

181 SHEPPARD AVENUE EAST



RETAIL FOR LEASE

 **Stafford**

 **Greybrook**

 **JLL**

PREMIUM NORTH YORK RETAIL

181 East is a 9-storey mixed-use condominium development with 185 units completed in Q1 of 2025. Located on the Southwest corner of Sheppard Avenue East and Willowdale Avenue, it has 15,000 square feet of retail space along Sheppard Avenue East. Residents benefit from easy access to the Line 1 and Sheppard Line subway routes, as well as the 401 Expressway.

East Willowdale is a vibrant community with diverse retailers, great parks, and close proximity to York University. Within a 15-minute drive, there are convenient shopping options like Bayview Village Shopping Centre and Yorkdale Shopping Centre, home to various world-renowned luxury brands. Additionally, York University, a major hub for students, is just a 15-minute drive away.



8,835 SF

GROUND FLOOR RETAIL AVAILABLE



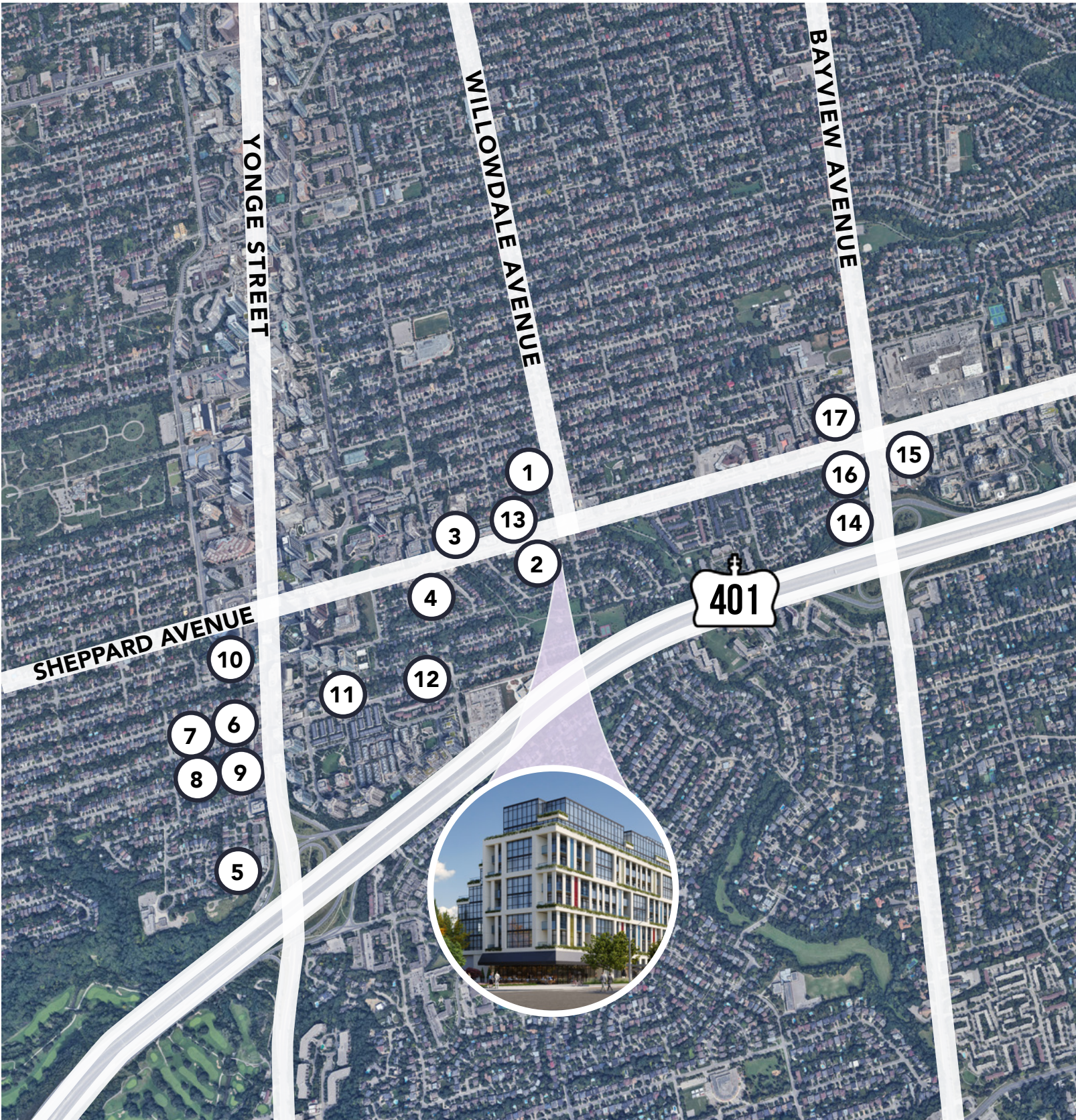
12+ FT

CEILING HEIGHTS



14









COMMERCIAL PARKING STALLS



NEARBY DEVELOPMENTS

ADDRESS	STATUS	TOTAL UNITS	NUMBER OF STORIES	DEVELOPERS INVOLVED
120-128 Willowdale Avenue	Pre-Construction	97	9	Skale Developments
145 Sheppard Avenue East	Pre-Construction	55	11	Zentil Property Management Inc.
120 Sheppard Ave East	Under Construction	74	14	Metrontario Group
105 Sheppard Ave East	Pre-Construction	58	8	Bento Developments, Trulife Developments Inc.
57 Linelle St	Pre-Construction	34	3, 3, 3, 3, 3	Menkes Developments
4696 Yonge Street	Pre-Construction	536	40	Skale Developments
35 Poyntz Ave	Pre-Construction		3	Jae Chong
23 Poyntz Ave	Pre-Construction	41	9	2782011 Ontario Inc
19 Poyntz Ave	Pre-Construction	8	3	Dom9 Realty Limited
4800 Yonge Street	Under Construction	498	49	Menkes Developments
48 Avondale Ave	Pre-Construction	1,238	45, 38, 26	Oulahen Team Realty Inc
2-12 Oakburn Crescent	Pre-Construction	580	13, 13	KG Group
180 Sheppard Ave East	Pre-Construction	8	6	Marpake Holdings Limited
2810 Bayview Ave	Pre-Construction	67	7	Osmington Gerofsky Development Corp, Alterra Group of Companies
567 Sheppard Ave East	Pre-Construction	1,179	55, 45	Tridel, YMCA of Greater Toronto
461 Sheppard Ave East	Pre-Construction	513	44	461 Sheppard Avenue East Properties Inc
500 Sheppard Ave East	Pre-Construction	1,072	41, 37	Sevoy Developments
TOTAL		6,057		

DEMOGRAPHICS

	31,603 POPULATION		36,894 DAYTIME POPULATION
	37.6 MEDIAN AGE		7.6% GROWTH RATE (2016-2021)
	14,766 TOTAL HOUSEHOLDS		\$118,485 AVG. HH INCOME
	91 WALK SCORE		81 TRANSIT SCORE

* Within 1km Radius. Statistics Canada, 2025



AREA MAP



RETAIL OVERVIEW

UNIT A:	8,835 SF
UNIT BA:	LEASED
UNIT C:	LEASED
AVAILABLE:	Immediately
TERM:	5-10 years
NET RENT (PSF):	Please Contact Listing Agents
ADDITIONAL RENT (PSF):	\$15.00 (est. 2025)

PROPERTY HIGHLIGHTS

- Exceptional frontage on the south side of Sheppard Avenue East
- Convenient access to Line 1 and Line 4 subway stations
- Within close proximity to Glendora Park and Sheppard East Park
- At the base of a 185 unit condominium building
- 14 commercial spots available
- Dedicated loading bay for Unit A
- Retail C to be occupied by new food & beverage concept by Michelin Star Chef



RETAIL - UNIT A



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