

221 Yonge Street

PREMIUM YONGE STREET CORNER **RETAIL FOR LEASE**



HIGH-STREET RETAIL OPPORTUNITY

Located directly across from North America's busiest shopping centre, 221 Yonge Street is a premier corner retail opportunity offering over 120 feet of wraparound exposure, perfect walk and transit scores and easy access to the Yonge-University Subway Line.

Steps from Yonge-Dundas Square, this three-storey corner building can be leased to one tenant, or multiple tenants (logical divisions will be considered) and comes with a full lower level. Neighboring retailers include Armani Exchange, EB Games, Foot Locker, H&M, Samsung, Shoppers Drug Mart, Sweat and Tonic, Urban Outfitters, Vans and many more.



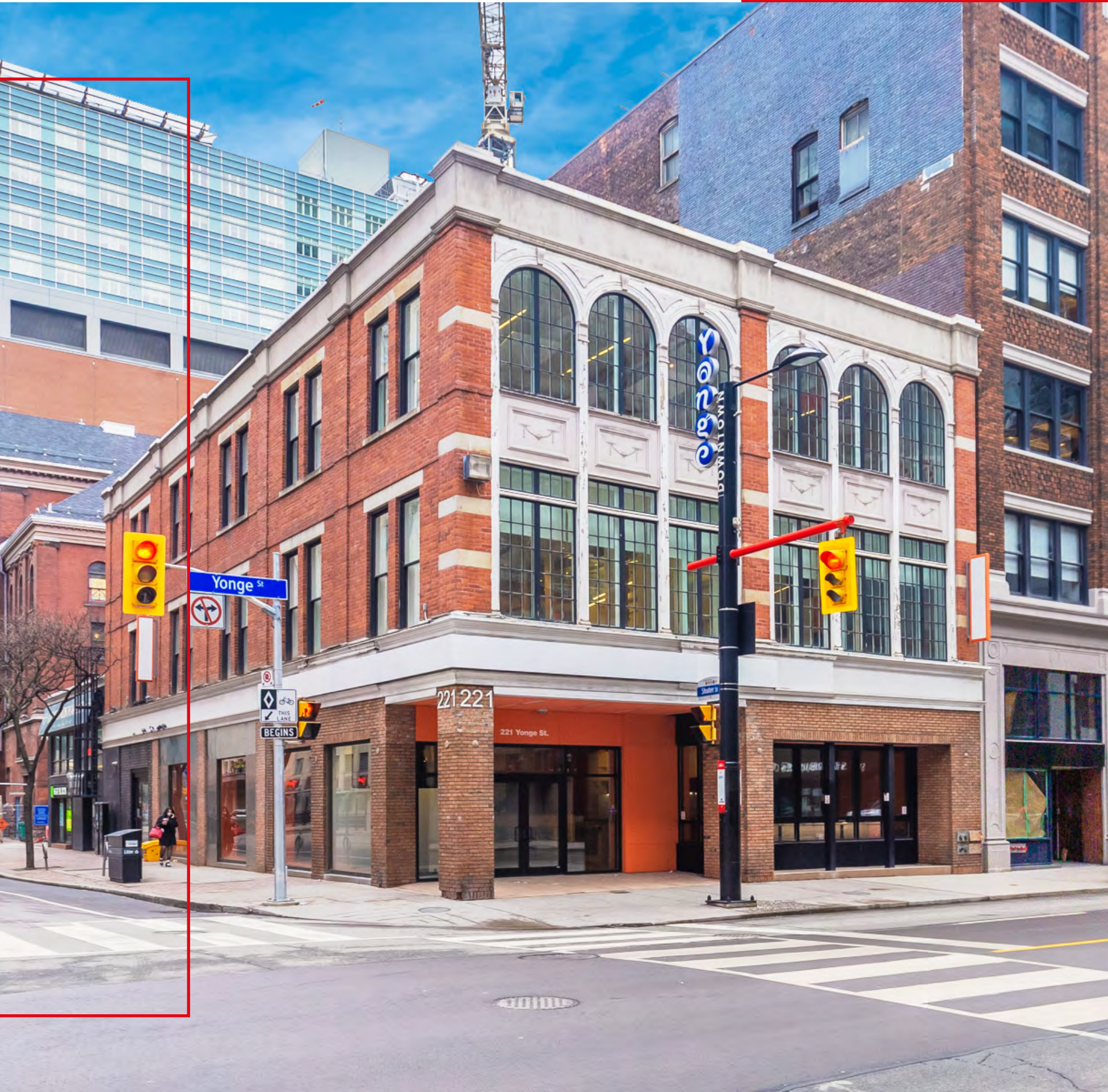
RETAIL OVERVIEW

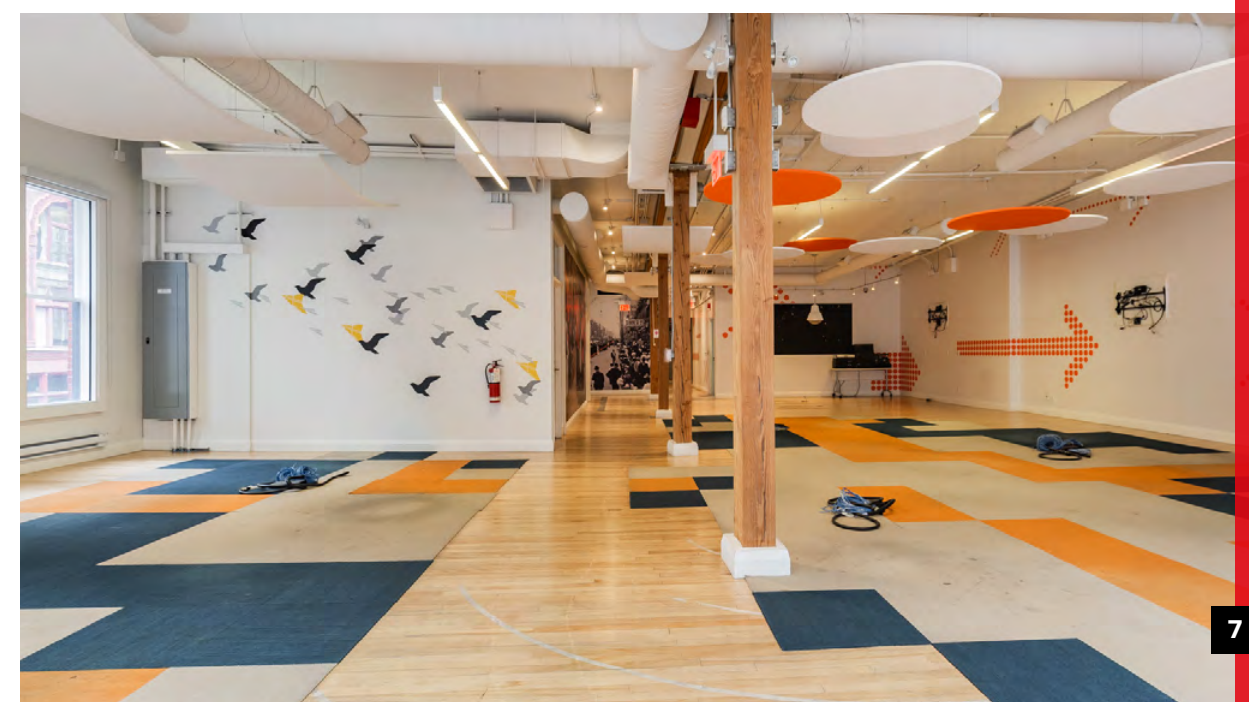
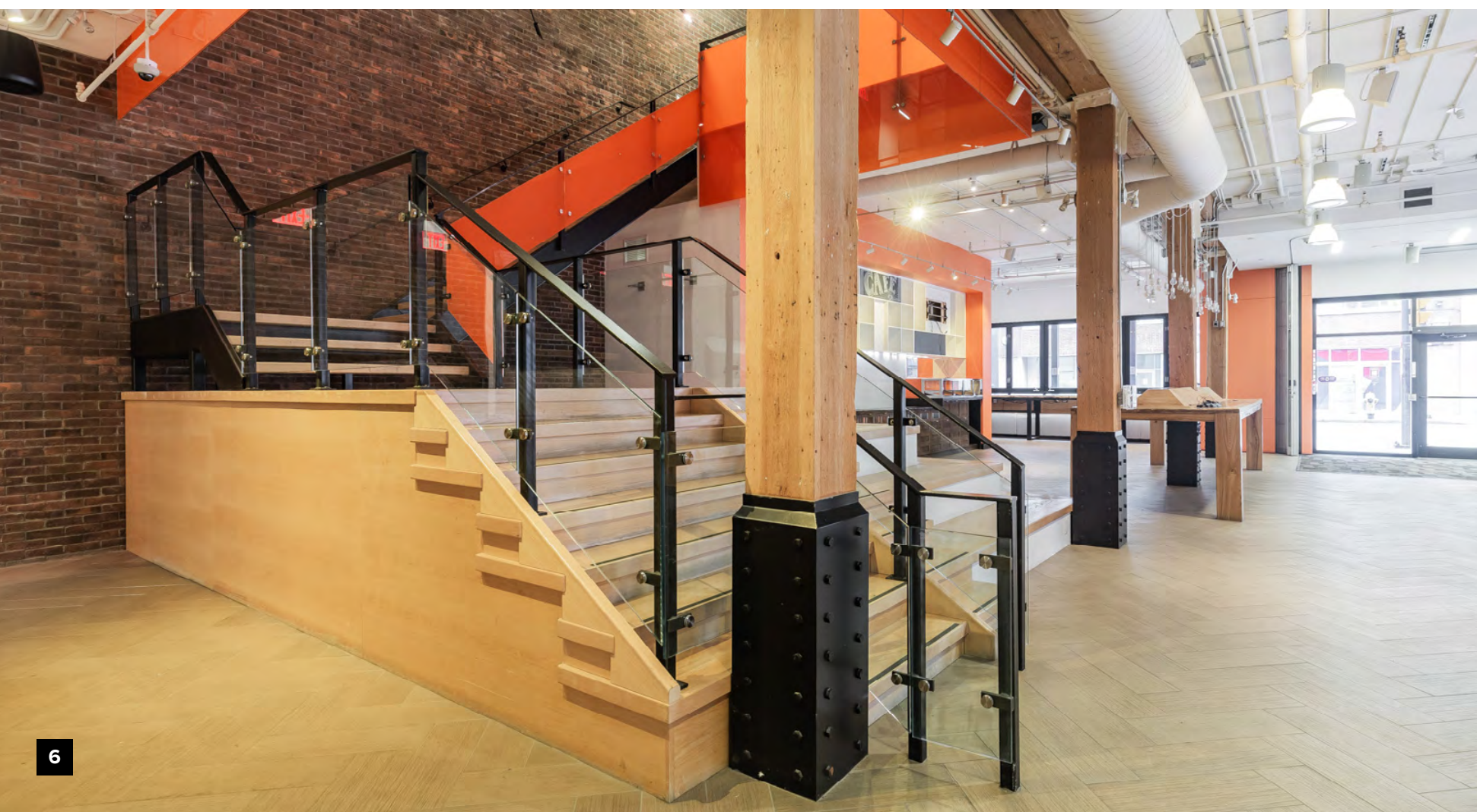
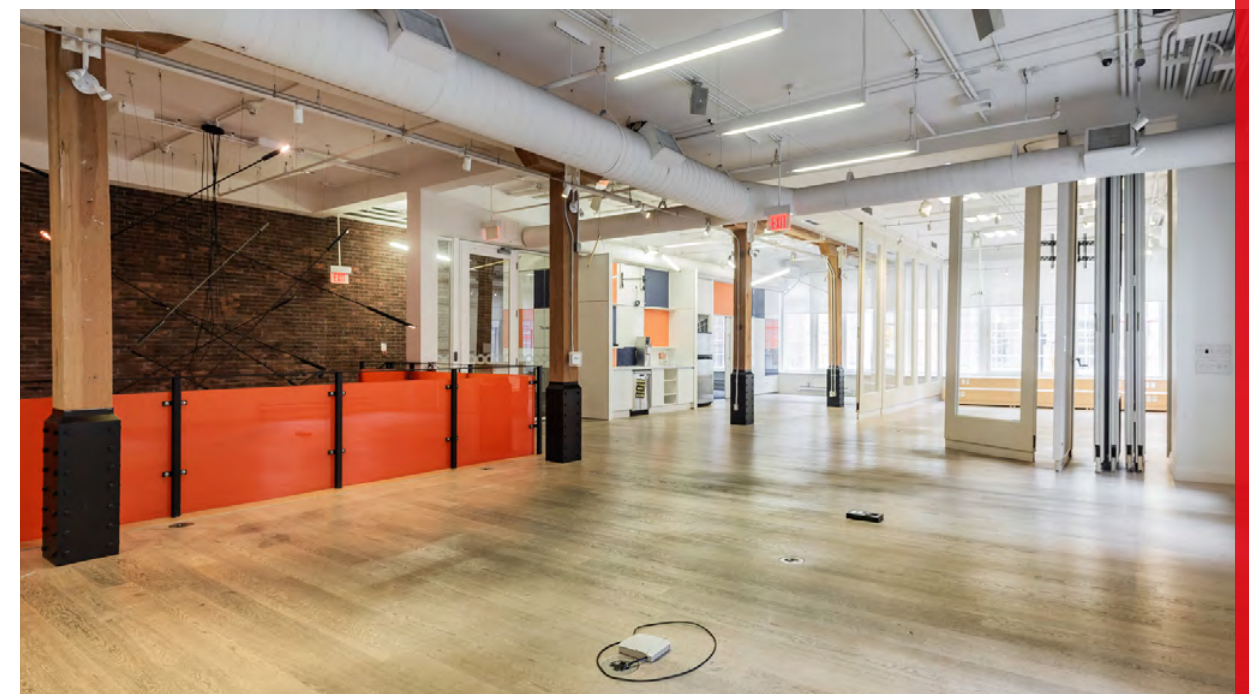
PROPERTY DETAILS:

Ground Floor:	3,732 SF	Can be leased together or separately
Second Floor:	3,886 SF	
Third Floor:	3,895 SF	
Total:	11,513 SF	
Available:	Immediately	
Term:	5-10 years	
Net Rent:	Contact Listing Agents	
Additional Rent:	\$28.50 PSF (est. 2021)	

HIGHLIGHTS:

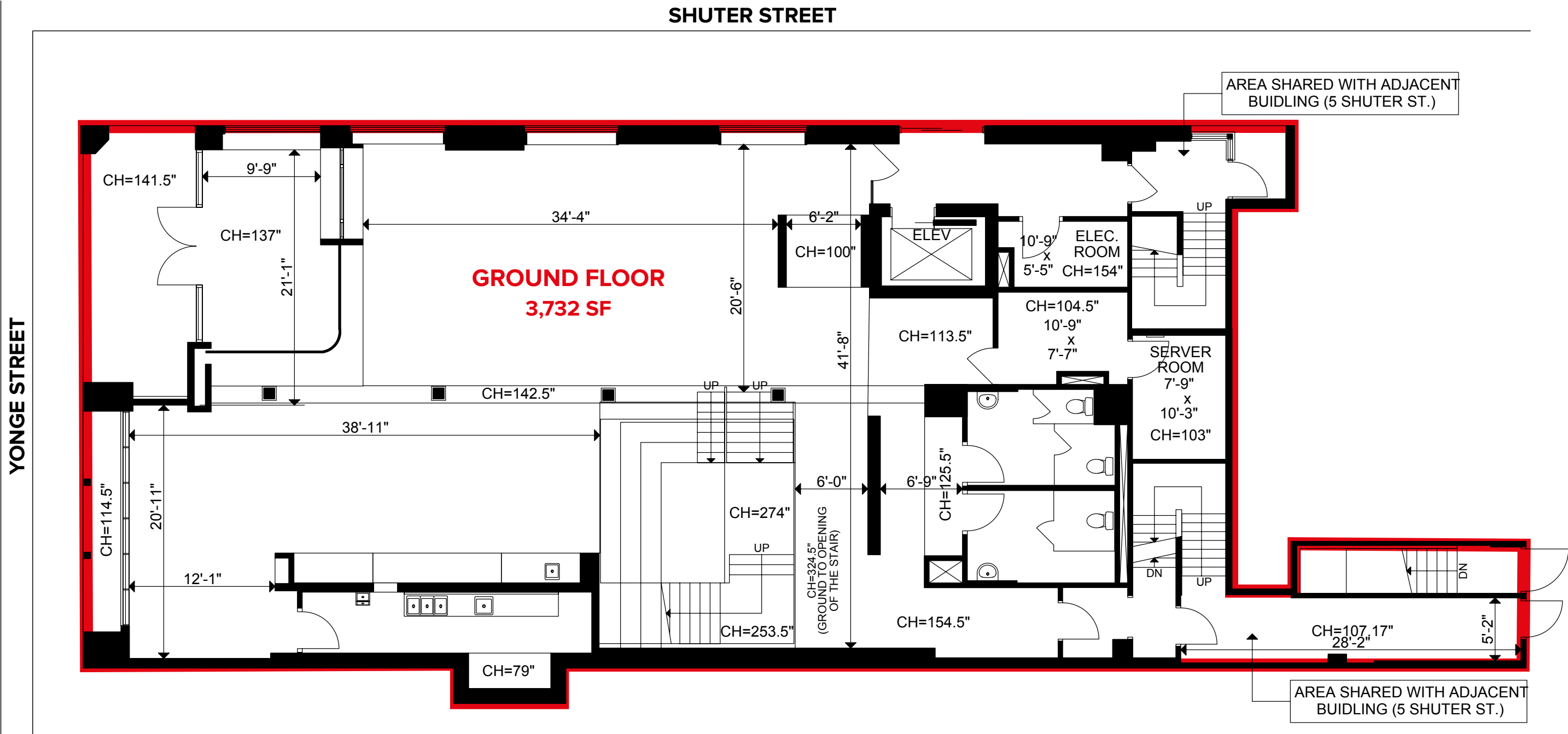
- 120 FT of wraparound corner exposure at Yonge and Shuter
- Premium corner location across from Toronto Eaton Centre
- Each level can be leased separately or together
- Potential to demise the ground floor
- 2,553 SF lower level
- Perfect walk score and transit score
- Excellent co-tenancies, including Shoppers Drug Mart, Sweat and Tonic, The 3 Brewers, Urban Outfitters and Vans





FLOOR PLAN

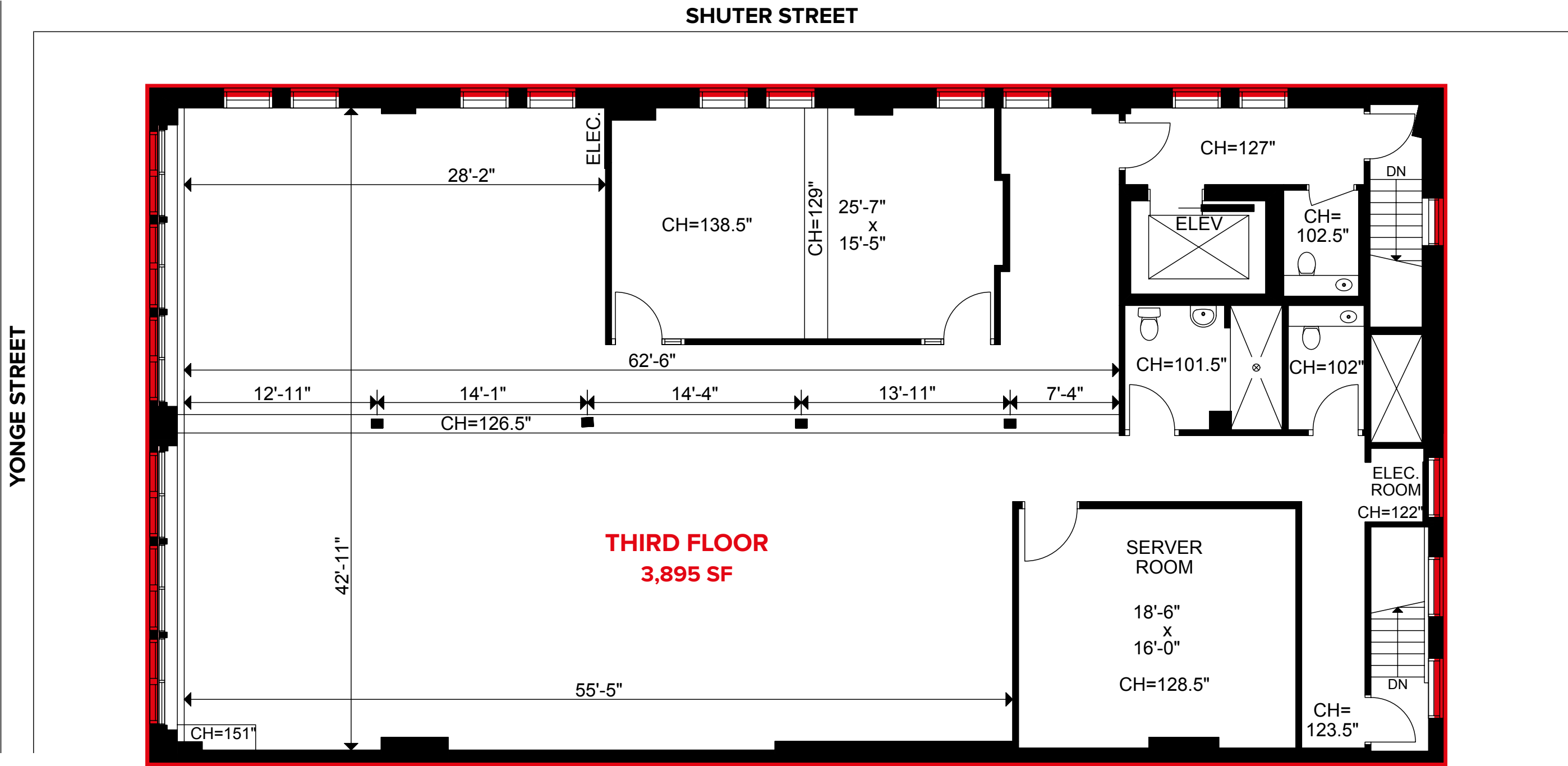
GROUND FLOOR



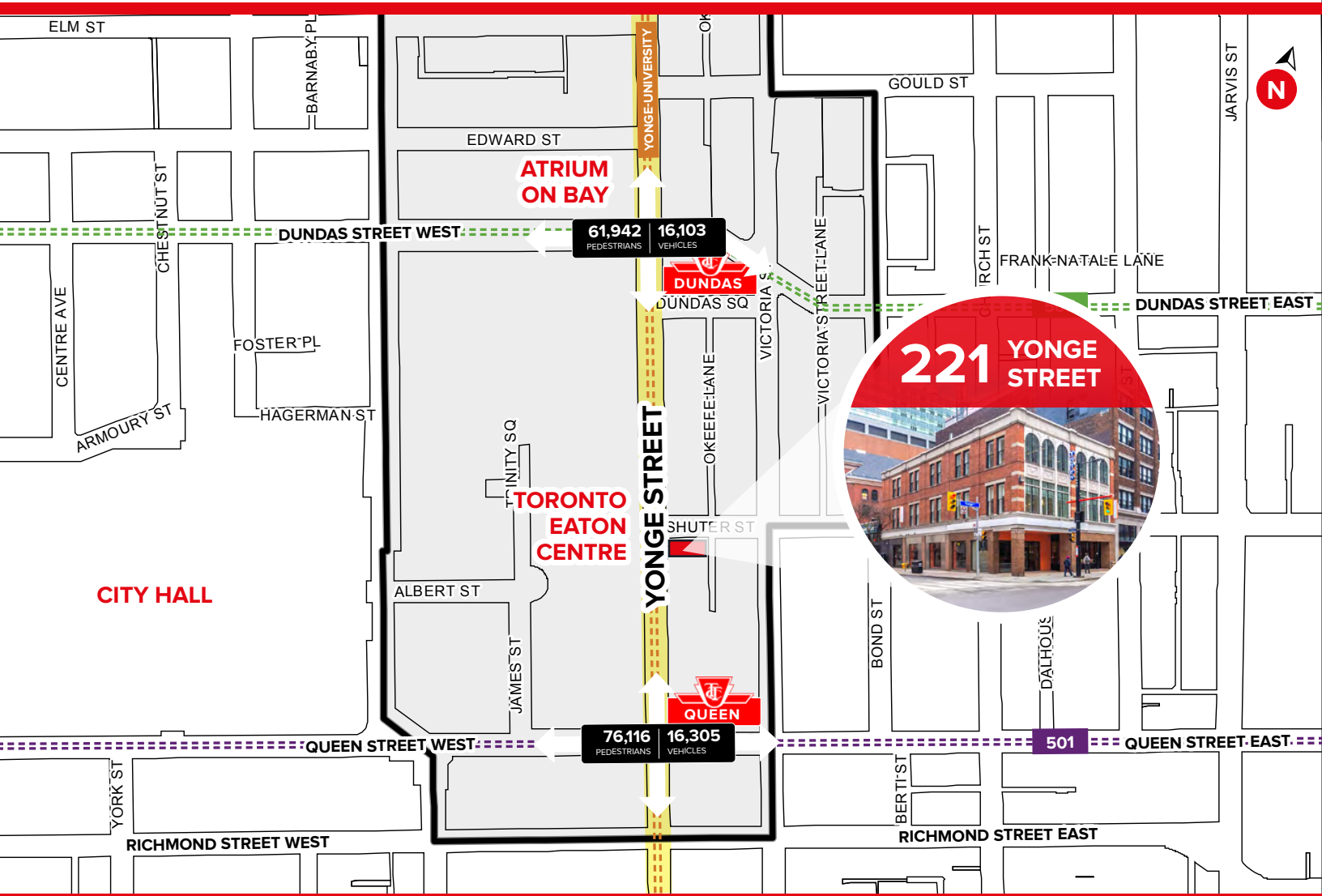


FLOOR PLAN

THIRD FLOOR







AREA OVERVIEW



AVERAGE DAILY WEEKDAY RIDERSHIP





Sources: Toronto Transit Commission; PiinPoint

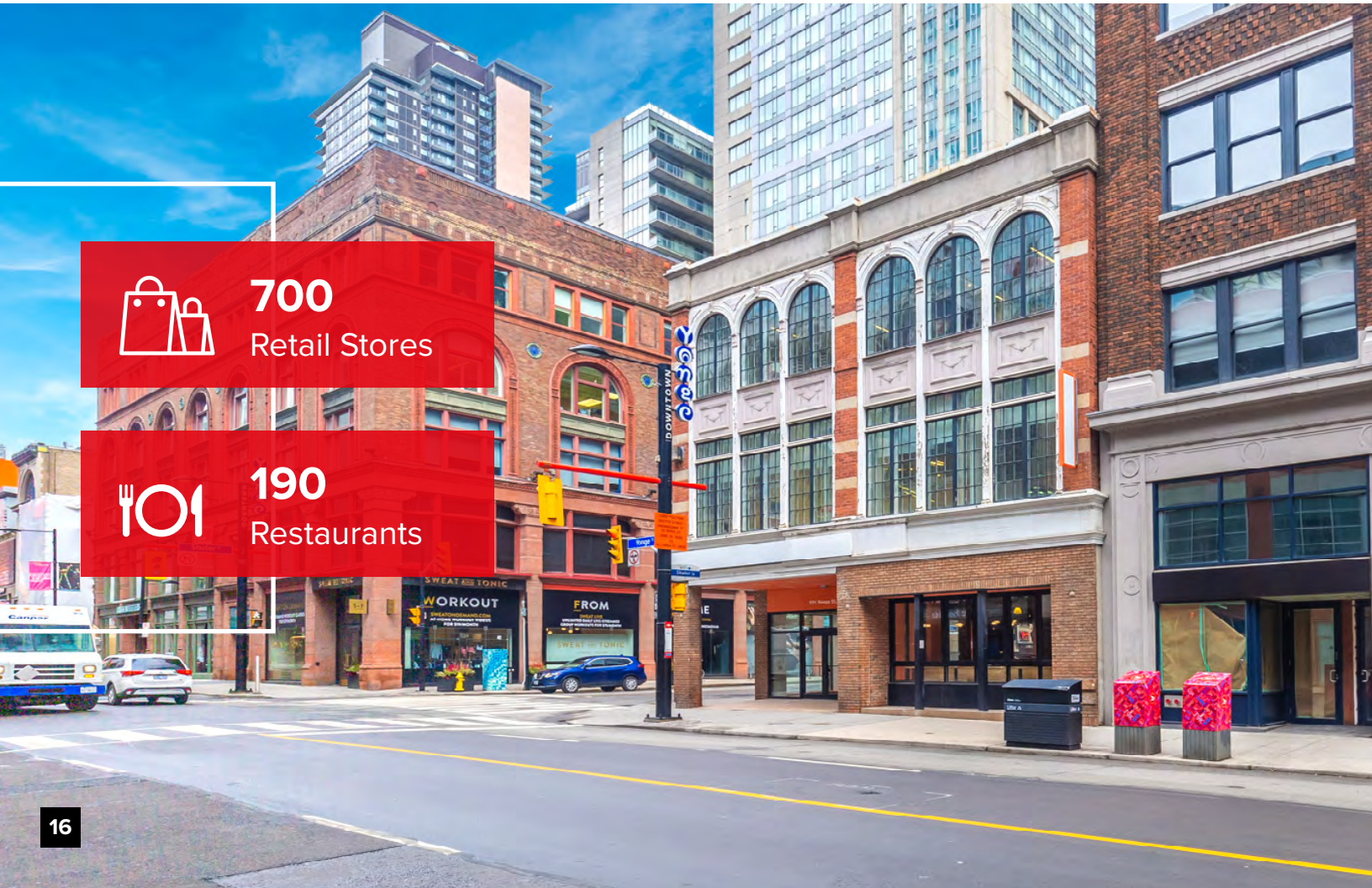
	55,100		39,400
501 Queen Streetcar		505 Dundas Streetcar	
	58,900		794,680
506 Carlton Streetcar		Yonge-University Subway Line	



DEMOGRAPHICS

Within 1km Radius | Statistics Canada, 2020

	64,235		23%
Total Population		Growth Rate (2015-2020)	
	313,936		\$95,819
Daytime Population		Average Household Income	



GERRARD ST E	
	Fire & Flower
	H&R Block
	Hot Star Large Fried Chicken
	Bake Island
	CoCo Fresh Tea & Juice
	Cheers Cut
	Phat Pharaohs
	Osmow's
WALTON ST	
	Canada Gifts
	Money Mart
	Kodak Lens
	McDonald's
	Poke Wrap
	Shoe Tree
	Vitaly
	Perfect Threading
	Aden Camera
ELM ST	
	Scotiabank
	Champs
	H-Mart
	Yonge Street Warehouse
	Jollibee
	Dutch Love
	7-Eleven
	Panera Bread
EDWARD ST	
	West 49
	Pickle Barrel
	Foot Locker
	Rogers
DUNDAS ST W	
<p>TORONTO EATON CENTRE</p> <p>50+M</p> <p>Visitors Annually</p>	
QUEEN ST W	

GERRARD ST E	
<p>YSL</p> <p>YONGE STREET LIVING RESIDENCES</p> <p>YSL Residences (Residential Units 1106 - 85 Storeys)</p>	
Buffet Palace Body and Spirit Cannabis Zanzibar Site Office Cash Money Ali Baba's Ginger	
Ryerson Student Learning Centre	
Basil Box	
GOULD ST	
888 Craft Market (Land) Tokyo Smoke Five Guys Burgers & Fries Winners Chipotle Mexican Grill Rolltation Sushi Burrito Little Canada Adidas	
DUNDAS ST E	
Yonge / Dundas Square DUNDAS SQUARE	
Shoppers Drug Mart Three Brewers Popeyes Louisiana Chicken EB Games Ed Mirvish Theatre Tim Hortons Downtown Jewellery Mart Paramount Fine Foods Available Vans Burger King Money Mart Stag Shop Hai Di Lo Urban Outfitters Sweat and Tonic	
SHUTTER ST	
221 Yonge Street Circle K Firkin on Yonge Massey Tower HomeSense Elgin Theatre Bank of Montreal Bluestone Lane	
QUEEN ST E	



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