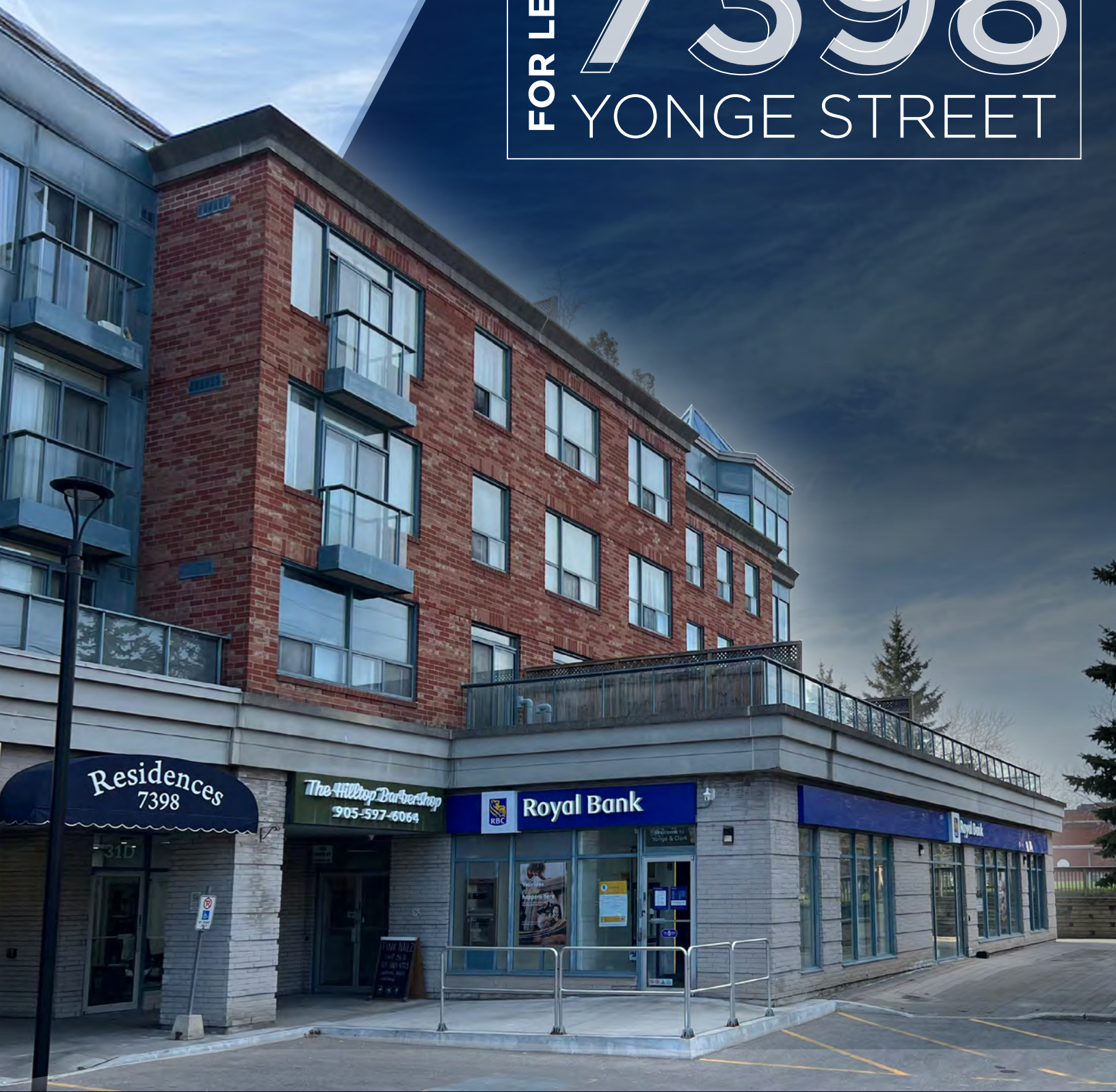


FOR LEASE **7398**
YONGE STREET



ENDCAP RETAIL UNIT IN BUSY YONGE STREET PLAZA

PROPERTY DETAILS

LOCATION:	Yonge Street, just north of Steeles between Clarke & Centre
SIZE:	5,979 SF
NET RENT:	\$40.00 \$29.00 PSF
ADDITIONAL RENT:	\$12.98 PSF (2025 Est.)
TERM:	5-20 Years (no redevelopment provisions of any kind)
AVAILABLE:	Immediately

OPPORTUNITY HIGHLIGHTS

- Fully turn key bank branch with numerous improvements in place
- Excellent exposure to Yonge St, located on mixed use / plaza end cap
- Total of 18 designated parking spaces (6 Exclusive Customer + 12 Exclusive Assigned employee/ contractor spots)
- Great open floor plate with numerous improvements / recently renovated.
- Suitable for financial, professional service, and clean use retail uses
- F&B uses are not permitted

DEMOGRAPHICS



TOTAL POPULATION
97,602
3km radius



DAYTIME POPULATION
100,463
3km radius

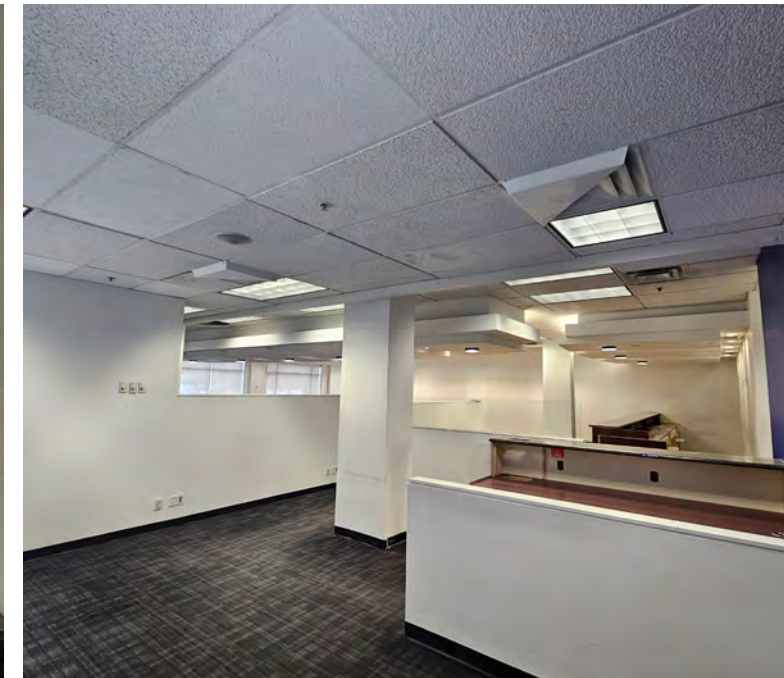
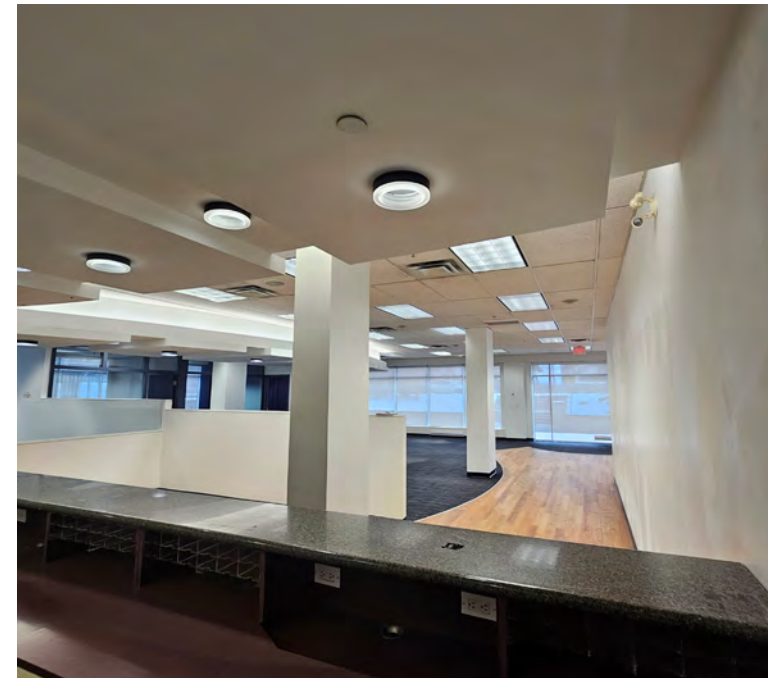
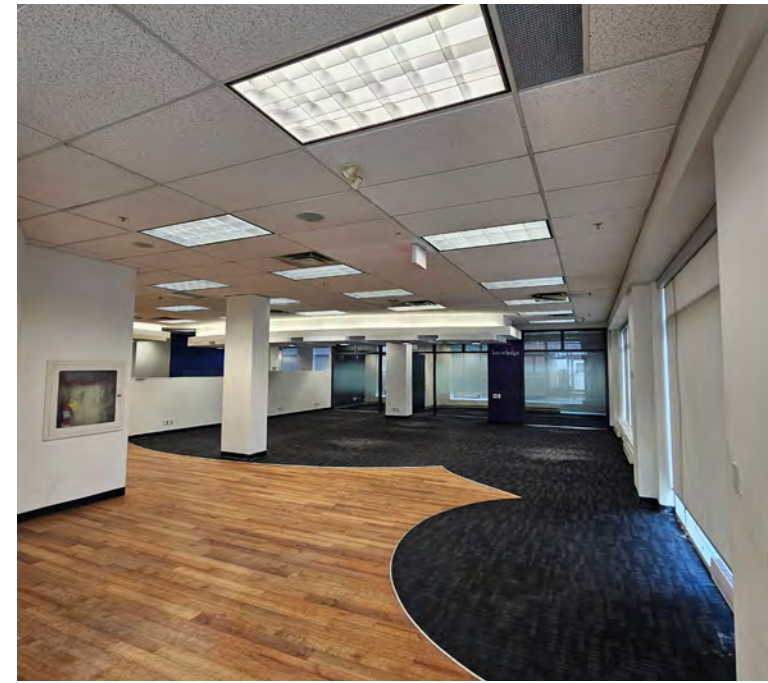
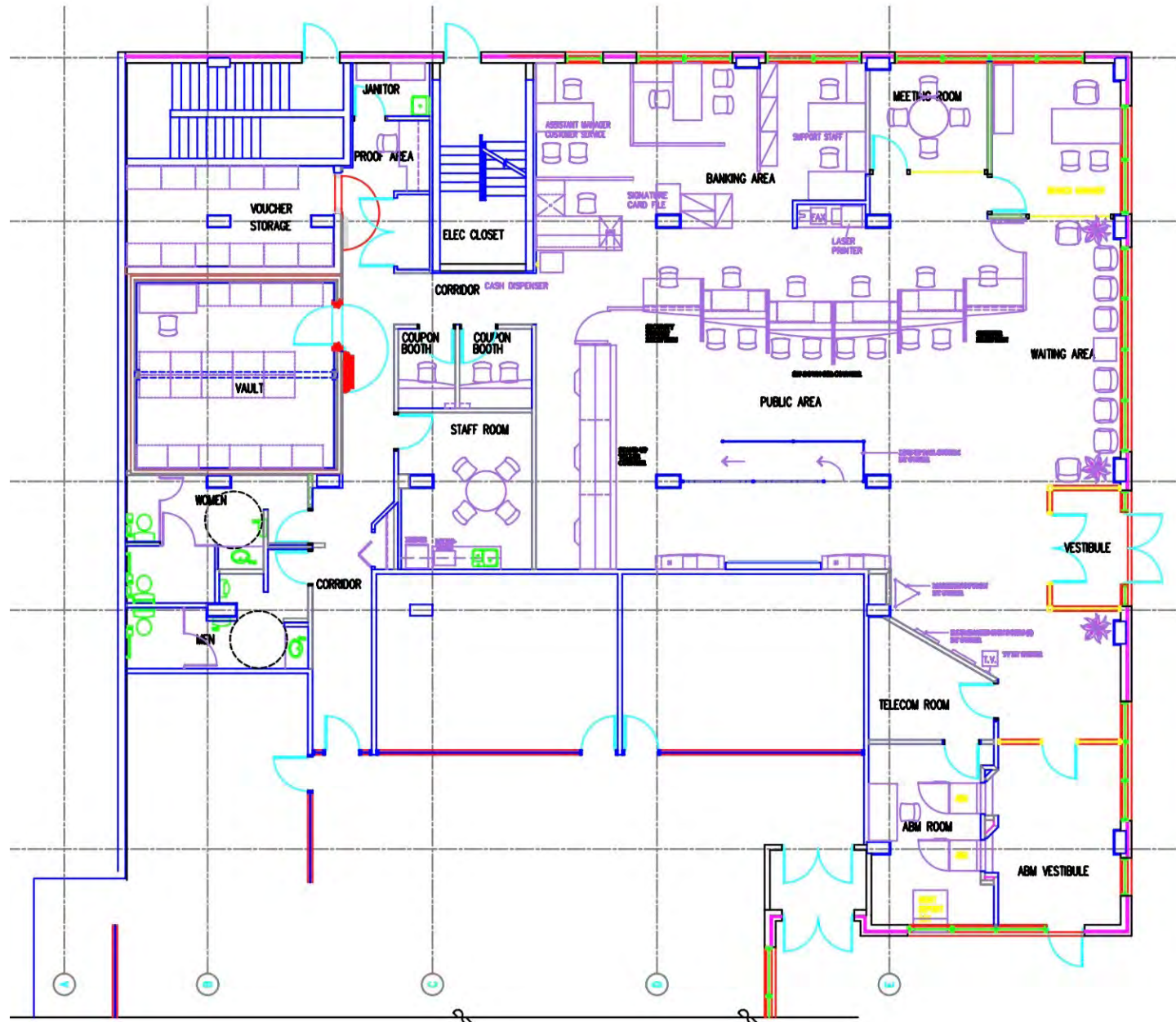


HOUSEHOLD INCOME
\$123,334
3km radius



MEDIAN AGE
45.7 YEARS
3km radius

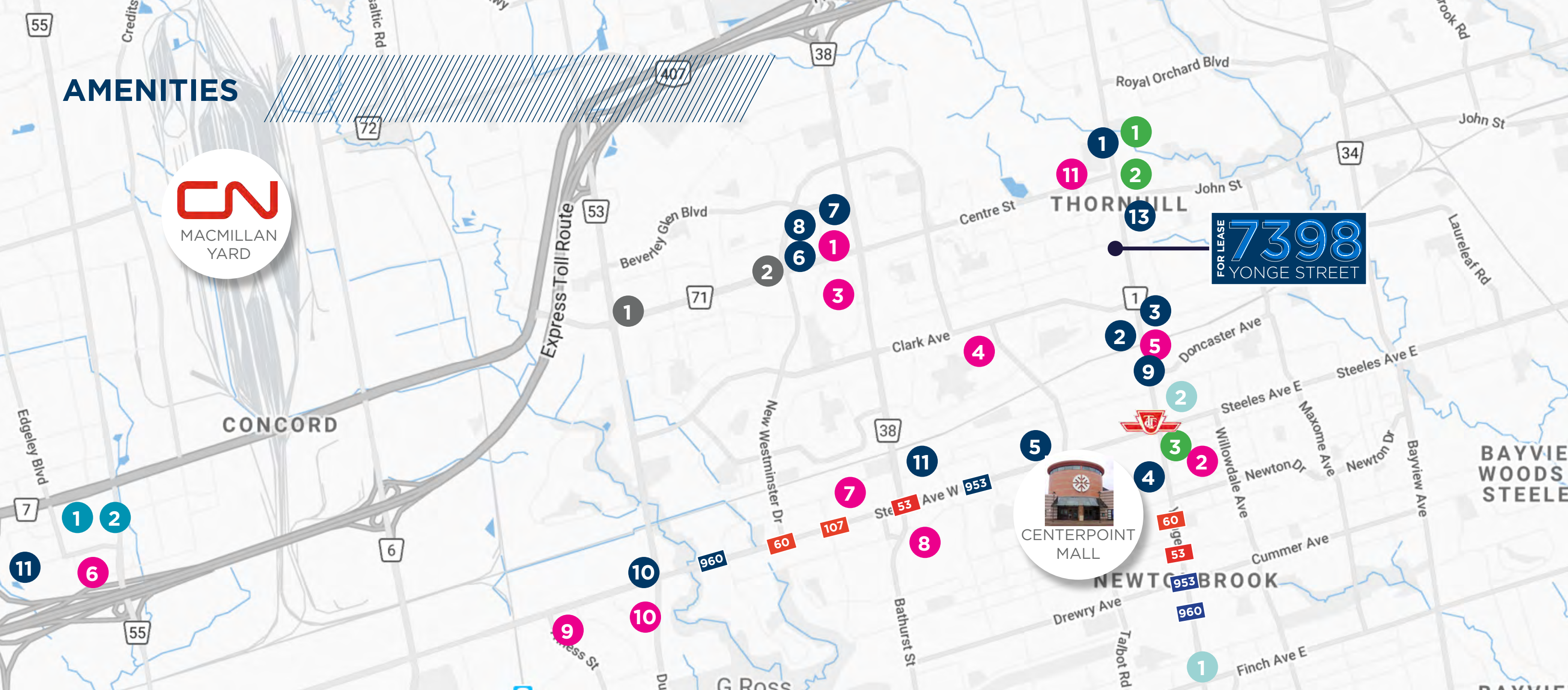
FLOORPLAN



AMENITIES



FOR LEASE **7398**
YONGE STREET



- | | | | |
|---|--|---|--|
| RESTAURANT | GROCERY / RETAIL | BANKS | GYM |
| <ul style="list-style-type: none"> 1 Starbucks 2 Red Lobster 3 Mymy Chicken 4 Congee Queen 5 McDonalds 6 Wingstop 7 Subway 8 Copper Branch 9 Popeyes 10 168 Sushi Buffet 11 Dave and Busters 12 A&W 13 The Octagon | <ul style="list-style-type: none"> 1 Walmart 2 NoFrills 3 T&T Supermarket 4 Sobeyes 5 Seasons Foodmart 6 Costco 7 FreshCo 8 Metro 9 The Home Depot 10 Winners 11 Mr. Lube | <ul style="list-style-type: none"> 1 CIBC 2 Scotiabank 3 BMO | <ul style="list-style-type: none"> 1 GoodLife Fitness 2 Fit4Less |
| | GAS | | HOTELS |
| | <ul style="list-style-type: none"> 1 Petro Canada 2 Esso | | <ul style="list-style-type: none"> 1 Hilton Garden Inn 2 Residence Inn |

EXPRESS/REGULAR BUS



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