

2575 DANFORTH AVENUE

— M A I N S Q U A R E —



RETAIL LEASING OPPORTUNITY



THE OPPORTUNITY

Located at the base of the Main Square Apartments with over 1,000 residential units - some of which have already been remodelled and upgraded, with more renovations currently underway - 2575 Danforth Avenue offers an exciting retail leasing opportunity to secure a prominent address in the up-and-coming Danforth Village neighbourhood.

DETAILS

- Net Rent: Contact Listing Agents
- Additional Rent (2019 Est.): \$16.14 PSF

Unit No.	Available Space	Availability	Notes
Unit 3	893 SF	Immediate	
Unit 5-7	3,854 SF	Immediate	724 SF Patio
Unit 12	11,410 SF	Q3 2019	Daycare space
Unit 14	767 SF	Q3 2019	
Unit 15	1,061 SF	Q3 2019	
Unit 16	10,743 SF	Immediate	Contiguous up to 26,041 SF
Lower Level Units 16	11,798 SF	Immediate	

- 75 Customer surface parking stalls (3 hour duration) available behind retail
- 100 Customer parking stalls available underground
- Green P street parking along Danforth Avenue
- Ability to add grade level loading
- Retail storage space available
- Landlord investing approx. \$100 million in redevelopment project



UPCOMING DEVELOPMENTS

1. **2301-2315 Danforth Ave**
 - Under construction
 - Condo, retail
 - 8 storeys
 - 170 units total
2. **2494 Danforth Ave**
 - Pre-construction
 - Rental, retail
 - 10 & 4 storeys
 - 160 units total
3. **286 Main St**
 - Pre-construction
 - Condo, office, residential, retail
 - 27 storeys
4. **10 Dawes Rd**
 - Pre-construction
 - Condo, public space, rental, retail
 - 33 & 26 storeys
 - 539 units total
5. **14 Trent Avenue**
 - Completed in 2018
 - Residential
 - 12 storeys
 - 277 units

AREA DEMOGRAPHICS

	1km ring	3km ring	5km ring
Daytime Population	6,578	39,223	105,820
Total No. of Household	11,930	73,285	147,042
Average Household Income	\$95,054	\$112,319	\$105,186
Median Population Age	39	40	40



Situated on the corner of Main Street & Danforth Avenue, 2575 Danforth Avenue is well positioned to serve the emerging neighborhood of Danforth Village. Featuring 75 surface level customer parking stalls and 100 underground parking stalls, the property offers ample parking for retail visitors. Additionally, the trade area boasts great accessibility with the property being located steps away from both the TTC Main Street Subway station and the Danforth GO station with a daily ridership number of 23,950 & 1,200 respectively (2018). The trade area is home to various national retailers such as grocery stores, automotive, home and hardware stores, financial institutions, sit-down restaurants and quick-serve restaurants. In recent years, the Danforth Village neighborhood has benefitted from new proposed development and redevelopment projects, which will go on to further improve not only the retail landscape, but also the overall residential landscape by adding more density to the overall trade area.

NEIGHBORING TENANTS

1. Shoppers Drug Mart
2. Scotiabank
3. Canadian Tire
4. RBC
5. Pizza Pizza
6. Leons
7. Loblaws
8. McDonalds
9. Tim Hortons
10. Freshco

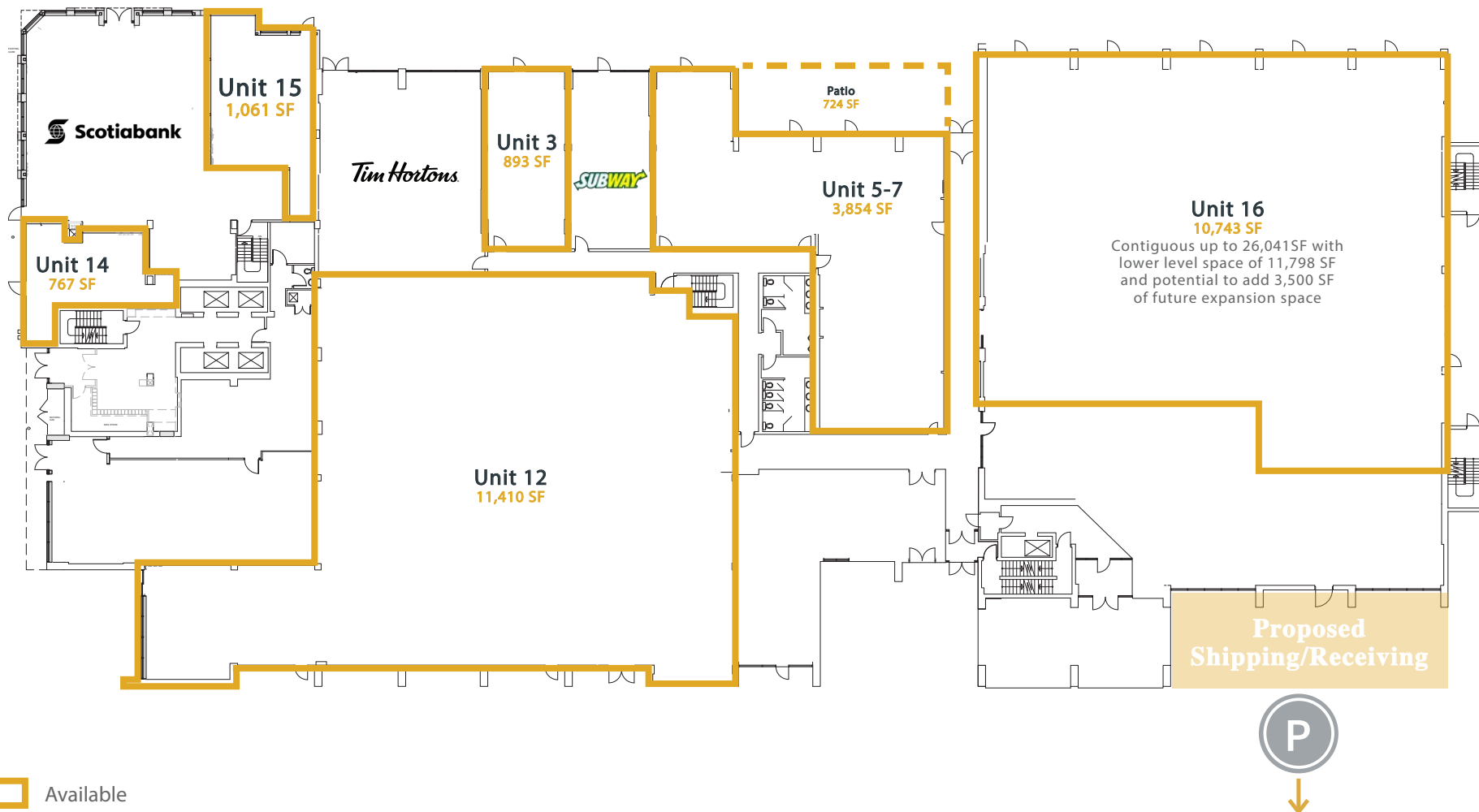
Shoppers World Danforth:

- LA Fitness
- Lowe's
- Moores
- Dollarama
- M&M
- Staples
- EB Games
- Metro
- CIBC

FLOORPLAN

DANFORTH AVENUE

COMPLEX ACCESS ROAD
(Connects Main St to Danforth Ave)



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2575 DANFORTH AVENUE
MAIN SQUARE

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