

2532

YONGE STREET

Corner Retail

FOR SUBLEASE



2532 YONGE STREET

Property Details

GROUND FLOOR: 3,359 SF
SECOND FLOOR: 3,331 SF
LOWER LEVEL: 3,397 SF
TOTAL: **10,087 SF**

AVAILABLE: Immediately

TERM: Negotiable

NET RENT: Please Contact Listing Agents

ADDITIONAL RENT: \$20.00 PSF (est. 2023)

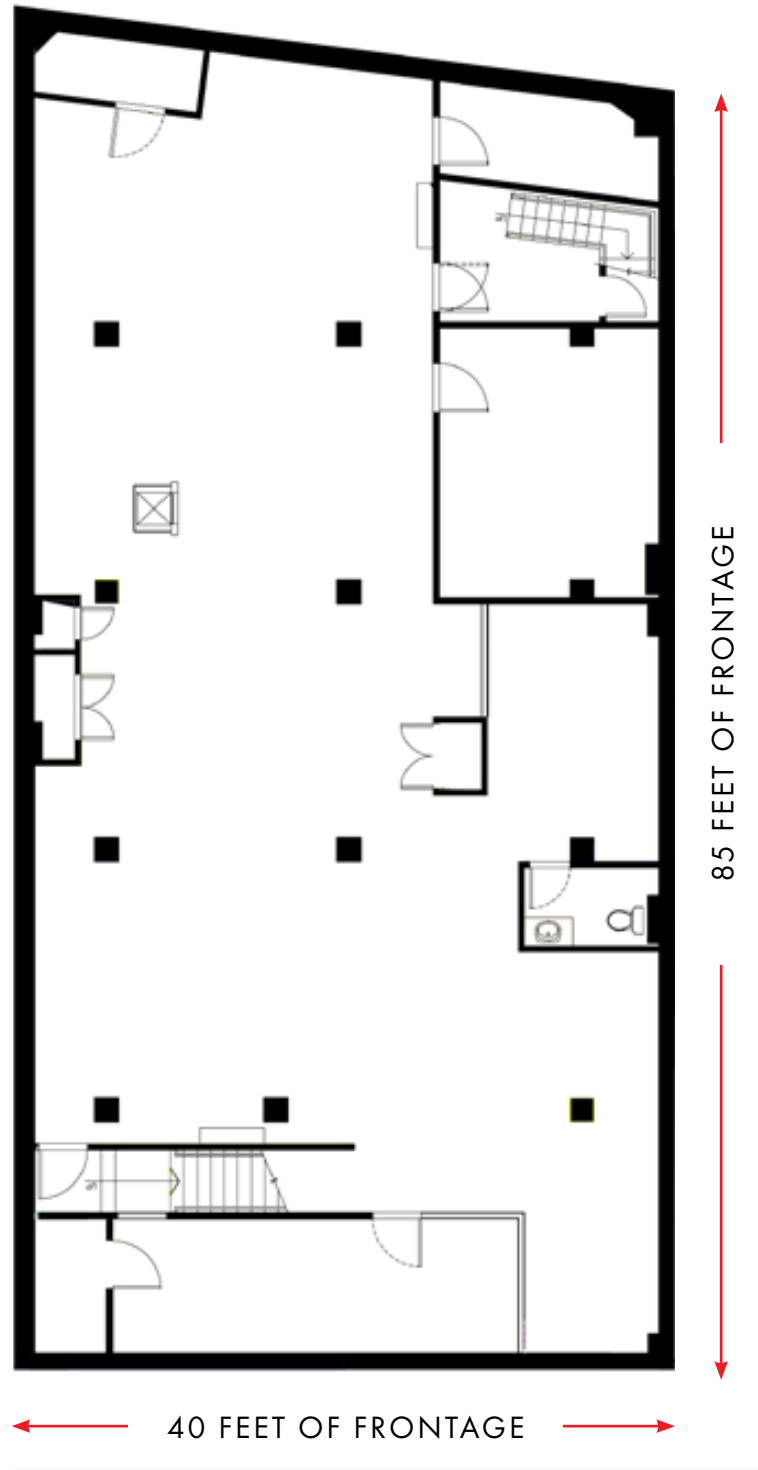
HIGHLIGHTS

- Flagship corner retail opportunity steps from Yonge & Eglinton
- 125 FT of wraparound corner exposure
- Suitable for a variety of retail uses
- Close proximity to Eglinton Subway Station on the Yonge Line



Floor Plan

GROUND FLOOR
3,359 SF



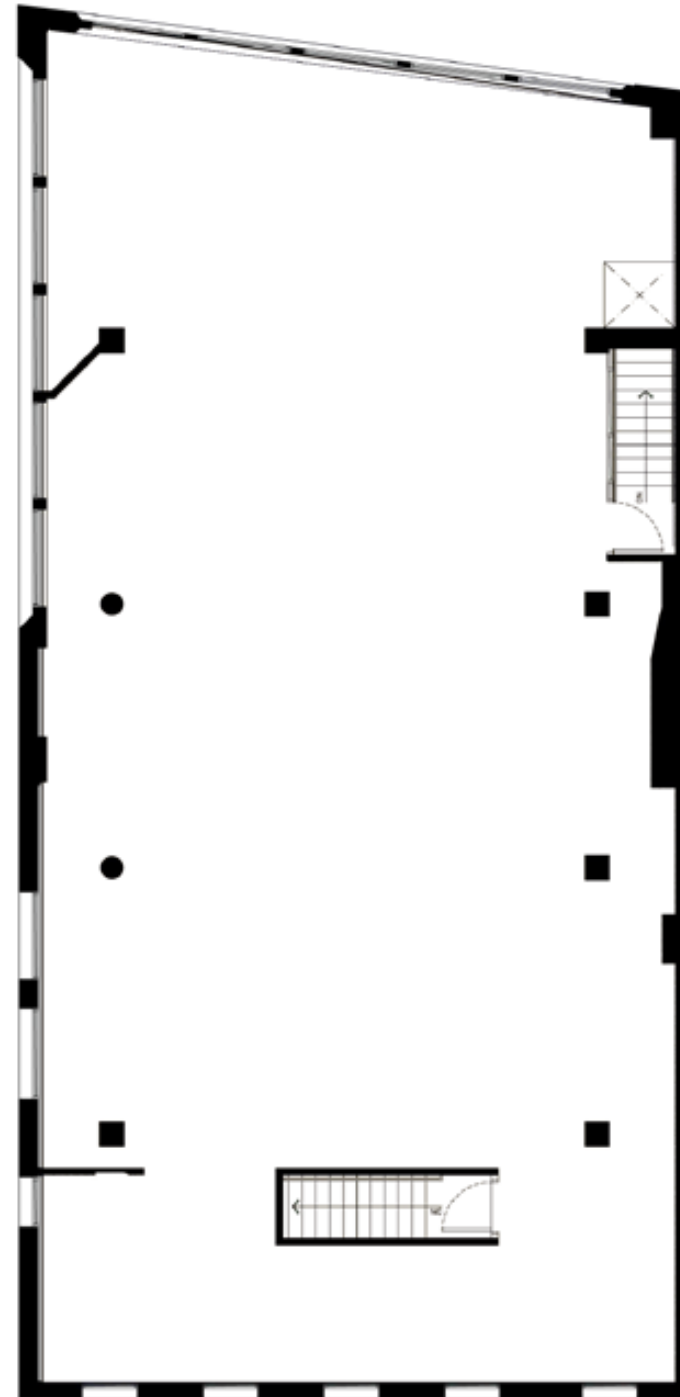
40 FEET OF FRONTAGE

YONGE STREET

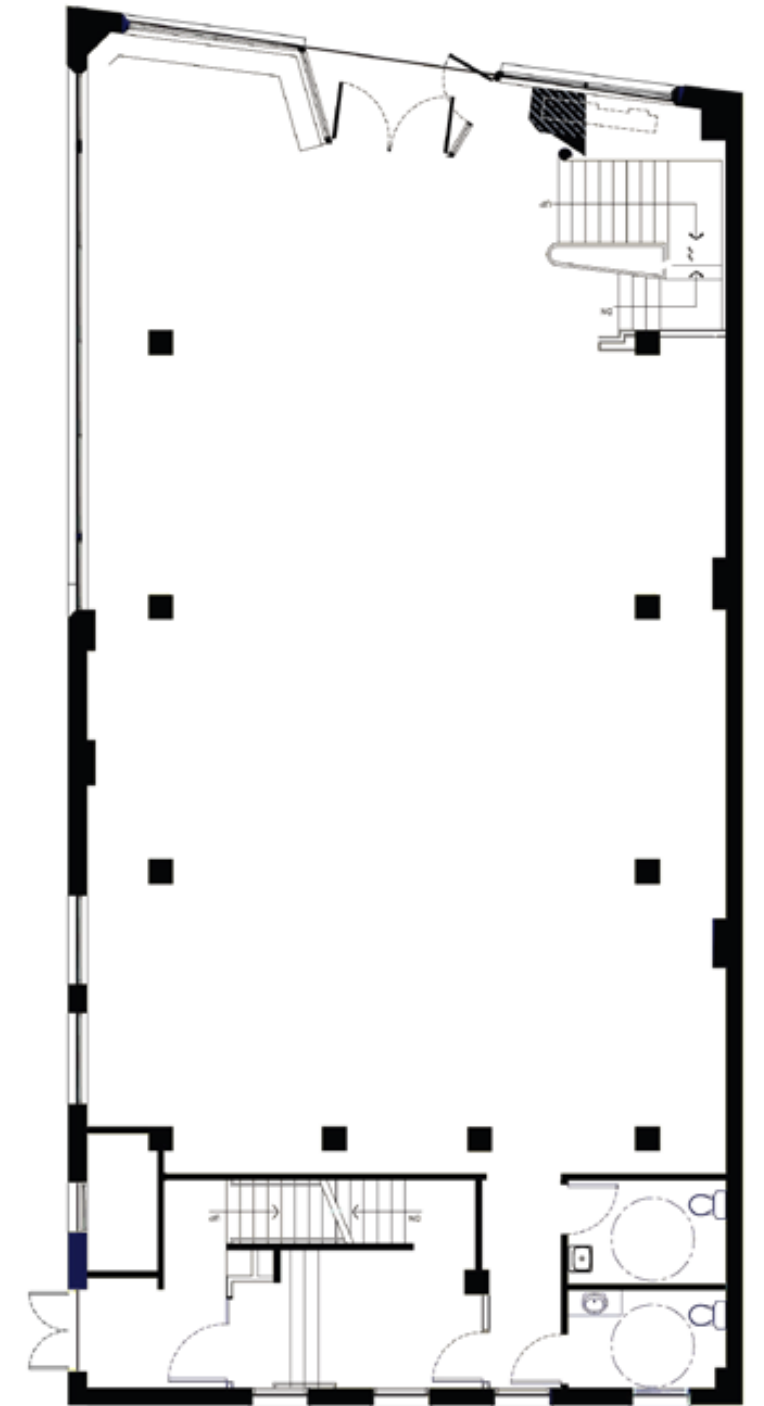
85 FEET OF FRONTAGE

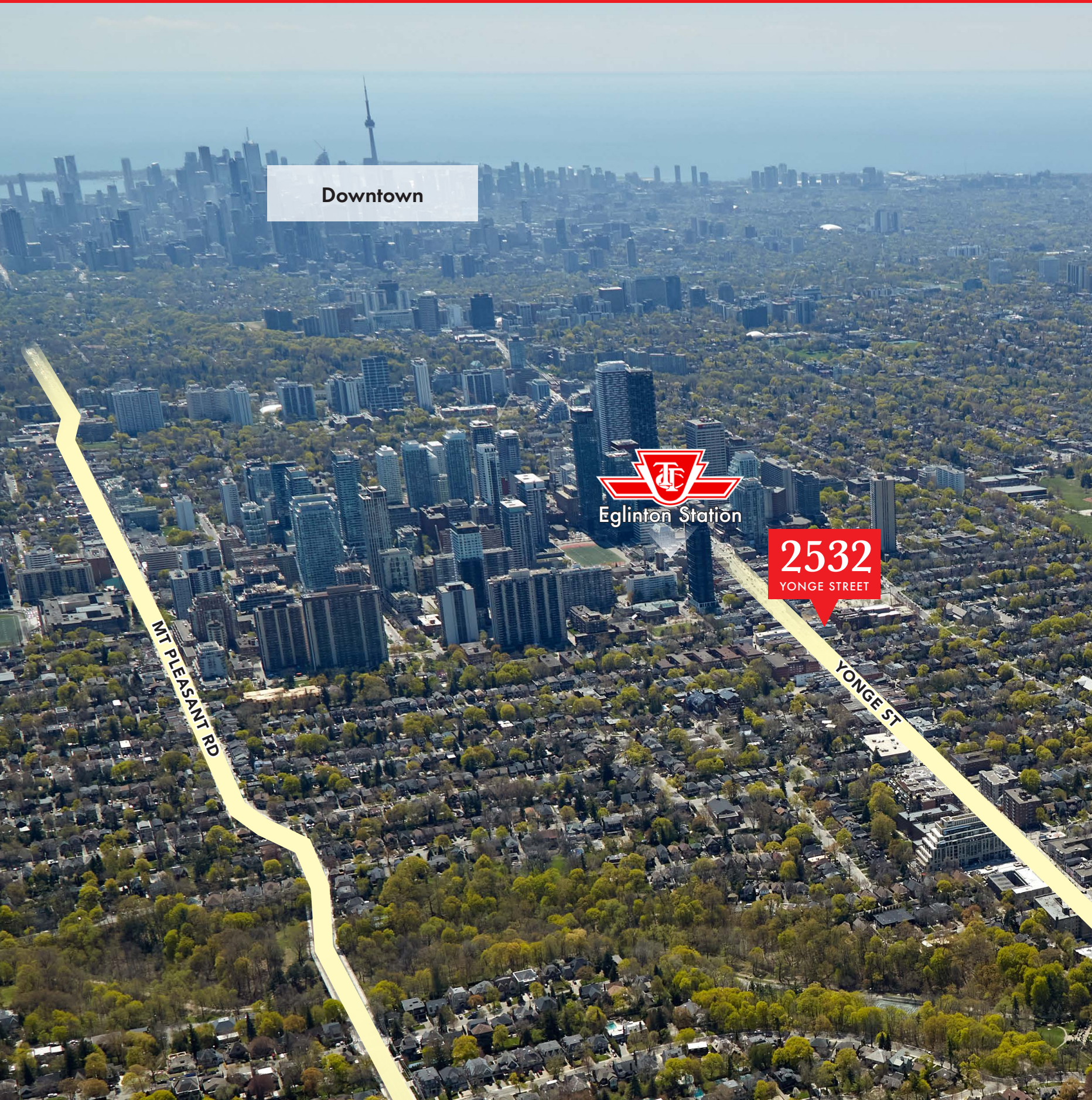
ST. CLEMENTS AVENUE

SECOND FLOOR
3,331 SF



LOWER LEVEL
3,397 SF





Location Overview


Yonge and Eglinton has long been one of the Toronto's top destinations for families and young professionals alike. Today, it remains a bustling hub with some of the city's best shopping, restaurants, bars, and cafes. In addition, Yonge and Eglinton is undergoing significant population growth with a number of Toronto's most exciting residential developments under construction or nearing completion. Known as one of the most connected communities in Toronto, one of the main draws to this area is its accessibility to public transit.

 **186,466**
Total Population

 **179,001**
Daytime Population


 **\$230,964**
Average Household Income

 **\$259,040**
Average Household Spending

 **9%**
Growth Rate (Next 5 Years)

 **40.6**
Median Age

 **88**
Walk Score

 **85**
Transit Score

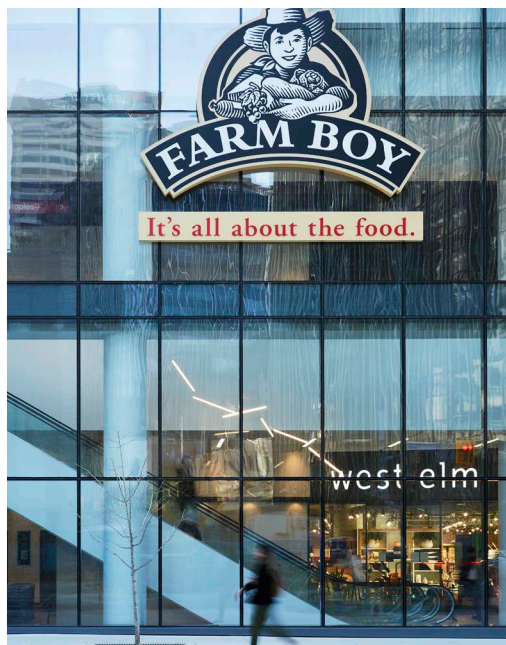
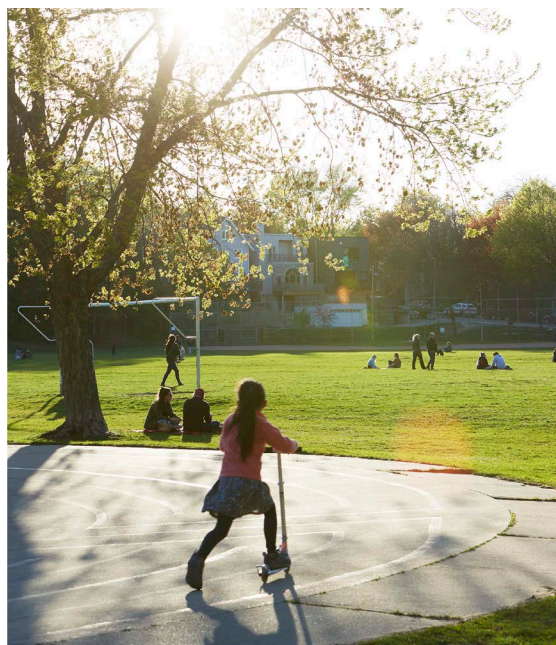
Within 3km Radius | Statistics Canada, 2023

Neighbourhood Retailers



2532
Yonge Street

Not all storefronts are displayed on map





2532
YONGE STREET

Retail
FOR SUBLEASE

AGENCY RETAIL GROUP

BRANDON GORMAN**

Senior Vice President
+1 416 855 0907
Brandon.Gorman@jll.com

GRAHAM SMITH*

Senior Vice President
+1 416 855 0914
Graham.Smith@jll.com

MATTHEW MARSHALL*

Sales Associate
+1 416 238 9925
Matthew.Marshall@jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2023 Jones Lang LaSalle IP, Inc. All rights reserved. **Broker. *Sales Representative.