

514
YONGE STREET

Retail
FOR LEASE



78 WELLESLEY STREET EAST

Property Details

GROUND FLOOR:	1,245 SF
AVAILABLE:	Immediately
TERM:	5-10 years
NET RENT:	\$4,575/month
ADDITIONAL RENT:	\$4,325/month (est. 2023)

HIGHLIGHTS

- Excellent opportunity for signage and branding
- Direct loading access off rear laneway
- Steps from Wellesley and College Subway Stations
- High pedestrian and vehicular traffic
- Neighbouring tenants include: LCBO, McDonald's, Starbucks, and Tim Hortons
- Transit Score 100 and Walk Score 100
- Lower level included













Nearby retailers & developments

- | | |
|--|---|
| 1 McDonald's | 12 Scotiabank |
| 2 Available | 13 Tim Hortons |
| 3 The Fry | 14 LBCO |
| 4 A&W | 15 Dollarama |
| 5 Proposed 45 Storey Mixed-Use Development (423 Residential Units) | 16 Public Mobile |
| 6 Menchie's | 17 Tea House Condos (608 Residential Units) |
| 7 Wine Rack | 18 Wendy's |
| 8 McDonald's | 19 Courtyard by Marriott |
| 9 YC Condos (600 Residential Units) | 20 Second Cup |
| 10 Available | 21 Pizza Pizza |
| 11 W Burger Bar | 22 Shoppers Drug Mart |

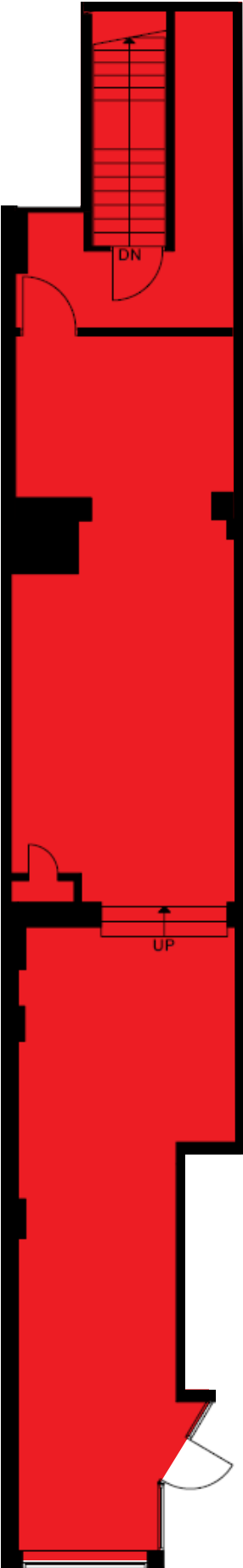
Demographics

	30,380 Population		34,568 Daytime Population
	\$81,539 Average Household Spending		\$87,733 Average Household Income
	14% Growth Rate Next 5 Years		32.4 Median Age
	100 Walk Score		100 Transit Score

Within 0.5 km Radius | Statistics Canada, 2023

Floor Plan

GROUND FLOOR:
1,245 SF



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AGENCY RETAIL GROUP

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