



# 490 *Adelaide Street West*

**RETAIL FOR LEASE**



# Property Details

<b>Lower Level:</b>	3,198 SF
<b>Term:</b>	5 - 10 Years
<b>Available:</b>	Immediately
<b>Net Rent:</b>	Please Contact Listing Agents
<b>Additional Rent:</b>	\$10.00 PSF (est. 2022)

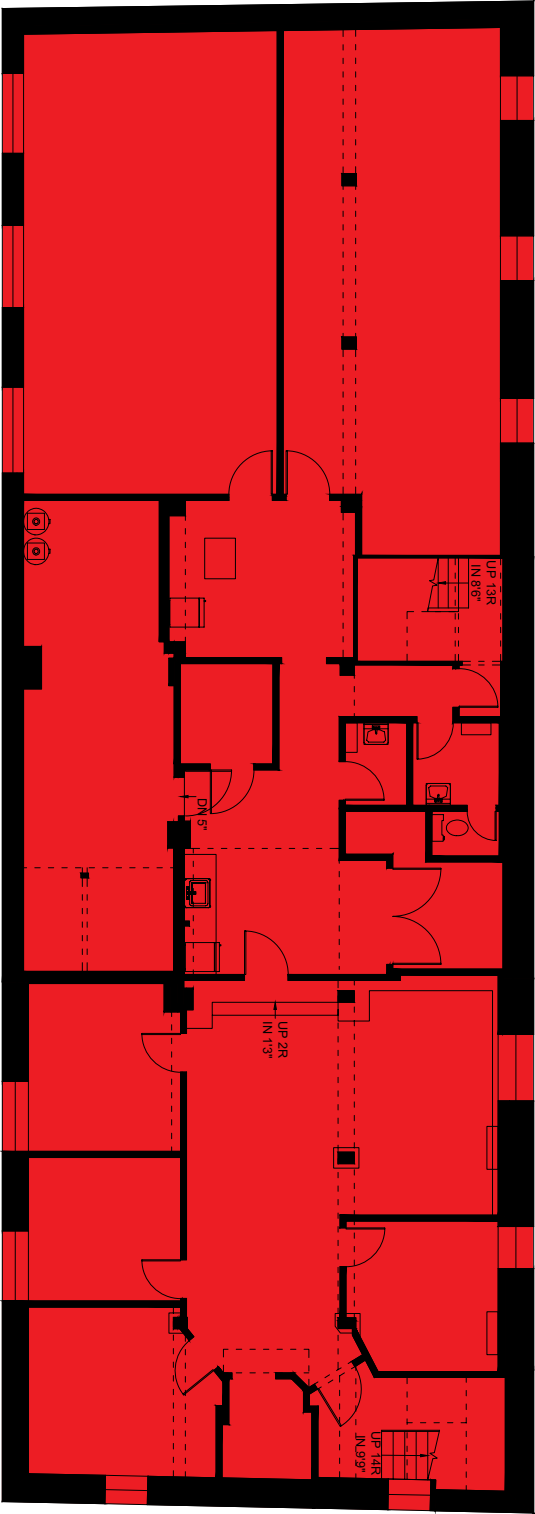
## Highlights

- Full lower level space on the north side of Adelaide Street West
- Excellent location in one of the city's most desirable neighbourhoods
- Steps to 504 King and 501 Queen Streetcar



# Floor Plan

LOWER LEVEL – 3,198 SF



ADELAIDE STREET WEST



# Area Overview

## DEMOGRAPHICS



69,705  
Total Population



101,344  
Daytime Population



23%  
Growth Rate (2016-2021)



\$121,124  
Average Household Income

Within 1 km Radius | Statistics Canada, 2022



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