

# 3050

YONGE STREET

*Retail*

**FOR LEASE**



3050 YONGE STREET

# Property Details

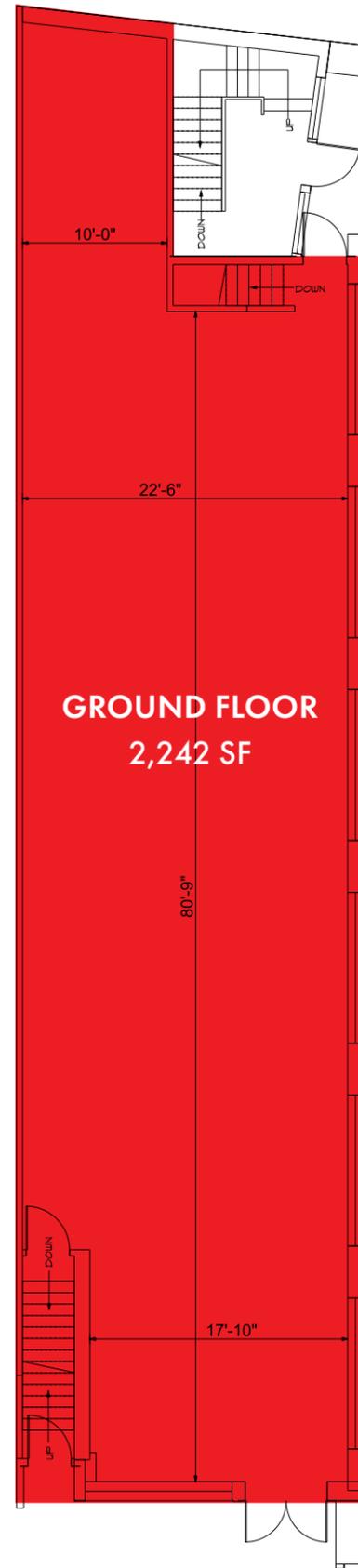
<b>GROUND FLOOR:</b>	2,242 SF
<b>TERM:</b>	5-10 years
<b>AVAILABLE:</b>	Immediately
<b>NET RENT:</b>	Please Contact Listing Agents
<b>ADDITIONAL RENT:</b>	\$25.97 PSF (est. 2023)

## HIGHLIGHTS

- 25 FT of frontage on Yonge Street and 104 FT of frontage on Lawrence Avenue
- Excellent visibility and high traffic area
- 10 tons of heating and cooling and 600V 3 phase separate transformer
- Lawrence Subway Station and 97 Yonge bus stop at front door



# Floor Plan



**GROUND FLOOR**  
2,242 SF

LAWRENCE AVENUE WEST

YONGE STREET



# Area Map



**3050 YONGE STREET**

FOOD PLUS MARKET

LUKS ORTHODONTICS

Independent CityMarket

Tim Hortons

SleepCountry

metro

LAWRENCE PARK ANIMAL HOSPITAL

TD

tpl: toronto public library

Lawrence Station

Spinks Veterinary Clinic

BREWING BROKERS

Scotiabank

KETO DELIA  
LOW CARB CUISINE

THE UPTOWN  
Pub House

CIRCLE K

PIZZA NOVA

Lawrence Park South

YONGE STREET

LAWRENCE AVENUE

Spinks Veterinary Clinic

BREWING BROKERS

Scotiabank

KETO DELIA  
LOW CARB CUISINE

THE UPTOWN  
Pub House

CIRCLE K

PIZZA NOVA



**19,505**  
Population



**16,350**  
Daytime Population



**7,670**  
Total Households



**\$288,045**  
Average Household Income



**7%**  
Growth Rate  
Next 5 Years



**42.0**  
Median Age

Within 1 km Radius | Statistics Canada, 2023



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