

THE STATION



20 LESLIE STREET

GROUND FLOOR RETAIL OPPORTUNITY



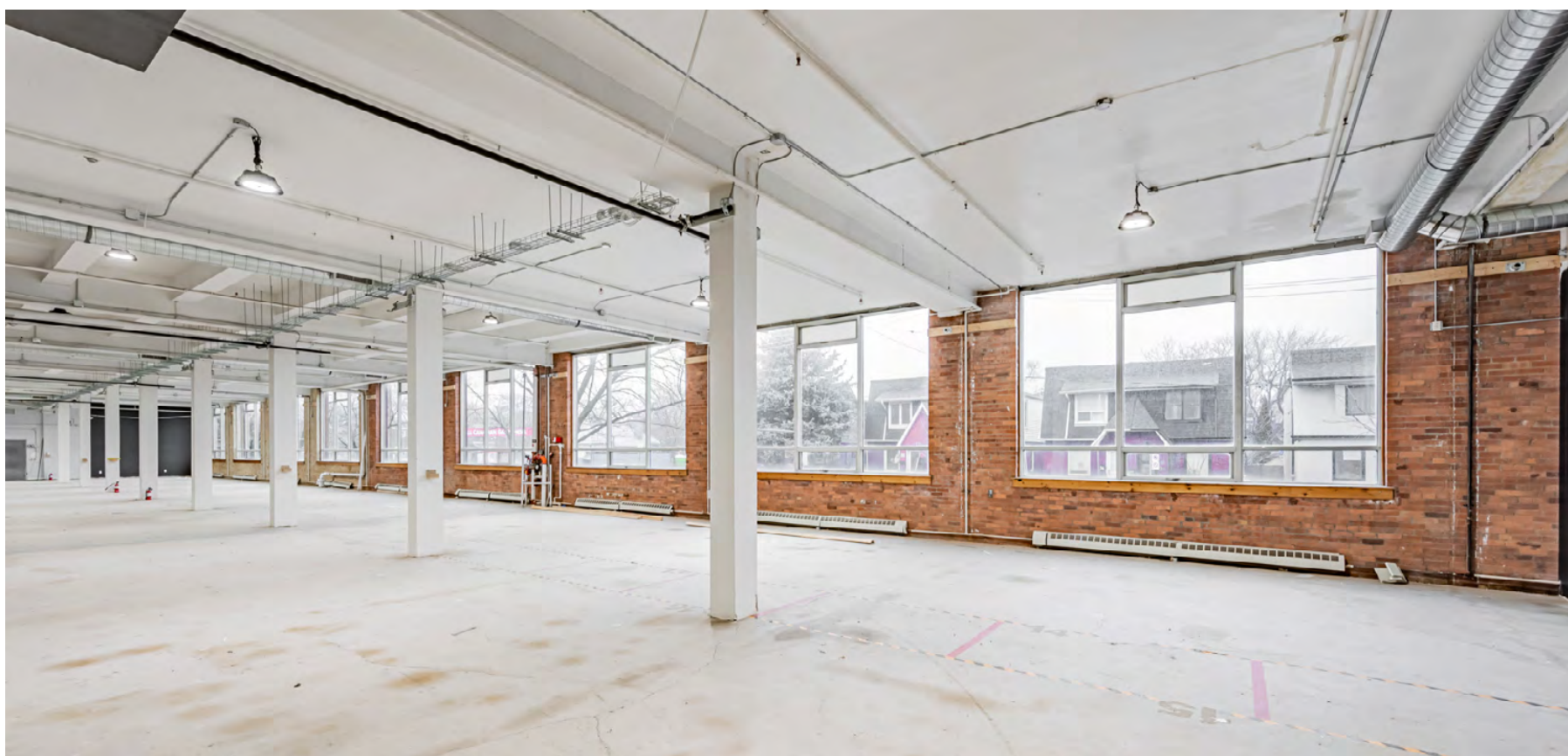
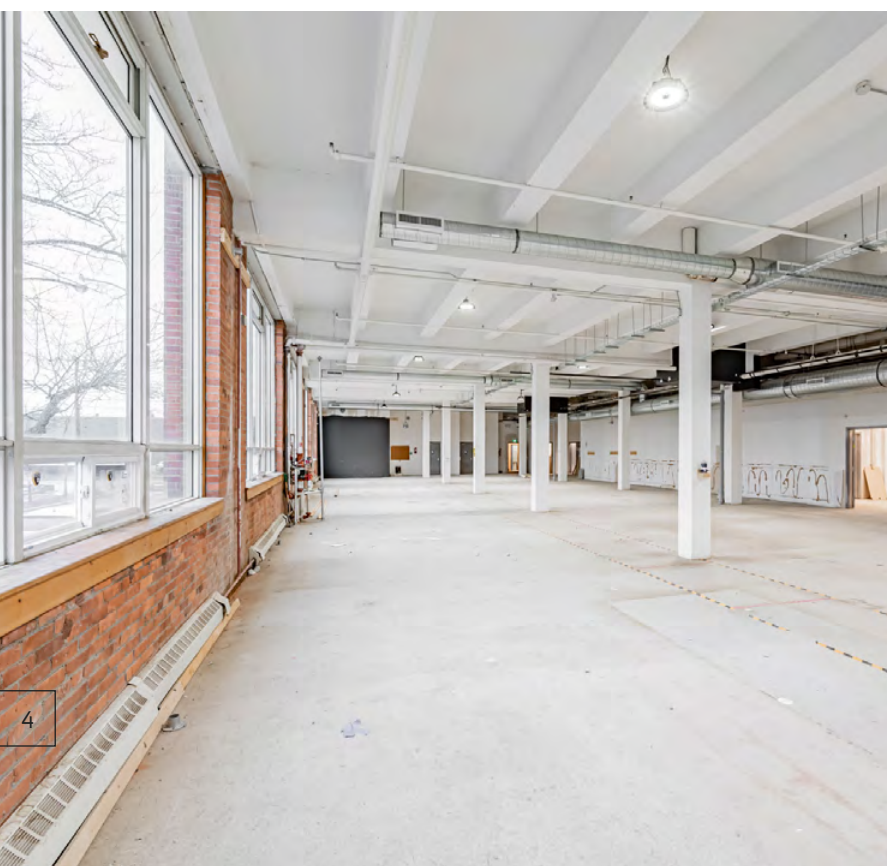
WELCOME TO

THE STATION

20 LESLIE STREET

Ideally located in the heart of Leslieville, 20 Leslie presents a unique opportunity to lease 10,362 SF of retail space on the ground floor of a three-storey brick-and-beam office building. 20 Leslie combines rustic architectural elements with modern features. With convenient access to transit, highways as well as an array of lifestyle amenities, 20 Leslie is an ideal retail destination for a variety of uses.





PROPERTY DETAILS

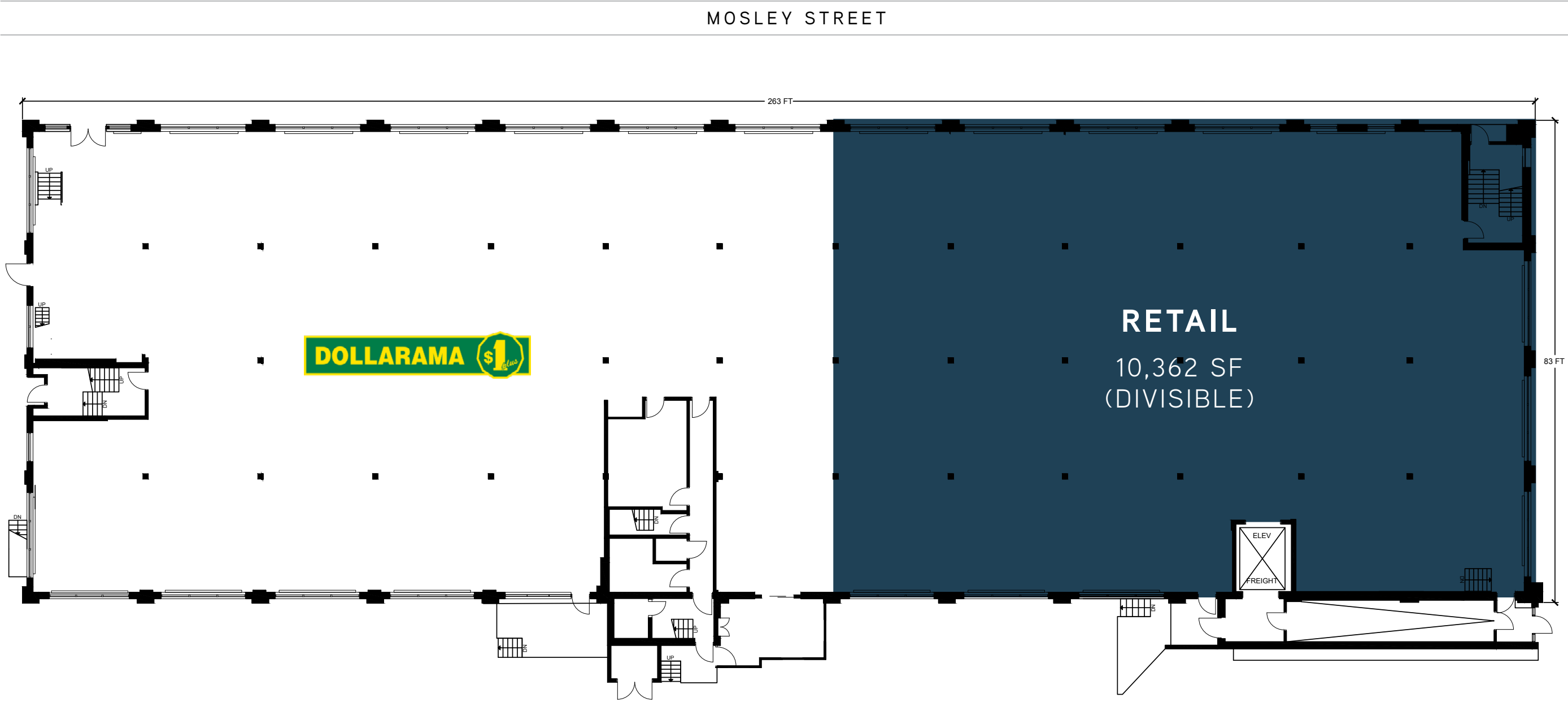
20 LESLIE STREET

GROUND FLOOR:	10,362 SF (Divisible)
AVAILABLE:	Q2 2023
TERM:	5-10 years
NET RENT:	Please Contact Listing Agents
ADDITIONAL RENT:	\$8.42 PSF (est. 2023)

HIGHLIGHTS:

- Corner retail with excellent exposure on Leslie Street
- Character space in brick-and-beam building
- Direct access to truck level shipping dock
- Excellent ceiling heights of 15 FT
- On-site parking available
- High capacity electrical (400 Amps) and HVAC (21 tons)
- Neighboring co-tenancies include Dollarama, Canadian Tire, Farm Boy, Fresh Co, Joe Fresh, Loblaws, The Brick, and TD Canada Trust

FLOOR PLAN



TRANSIT & CONNECTIVITY

20 Leslie is easily accessible via public transit, with the 501 Queen, 503 Kingston and 504 King streetcar routes, and the 72 Pape and 83 Jones bus routes. Additionally, there are multiple bike lanes located along Lake Shore and Eastern Avenue to name a few, making this area extremely accessible by bike. For drivers, the Gardiner Expressway, Don Valley Parkway and Lake Shore are nearby, connecting you to all ends of the GTA.

5 MINS

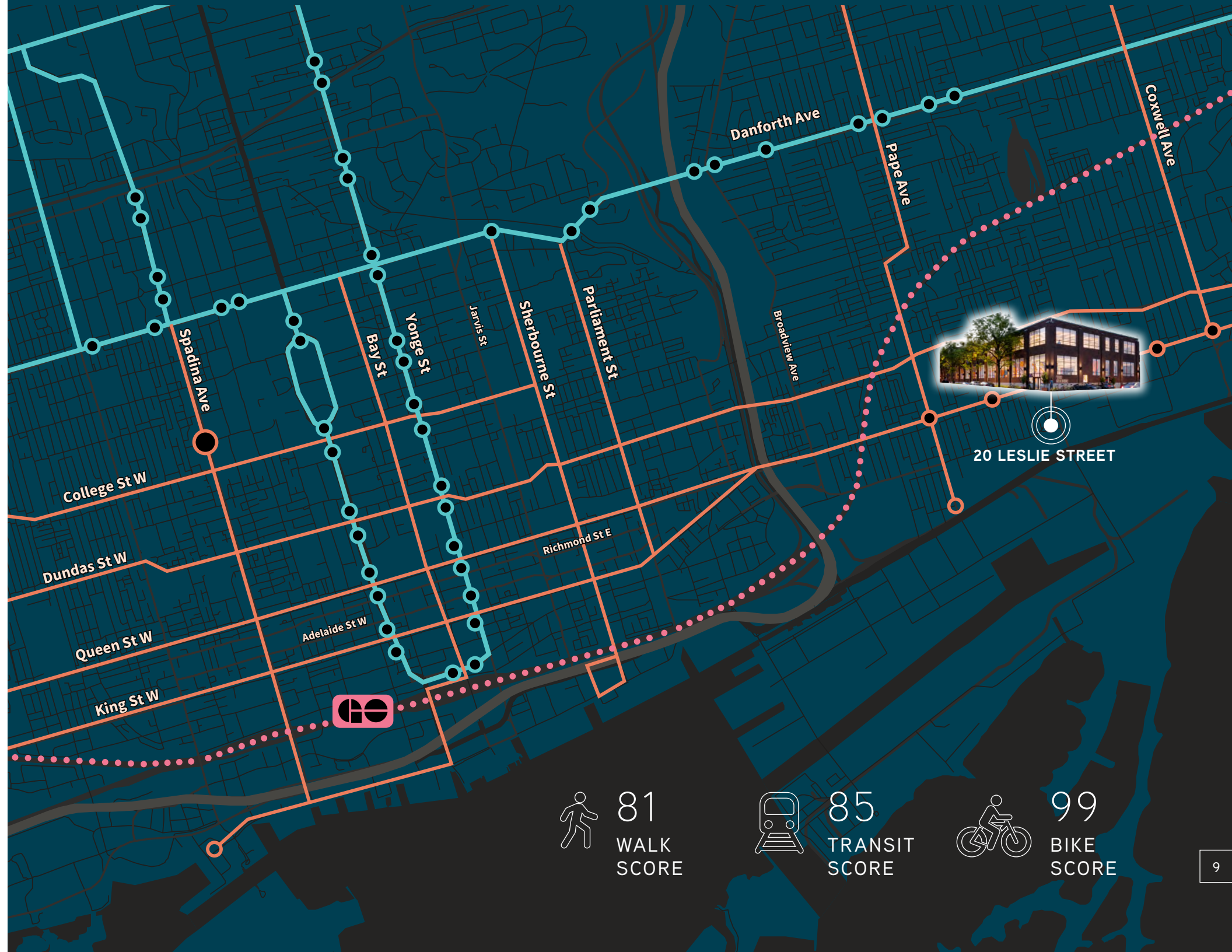
TO DON VALLEY PARKWAY

13 MINS

TO UNION STATION

4 MINS

WALK TO QUEEN EAST STREETCAR



DEMOGRAPHICS



15,887

POPULATION



16,783

DAYTIME POPULATION



39.8

MEDIAN AGE



2%

GROWTH RATE
(2017-2022)



\$129,225

AVG. HOUSEHOLD INCOME



6,698

TOTAL HOUSEHOLDS

Within 1 km Radius | 2022 Census, Statistics Canada



NEIGHBOURHOOD RETAILERS

RESTAURANTS

- 1 Radical Road Brewing Co
- 2 Dine Alone Records
- 3 Brazilian Burger Bar
- 4 Roll This Way Sushi
- 5 Saulters Street Brewery
- 6 Reid's Distillery
- 7 Hanoi 3 Seasons
- 8 Ascari Enoteca
- 9 Sushi Mugen
- 10 Remarkable Bean
- 11 Kristapsons' Smoked Salmon
- 12 Mercatino E Vini
- 13 Pasaj
- 14 Greta Solomon's
- 15 Dave's Hot Chicken
- 16 Scout
- 17 Bobbette & Belle
- 18 CrowdedHouse Restaurant
- 19 Belly Buster Submarines
- 20 Descendant Detroit Style Pizza

- 21 Leslie Jones
- 22 Nodo Leslieville
- 23 Chino Locos
- 24 Betty's East
- 25 Sweet Bliss Baking Company
- 26 Black Lab Brewing
- 27 Wendy's
- 28 Ah-so Sushi
- 29 Jules Bistro

ENTERTAINMENT

- 1 The Duke Live

SERVICES

- 1 Dry Cleaners Loblaws
- 2 Fortis Fitness
- 3 Living Waters Therapies
- 4 Barre3 Toronto
- 5 Bespoke Butchers
- 6 Bike Share Toronto
- 7 Revolution Recording
- 8 One Academy

- 9 President's Choice
- 10 TD Bank

COFFEE

- 1 KASPACE Cafe
- 2 Starbucks
- 3 Tim Hortons

RETAIL

- 1 LCBO
- 2 Farm Boy
- 3 Loblaws
- 4 The Beer Store
- 5 Leslieville Meat Market
- 6 Raise the Root Organic Market
- 7 In The Groove
- 8 Canadian Tire
- 9 Shopper's Drug Mart
- 10 Fresh Co.
- 11 The Brick
- 12 Mark's



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