighbouring tenants include: LCBO, McDonald's, Starbucks, and Tim Hortons
- Transit Score 100 and Walk Score 100
- Lower level included



## Nearby retailers & developments

- |  |   |
|--|---|
| 1 McDonald's   | 14 LBCO                                     |
| 2 Pizzaiolo  | 15 Dollarama                                |
| 3 St. Louis Bar and Grill  | 16 Public Mobile                            |
| 4 A&W  | 17 Tea House Condos (608 Residential Units) |
| 5 Proposed 45 Storey Mixed-Use Development (423 Residential Units) | 18 Wendy's                                  |
| 6 Menchies   | 19 Courtyard by Marriott                    |
| 7 Wine Rack  | 20 Second Cup                               |
| 8 McDonald's   | 21 Pizza Pizza                              |
| 9 YC Condos (600 Residential Units)                                | 22 Shoppers Drug Mart                       |
| 10 Starbucks   |   |
| 11 W Burger Bar  |   |
| 12 Scotiabank  |   |
| 13 Tim Hortons   |   |

## Demographics

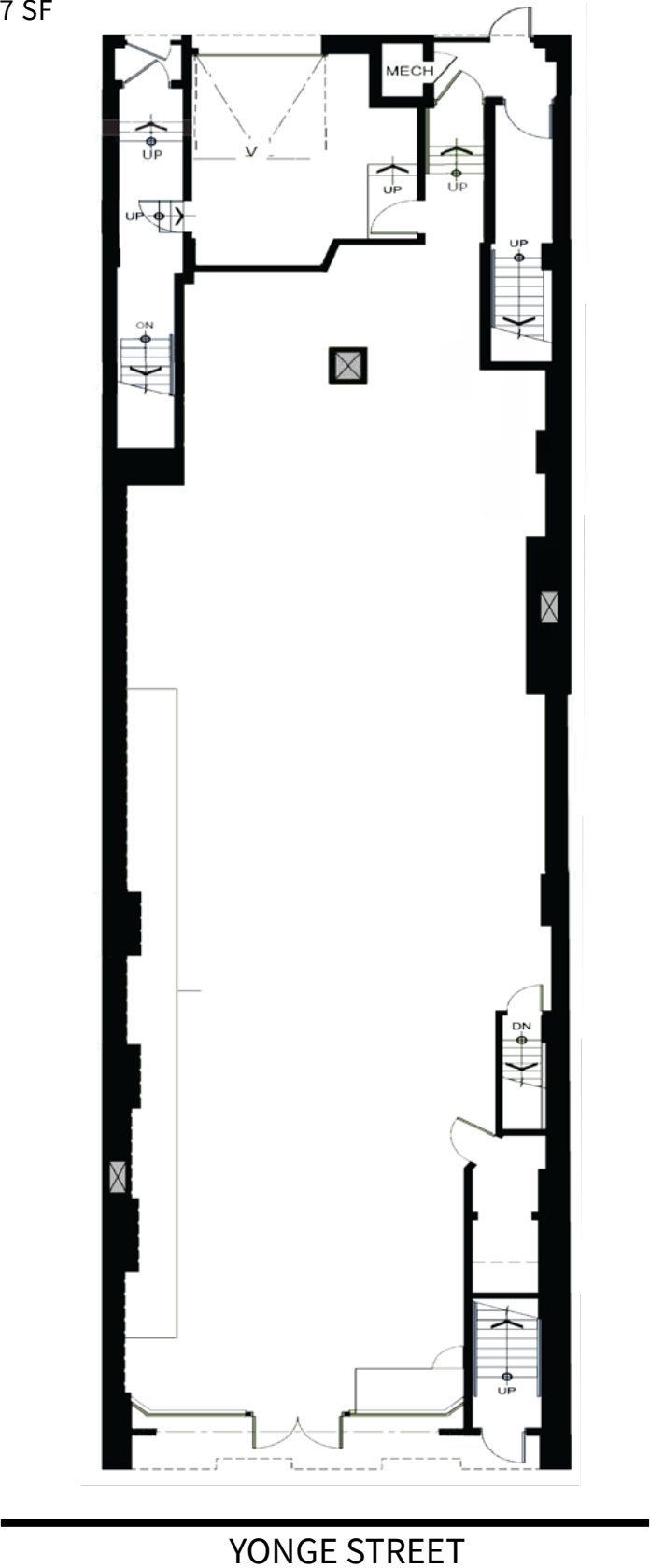
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|--|---|
|  69,727<br>Population       |  153,249<br>Daytime Population       |
|  \$91,898<br>Avg. HH Income |  \$92,365<br>Avg. HH Annual Spending |
|  34<br>Median Age           |  100<br>Transit Score                |
|  100<br>Walk Score          |   |

Within 1KM | Statistics Canada, 2019



# Floor plan

Ground Floor | 3,317 SF



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