

RETAIL FOR LEASE

3281

3281 YONGE STREET

TORONTO • ON

Full Building For Lease in the Heart
of Yonge and Lawrence



3281 YONGE STREET

AREA OVERVIEW

3281 Yonge Street is ideally located along one of Toronto's most prominent corridors, surrounded by the affluent Yonge & Lawrence neighbourhood.

The area offers strong demographics with high household incomes, dense population, and steady foot and vehicle traffic. The property has excellent visibility on Yonge Street and convenient access to public transit, including the Yonge subway line and multiple bus routes.

The retail mix in the area features boutiques, cafes, personal services, and specialty shops, drawing both local residents and commuters.

With its vibrant streetscape, established community, and strong spending power, this location provides an excellent opportunity for retailers to capture consistent demand.



97
WALK
SCORE

81
TRANSIT
SCORE



DEMOGRAPHICS

within 1 km



20,399
TOTAL
POPULATION



7,526
TOTAL
HOUSEHOLDS



17,568
DAYTIME
POPULATION



\$349,948
AVG. HOUSEHOLD
INCOME



6.1%
GROWTH RATE
OVER NEXT 5 YEARS



40.7
MEDIAN AGE





PROPERTY OVERVIEW

GROUND FLOOR	2,695 SF	AVAILABLE	Immediately
SECOND FLOOR	2,650 SF	TERM	5-10 Years
LOWER LEVEL	2,675 SF	NET RENT	Please Contact Listing Agents
TOTAL	8,020 SF	ADDITIONAL RENT	\$15.06 PSF (est. 2025)

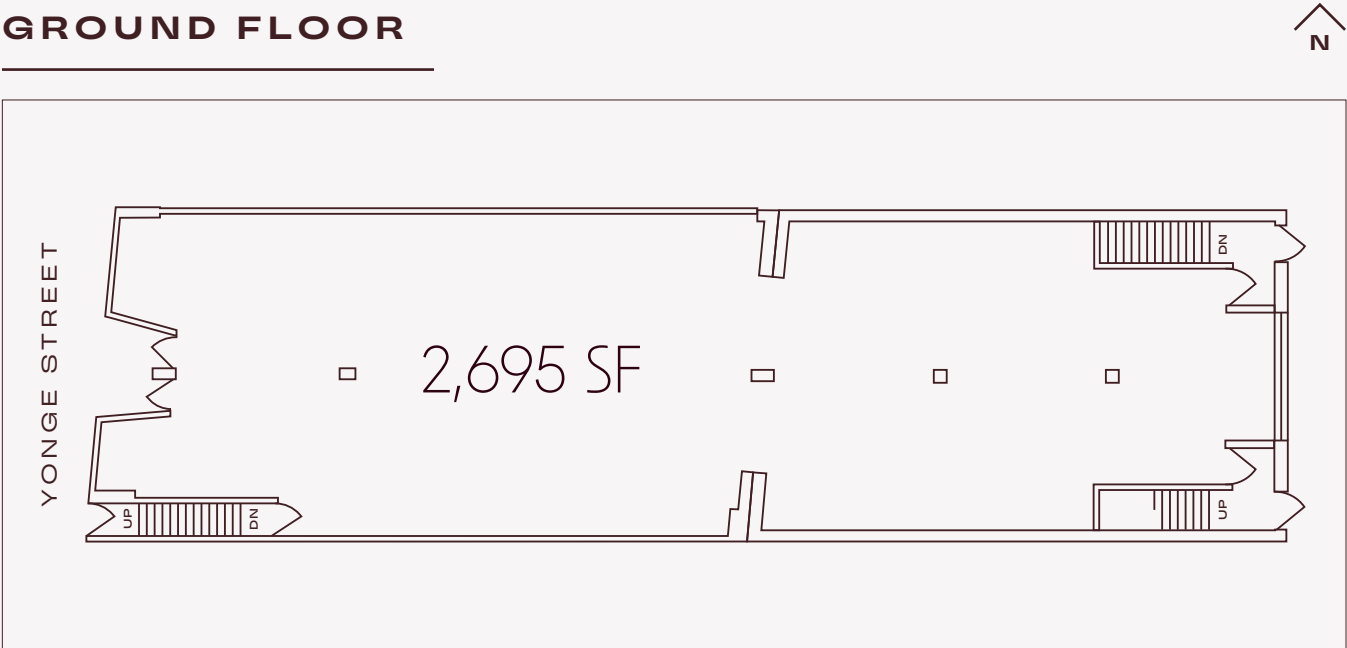
PROPERTY HIGHLIGHTS

- Prime location in the heart of the Yonge & Lawrence neighbourhood
- 33 FT of frontage onto Yonge Street with excellent visibility
- Close proximity to the Lawrence subway station and bus stops
- Rear parking available with laneway access
- Flexible leasing options – entire building or partial occupancy for various uses
- Neighbouring retailers include Pantry, CHOPHOP, Dollarama, Starbucks, RBC Royal Bank, and many more.

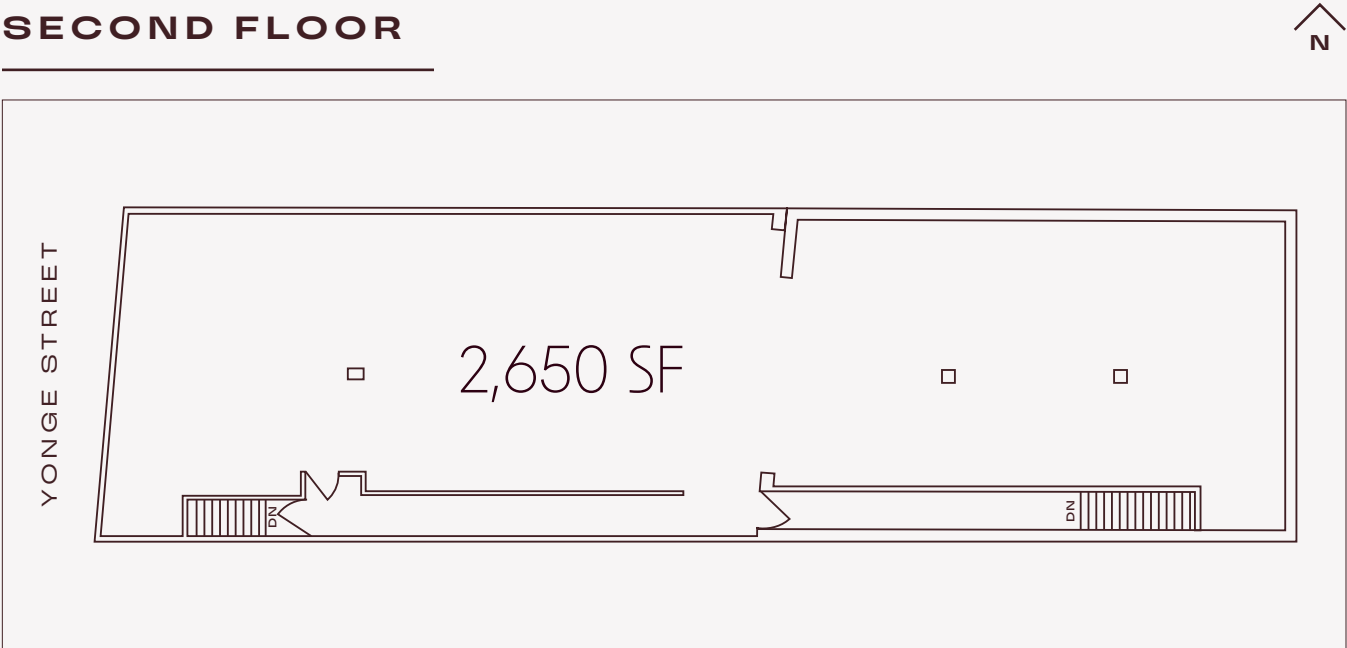
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FLOOR PLAN

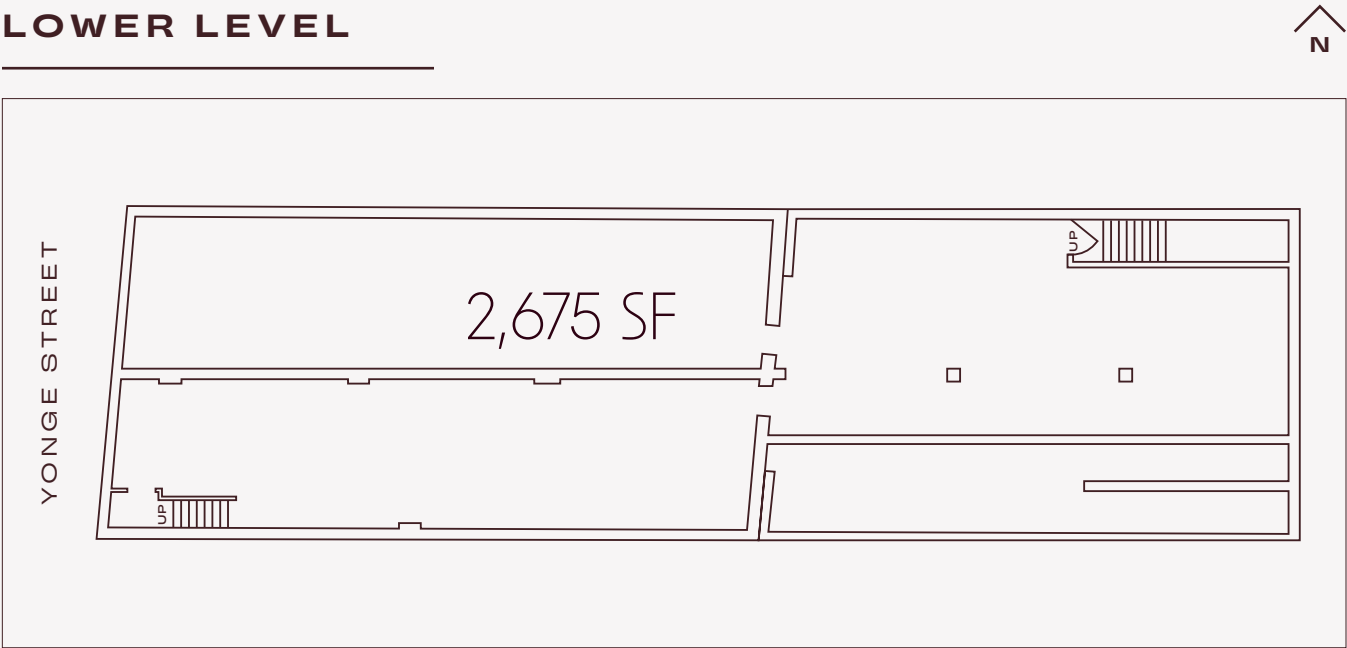
GROUND FLOOR



SECOND FLOOR



LOWER LEVEL



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LOCATION

● CAFES & RESTAURANTS

- 1. Starbucks
- 2. Subway
- 3. Limon Midtown
- 4. Gamberoni Restaurant
- 5. Trio Ristorante Pizzeria
- 6. shunoko
- 7. Chop Hop (Lawrence)
- 8. Pii Nong Thai Yonge
- 9. Sweetie Pie (Yonge)
- 10. Coppi
- 11. The Sushi Bar
- 12. The Monkey Bar & Grill
- 13. Shoushin
- 14. My Roti Place/My Dosa Place
- 15. McDonald's
- 16. Shawarma Royale
- 17. Gus Tacos
- 18. Brewing Brokers

● SHOPPING & AMENITIES

- 19. Dollarama
- 20. RBC Royal Bank
- 21. Games Workshop
- 22. Massage Addict
- 23. Twinkle Nails & Spa
- 24. Pashion Pilates
- 25. Tandem Studios
- 26. F45 Training Lawrence Park
- 27. Lili Viola Pilates
- 28. Paola Di
- 29. Mastermind Toys
- 30. LCBO
- 31. Pet Valu
- 32. Maryan's Fabric Ltd
- 33. Circle K
- 34. TD Canada Trust Branch & ATM
- 35. Lawrence Park Animal Hospital
- 36. Scotiabank
- 37. Metro

NEARBY DEVELOPMENTS

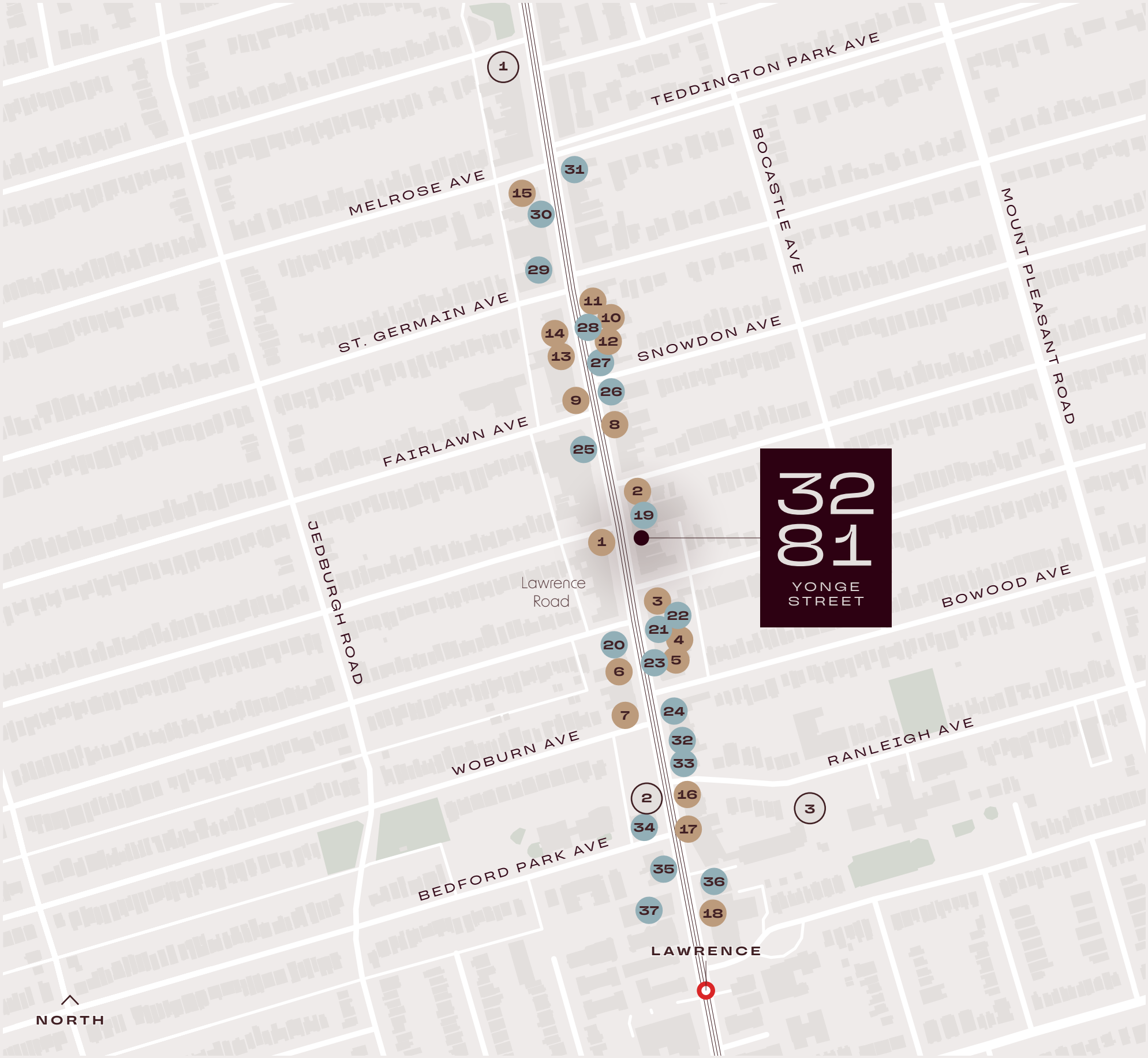
- 1

3440 Yonge Street
RESIDENTIAL UNITS TBD
STATUS Pre-Construction
- 2

3180 Yonge Street
RESIDENTIAL UNITS 109
STATUS Pre-Construction
- 3

47 Ranleigh Avenue
RESIDENTIAL UNITS 16
STATUS Pre-Construction

● TTC Subway Station ≡≡≡ TTC Subway Line



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**Broker. *Sales Representative