

FOR LEASE

7191
YONGE

YONGE-STEELES CORRIDOR

7191 YONGE STREET, THORNHILL

OFFICE ON YONGE

SHINHAN BANK Thornhill Branch

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Expertix
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EXCLUSIVE LEASING AGENT

 CUSHMAN &
WAKEFIELD



7191
YONGE

YONGE STREET RETAIL

FOR LEASE
7191 YONGE STREET, UNITS 106-107, THORNHILL

SIZE	2,908 SF GFA
AVAILABLE	Mid July 2025
NET RENT	Contact Listing Agent
ADDITIONAL RENT	\$39.24 psf*

*2025 Estimate. Hydro and water extra.

PROPERTY HIGHLIGHTS

- Over 50 feet of frontage on Yonge Street, just blocks north of Steeles Avenue
- High traffic corner retail unit at a signalized intersection
- Commercial condominium within a densely populated mixed-use development
- Abundant free parking and easy access
- Fully built out with attractive quality finishes
- Staff and customer parking
- Move in ready in early July 2025



LIBERTY SUITES
4 STAR HOTEL

3 CONDO TOWERS

WORLD ON
YONGE SHOPS

FREE PARKING

SIGNALIZED
INTERSECTION

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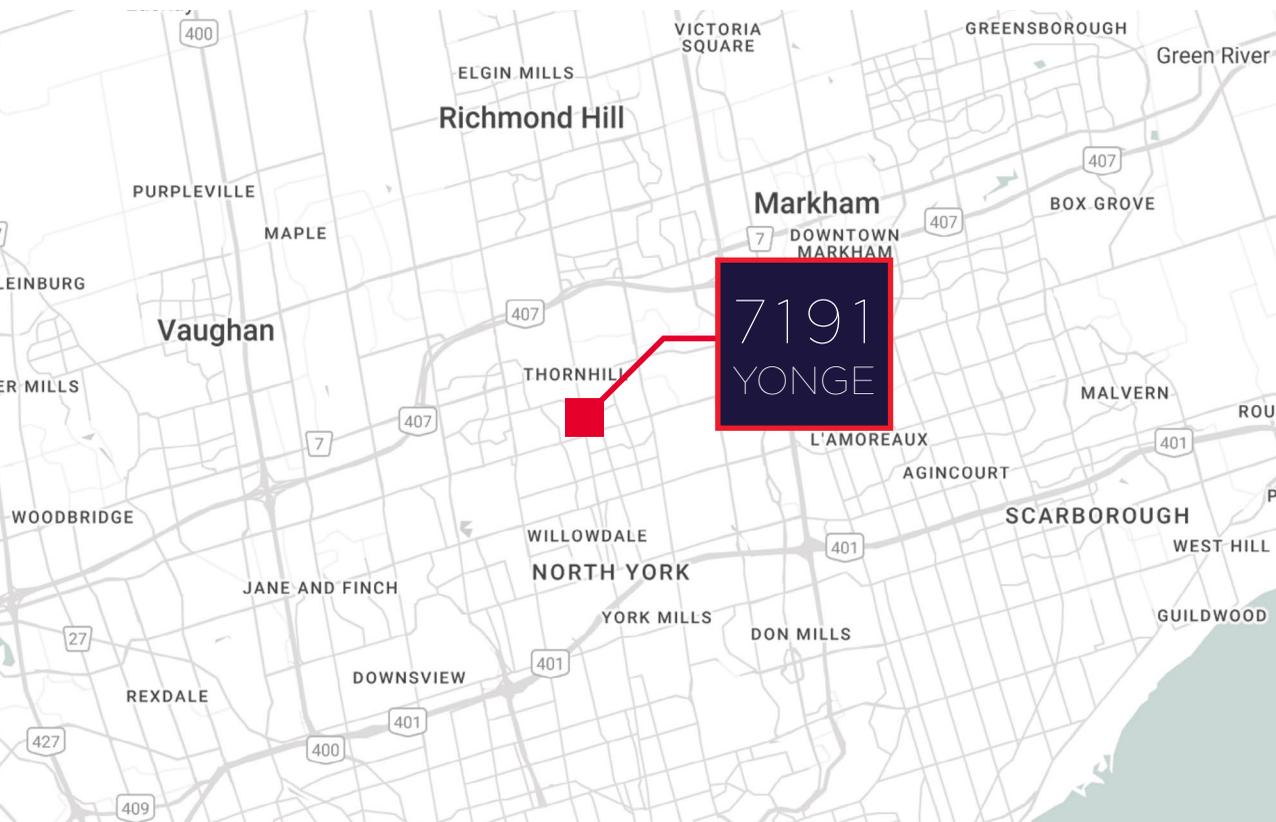
LOCATION

- High traffic Yonge – Steeles corridor
- Fronting on the east side of Yonge Street, just blocks north of Steeles Avenue
- Prominent corner unit at a signalized intersection with easy access
- Close proximity to Highways 407,404, 400, and 7
- Mixed-use building with the Liberty Suites, a 4-star hotel and part of the World on Yonge development
- Ideally situated along the Yonge-Steeles corridor that is witnessing rapid growth and development
- Yonge North Subway extension project well underway adding 5 new stations from Finch station to Richmond Hill

FEATURES

- Commercial retail condominium
- Over 50 feet of frontage on Yonge Street with dual signage exposure
- Attractive quality buildout, bright and modern, shows very well
- Lots of natural light, multiple entrances
- Large staff parking lot + 3-hour free parking for customers included in TMI
- Heat, onsite security, A/C included in TMI. Tenant pays for hydro and water





DEMOGRAPHICS

(2 km radius)

 **Population**
49,099

 **Annual Population Growth**
2.2%

 **Median Age**
44

 **Avg. Household Income**
\$131,772

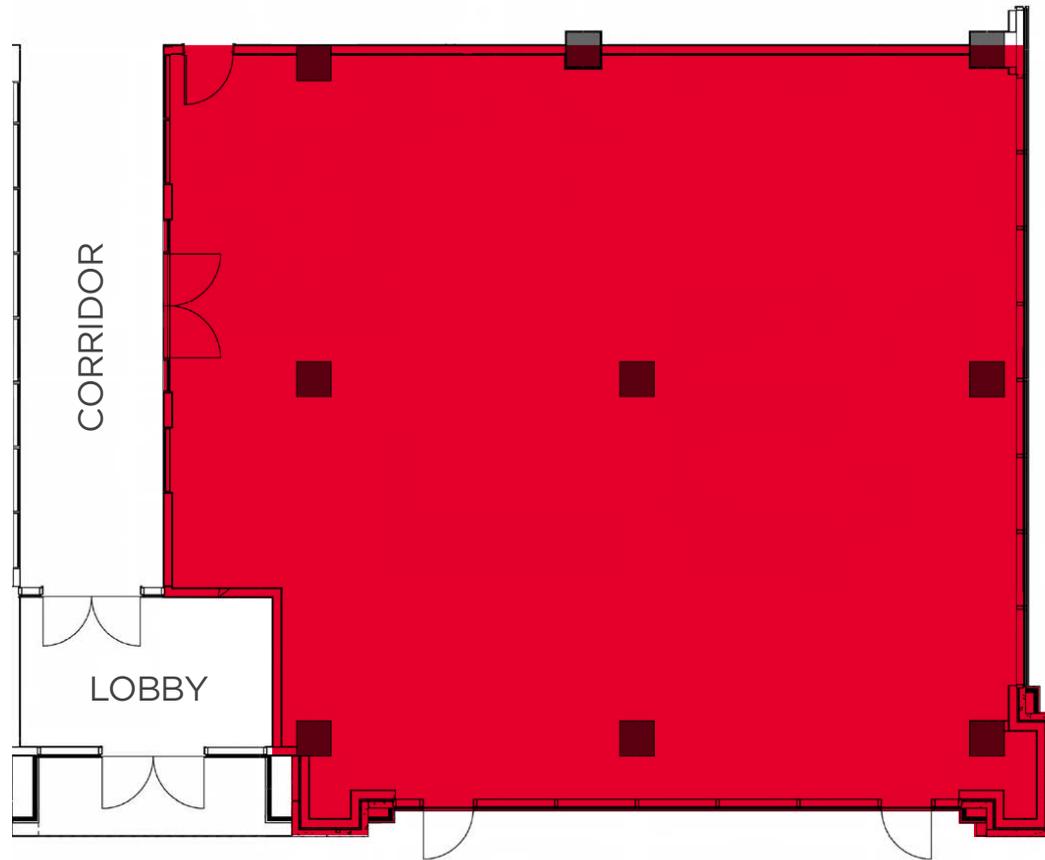
 **Walk Score**
90 (Walker's Paradise)

 **Transit Score**
74 (Excellent)

PERMITTED USES & ZONING

- Community Amenity One (CA1) zoning permits a broad range of uses
- Restaurants, pharmacy, pet/vet, cannabis are not permitted
- As built may suit medical, service, wellness, educational, or specialty retail uses

FLOOR PLAN



YONGE ST.



UNITS 6 & 7
FOR LEASE

YONGE ST.

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PHOTOS



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