



2487A YONGE STREET

Small Format Retail For Lease

Property Details



GROUND FLOOR
378 SF



AVAILABLE
January 2026



TERM
5 Years



NET RENT
Please Contact
Listing Agents



ADDITIONAL RENT
\$42.86 PSF (EST. 2025)

Property Highlights

- Premier location in the heart of midtown and Yonge Street corridor
- Located near Yonge and Eglinton intersection, a 5-minute walk from Eglinton TTC station and LRT
- Area offers a high-end retail and residential market, catering to the surrounding affluent consumer base from Lytton Park and Lawrence Park neighbourhoods
- Neighbouring retailers include De Mello Coffee, BlackToe Running, STOCK T.C, Wine Rack, Starbucks and many more



Floor Plan



Area Overview

Yonge and Eglinton thrives as one of Toronto's most central and well-connected areas, earning the nickname "Yonge + Connected." The node benefits from the presence of the Eglinton TTC subway stop on Line 1, which serves over 75,000 daily riders.

Moreover, the forthcoming Eglinton Crosstown LRT expansion will further enhance connectivity, solidifying Yonge and Eglinton's position as a prominent transportation hub for residents and visitors.

The exceptional connectivity has attracted developers, leading to an unparalleled boom in residential development at Yonge and Eglinton, surpassing other nodes in Toronto. Surrounded by affluent neighborhoods, Yonge and Eglinton serves as a vibrant center for trendy boutique stores, national retailers, hip bars, and restaurants. These establishments cater to the needs of families and young professionals, contributing to the area's recognition as one of Toronto's top places to live.

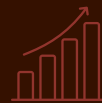
DEMOGRAPHICS IN 1KM



POPULATION
46,248



DAYTIME POPULATION
47,230



**GROWTH RATE OVER
PREVIOUS 5 YEARS**
26%



AVERAGE HH INCOME
\$155,194



TOTAL HOUSEHOLDS
23,833



MEDIAN AGE
36

Source: Environics, 2025



Neighbourhood



RETAILERS

- | | |
|---------------------------|--------------|
| 1. Club Monaco | 7. PAI |
| 2. Lululemon | 8. Starbucks |
| 3. Himalayan Coffee House | 9. TD Bank |
| 4. BMO | 10. De Mello |
| 5. STOCK.T.C | 11. Byblos |
| 6. RBC | 12. Aesop |



NEARBY ACTIVE DEVELOPMENTS

1. The Capitol (2500 Yonge Street)	163 Units
2. Yonge / Roselawn (2400-2444 Yonge Street)	618 Units
3. AKRA Condos (109 Erskine Ave)	211 Units
4. 75 Broadway Avenue	336 Units
5. 65 Broadway Avenue	778 Units
Total 5 Active Projects Totaling	2,106 Units



DEVELOPMENT APPLICATIONS

6. 2577 Yonge Street	13 Units
7. 77 Erskine Avenue	377 Units
8. 44 Broadway Avenue	412 Units
9. 66 Broadway Avenue	374 Units
10. 34 Montgomery Avenue	353 Units
Total 5 Pre-Construction Totaling	1,529 Units





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