



# 4750 YONGE STREET

RIGHT-SIZED RETAIL FOR LEASE  
AT YONGE & SHEPPARD







## PROPERTY DETAILS

- **Size:** 1,434 SF
- **Available:** Immediately
- **Term:** 5-10 Years
- **Net Rent:** Please Contact Listing Agents
- **Additional Rent:** \$66.23 PSF (est. 2025)

## HIGHLIGHTS

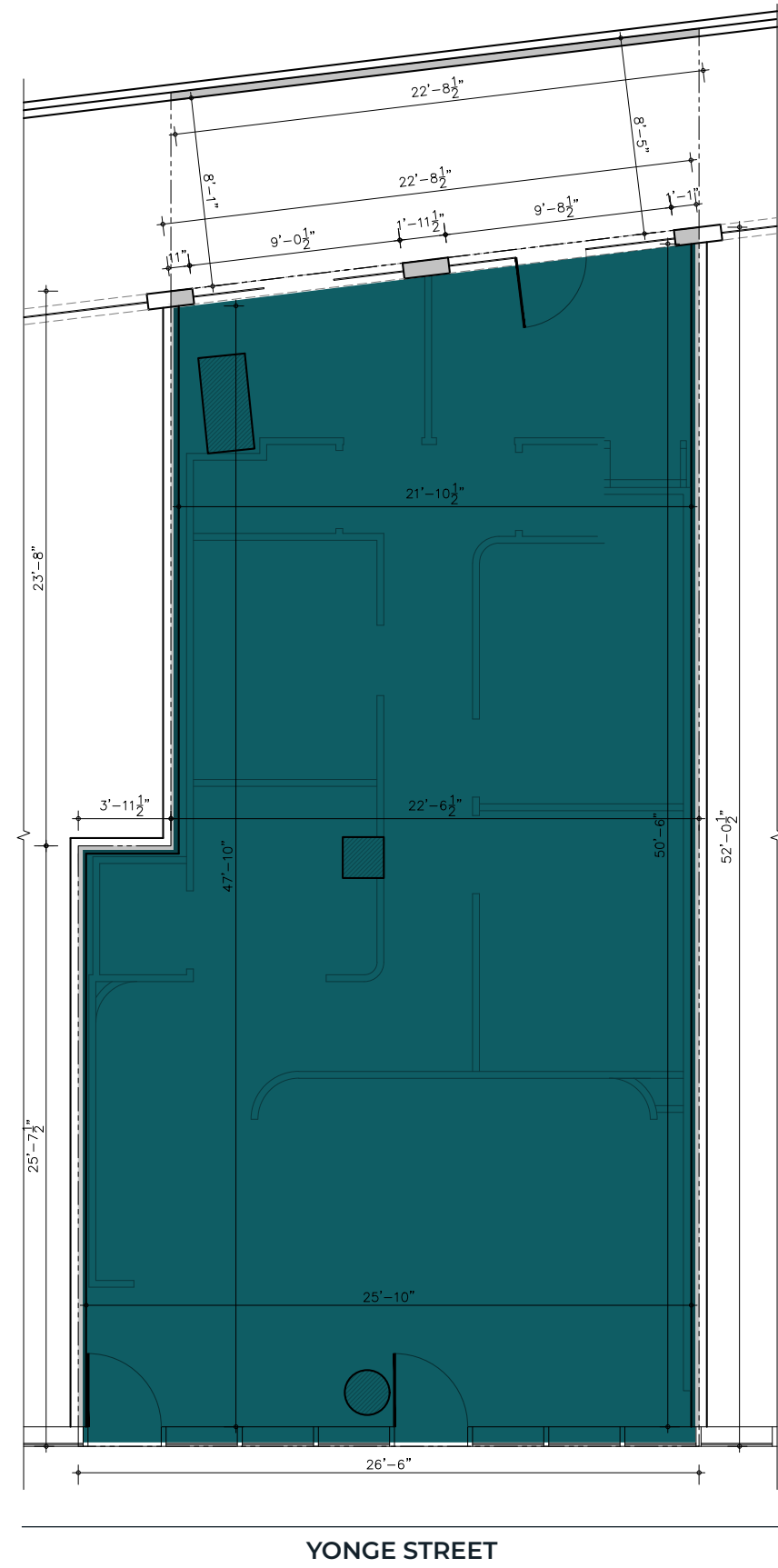
- Right-sized retail unit on the ground level of Emerald Park Condominium, situated in the heart of Yonge & Sheppard
- Direct access to Sheppard-Yonge Subway Station, a key transit hub connecting Lines 1 and 4
- High pedestrian and vehicular traffic, with thousands of residents and commuters passing through daily
- The area continues to experience significant urban development, with increasing densification
- Grocery-anchored project with a Food Basics and LCBO on site
- Neighbouring retailers include McDonald's, Whole Foods, Shoppers Drug Mart, What a Bagel, and Cactus Club



# FLOOR PLAN



Size:  
1,434 SF







# YONGE & SHEPPARD

A Dynamic Hub for Retail Opportunities

Yonge & Sheppard is one of Toronto’s most vibrant and well-connected intersections, in the heart of North York. Known for its liveliness and accessibility, the area combines residential, commercial, and retail spaces, making it a prime spot for retail businesses.

The Yonge & Sheppard neighbourhood is undergoing significant urban development, including the Transform Yonge initiative and several notable condominium projects. These developments are shaping the area into an even more desirable and dynamic place to live, work and shop. The growing influx of new residents and businesses is set to boost foot traffic, creating more opportunities for retail and commercial growth.

4750 Yonge Street is a landmark dual-tower condominium located steps from the Yonge & Sheppard intersection. Rising 42 and 31 stories, the building features 564 residential units, along with retail spaces on the ground and second floors. With its strategic location, affluent customer base, and lively commercial scene, 4750 Yonge Street offers an ideal environment for businesses looking to grow.

## DEMOGRAPHICS – 1.5KM RADIUS



**56,901**

Population



**68,718**

Daytime Population



**3.3%**

Growth Rate Over Previous 5 Years



**38.3**

Median Age



**26,741**

Total Households



**\$120,653**

Average HH income

Source: Envinionics, November 2024

## SCORES



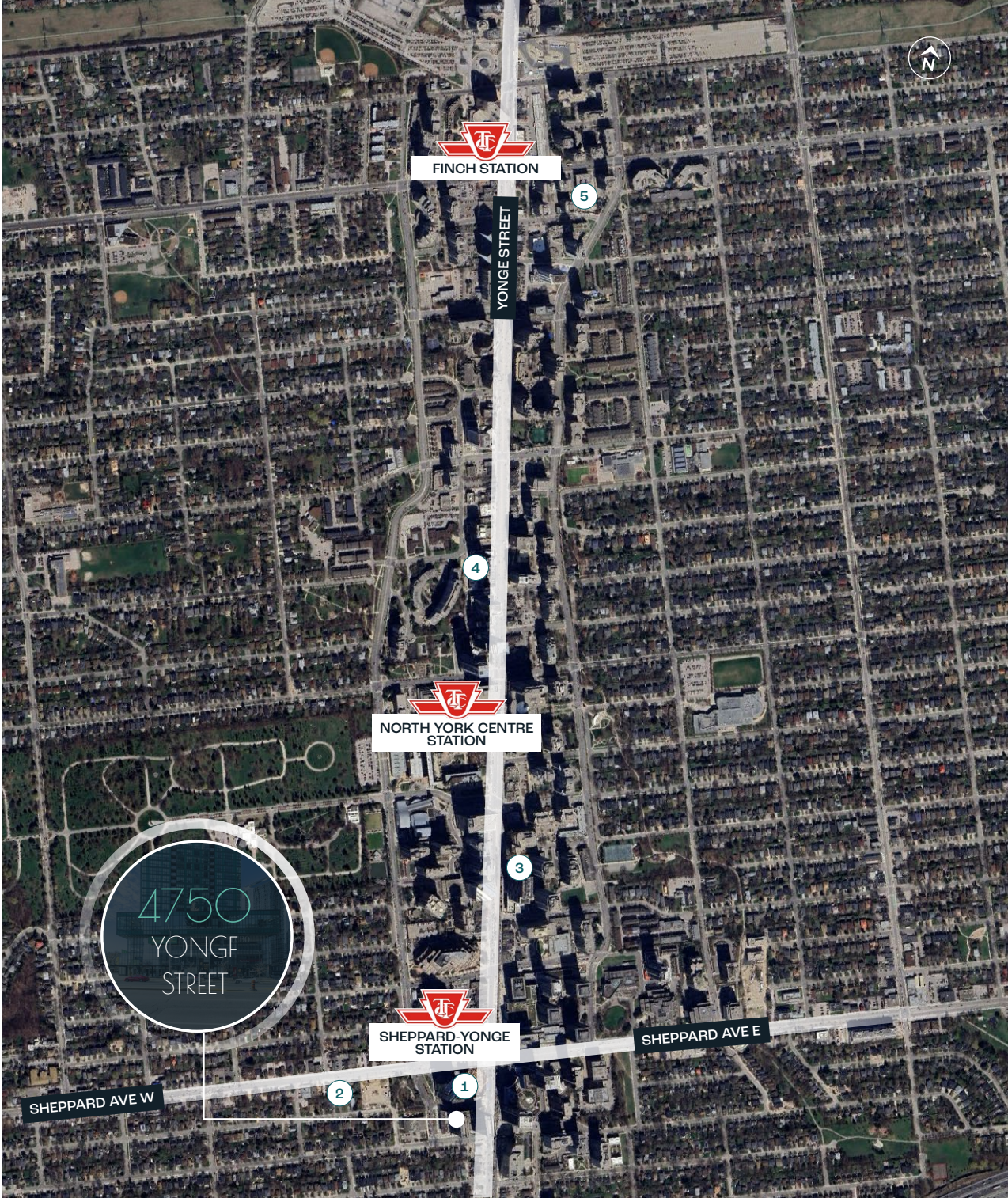
**99**

Walking Score



**90**

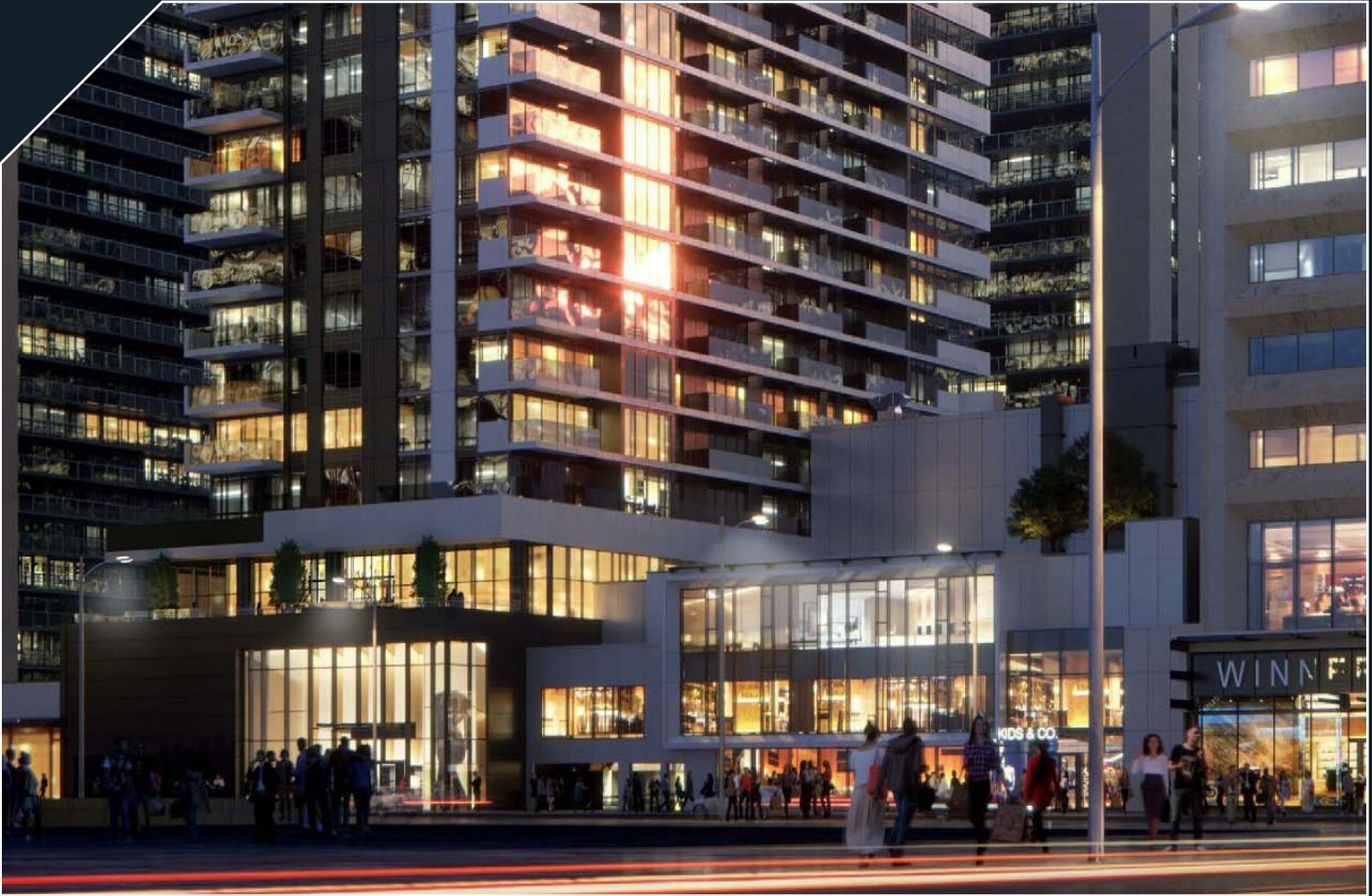
Transit Score



Under Construction		
Address	Number of Storeys	Number of Residential Units
1. 4800 Yonge Street	49	498
2. 56-63 Sheppard Avenue West	18, 4	415
3. 4949 Yonge Street	34	478
4. 5220 Yonge Street	31, 10	309
5. 36 Olive Ave	31	379
Total		2,079



# NEIGHBOURING RETAILERS







# 4750 YONGE STREET

RIGHT-SIZED RETAIL FOR LEASE AT YONGE & SHEPPARD

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\*\*Broker. \*Sales Representative.