

2577 Yonge Street

Retail Space for Lease

Aesop

The shower, your stage
New Elcos Nourishing Body Cleanser

Aesop



**Retail
For
Lease**

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Sephora



Cineplex

Yonge and Eglinton

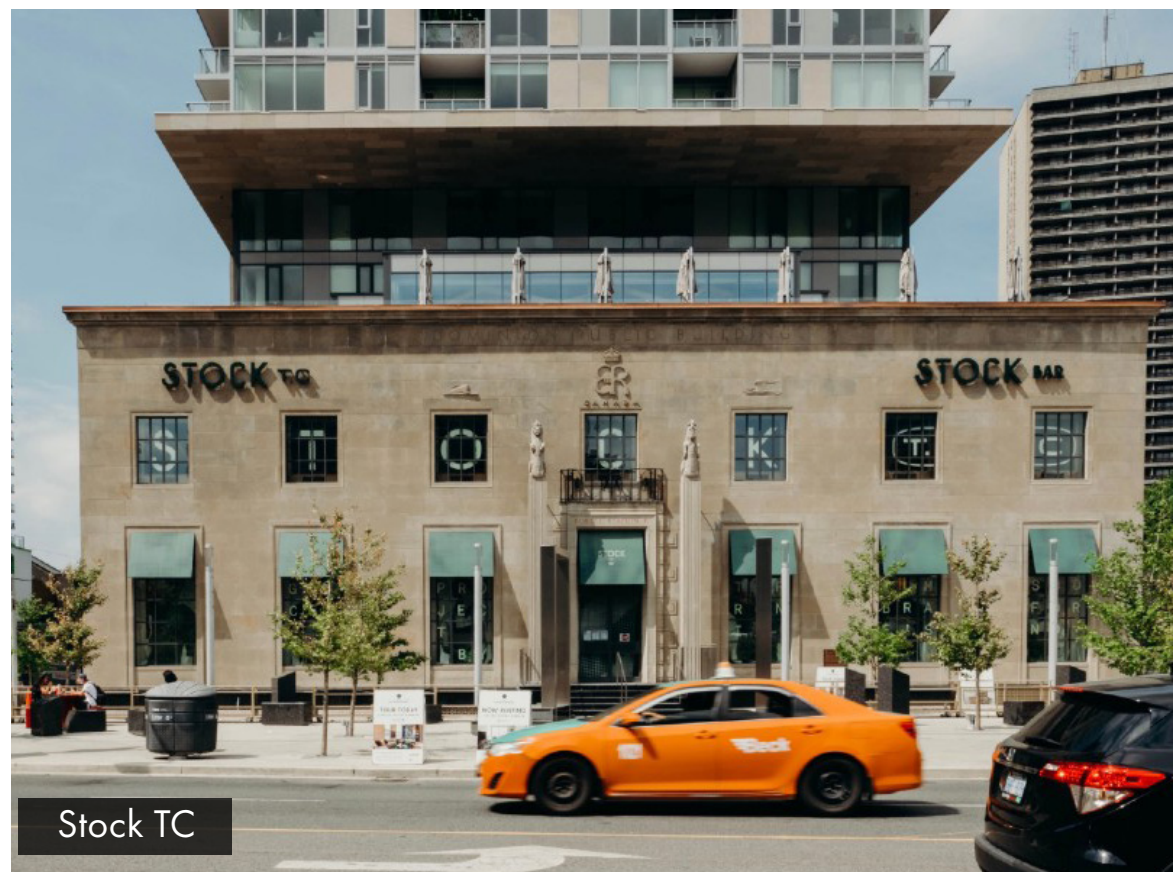
Yonge and Eglinton thrives as one of Toronto's most central and well-connected areas, earning the nickname "Yonge + Connected." The node benefits from the presence of the Eglinton TTC subway stop on Line 1, which serves over 75,000 daily riders.

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.



Eglinton Crosstown LRT



Stock TC

Area Overview

Demographics - 1KM

46,248
Population

47,230
Daytime Population

26%
Growth Rate Over
Previous 5 Years

36
Median
Age

23,833
Total
Households

\$155,194
Average HH
Income

Sources: Environics, 2025



Walk score
95



Transit score
83

Surrounding Developments



The Capitol
Madison Group
163 Units
Under Construction



Yonge & Roselawn
First Capital
636 Units
Under Construction



Akra

Curated Properties
211 Units
Under Construction



170 Roehampton
Capital Developments, Metropia
599 Units
Under Construction



75 Broadway Avenue
Hazelview Investments
336 Units
Under Construction



Sixty Five Broadway
Times Group Corporation
778 Units
Under Construction



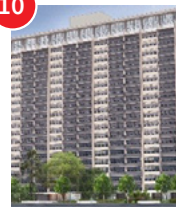
500 Duplex Avenue
Streamliner Properties,
Minnett Capital
514 Units
Pre-Construction



77 Erskine Avenue
Fora Developments
377 Units
Pre-Construction



44 Broadway Avenue
Collecdev-Markee
Developments
470 Units
Pre-Construction

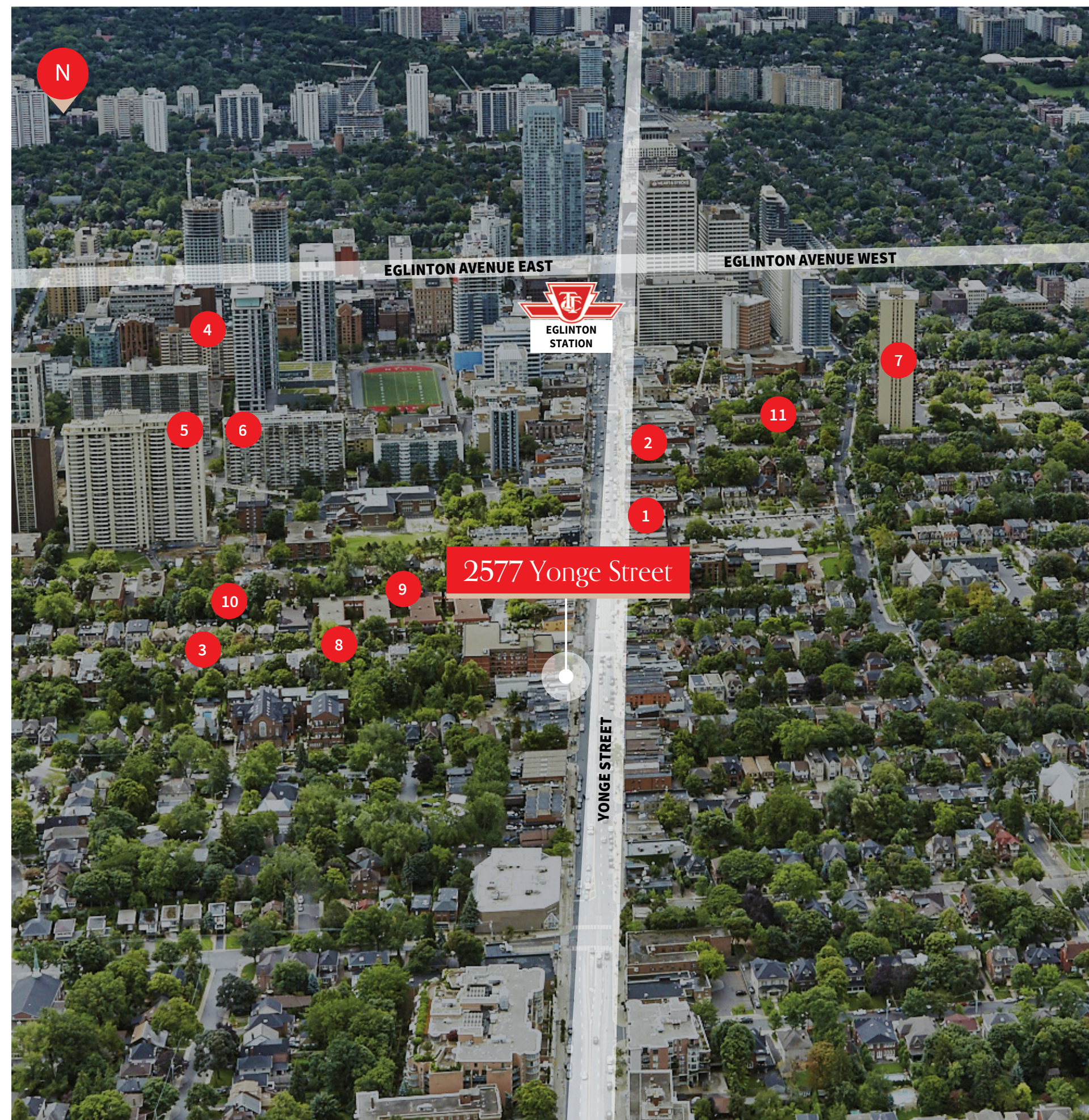


66 Broadway Avenue
Beaux Properties
International Inc.
374 Units
Pre-Construction



34 Montgomery Avenue
First Capital
353 Units
Pre-Construction

4,811+ New & Incoming
Residential Units



Property Details

GROUND FLOOR	2,781 SF
AVAILABLE	Immediately
TERM	5 + 5 Years
NET RENT	Please Contact Listing Agents
ADDITIONAL RENT	\$27.40 PSF (est. 2025)

Highlights

- Premier location in the heart of midtown and Yonge Street corridor
- Located near Yonge and Eglinton intersection, a 10-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 Lululemon, Club Monaco, Starbucks, Aesop, The Clinica and many more

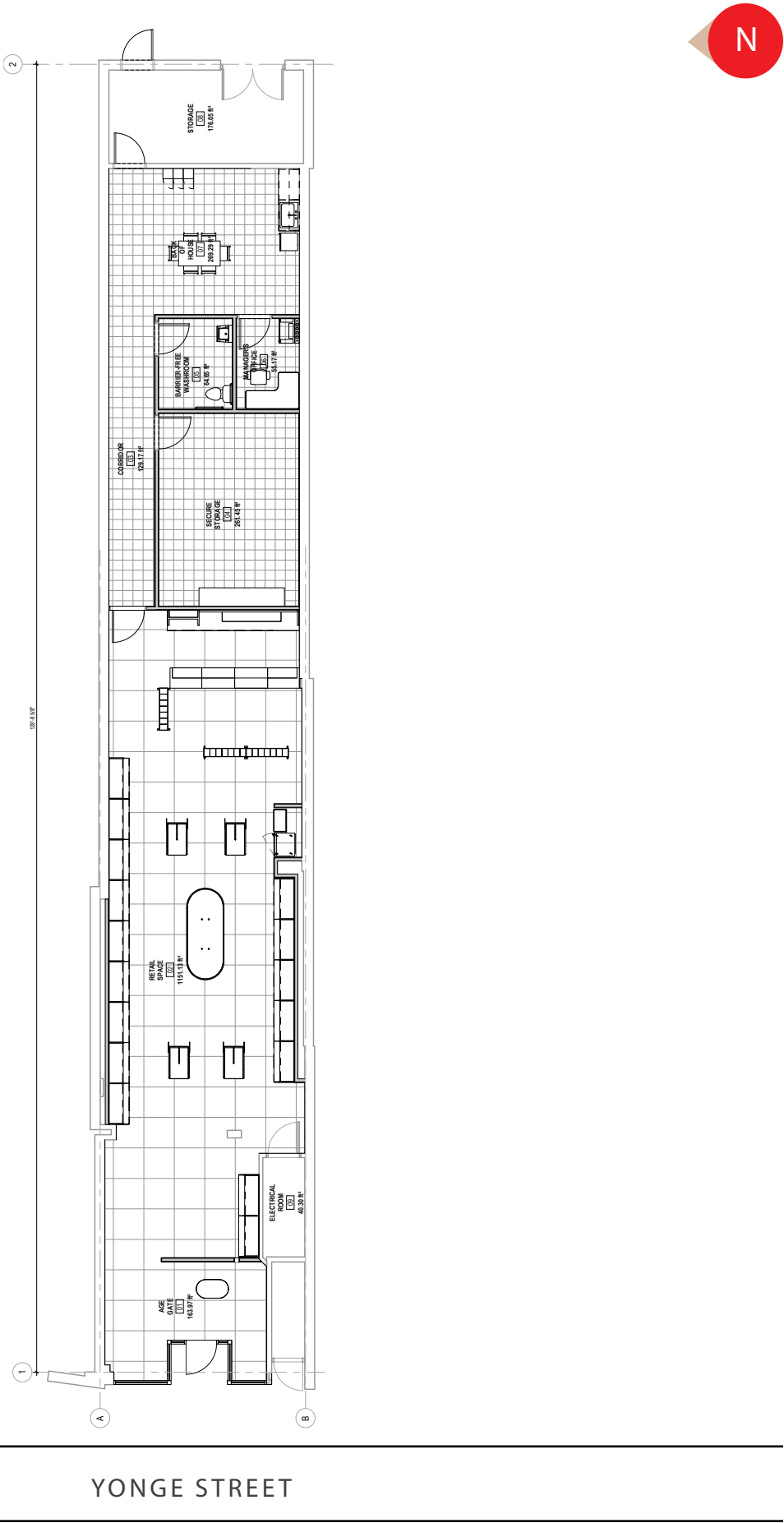


Photo Gallery





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