



2575

DANFORTH AVENUE

Retail For Lease

MULTIPLE RETAIL OPPORTUNITIES
IN THE HEART OF DANFORTH VILLAGE



Opportunity Overview

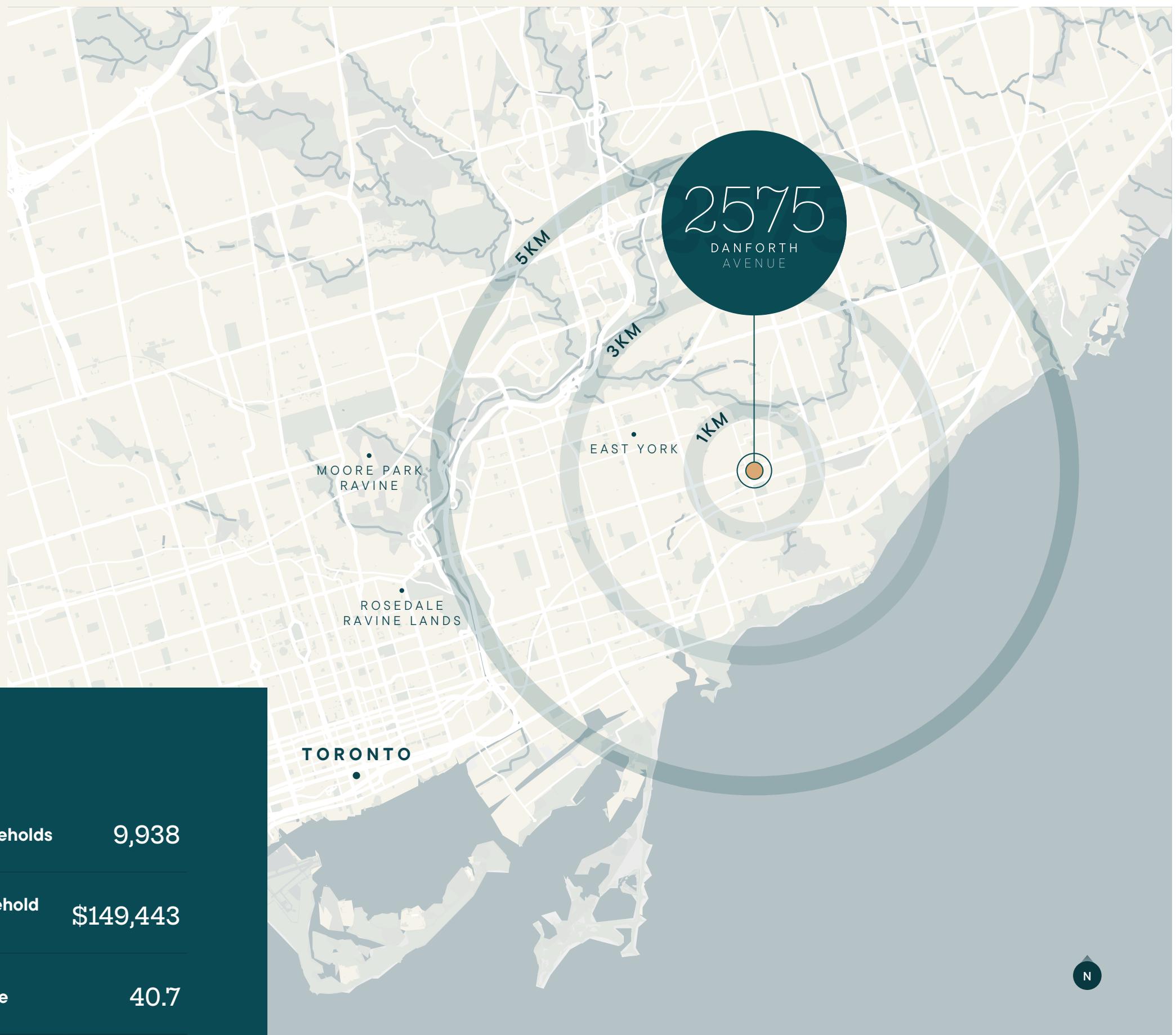
2575 Danforth Avenue offers multiple right-sized and large format retail opportunities in the heart of the Danforth Village.

This retail is situated at the base of Main Square Apartments, a mixed-use community with four separate slab-style buildings totaling 1,123 units.

Strategically located within a 2-minute walk of both Main Street Subway Station and Danforth Subway Station and the Danforth GO Train Station, this site has great access to public transit. Adding to its appeal, Canadian Tire and Sobeys are both within 200 meters, driving significant customer traffic to the area throughout the week and creating an ideal environment for retail success.

DEMOGRAPHICS (1KM)

 Total Population	25,100	 Total Households	9,938
 Daytime Population	21,909	 Avg. Household Income	\$149,443
 Growth Rate over next 5 Years	3.0%	 Median Age	40.7



Retail Overview

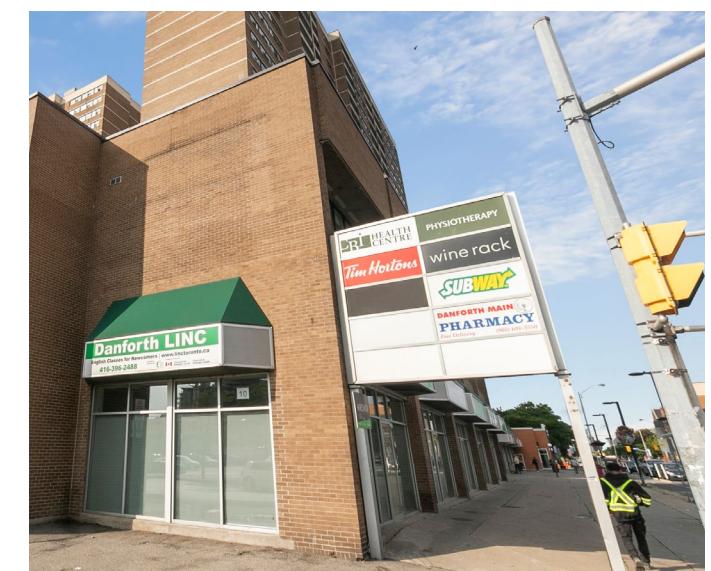
AVAILABILITIES

Unit 5-6	1,548 sf	Can be leased together or separately
Unit 7	2,316 sf	
Unit 12	11,297 sf	
Unit 14	716 sf	
Unit 8	2,793 sf	Can be leased together or separately
Unit 9	3,746 SF	
Unit 16	7,688 sf	

Net Rent Please contact Listing Agents

Additional Rent \$18.11 PSF (est. 2025)

Available Immediately



PROPERTY HIGHLIGHTS



Within **2-minute walk** of Main Street Subway Station and Danforth GO Station



Neighbouring tenants include **Subway**, **Canadian Tire**, **Scotiabank** and **Shoppers Drug Mart**



175 customer parking stalls (75 surface with 3-hour limit, 100 underground)



Grade level loading available



Retail storage space available



\$100 million landlord investment in redevelopment project

Area Overview

The Danforth and Main Street intersection serves as a vital transportation hub where the TTC's Line 2 subway and Danforth GO station converge, offering seamless connectivity to downtown Toronto and the broader GTA region.

Danforth Avenue features a vibrant mix of retailers including high-traffic anchors like **Canadian Tire**, **Shoppers Drug Mart**, and **Scotiabank** alongside independent boutiques, international restaurants, and fresh food markets that collectively create a dynamic shopping destination.

The neighborhood attracts a diverse demographic of families and young professionals who value the area's exceptional walkability, cultural amenities, and relatively affordable housing compared to downtown neighborhoods.

Recent development projects have brought renewed energy to this established east-end corridor, enhancing its appeal as both a residential community and retail destination while preserving the unique charm that makes the Danforth one of Toronto's most beloved districts.



Site Plan

Unit 5-6 1,548 sf
Unit 7 2,316 sf

Can be leased
together
or separately

Unit 12 11,297 sf
Unit 14 716 sf

Unit 8 2,793 sf
Unit 9 3,746 SF
Unit 16 7,688 sf

Can be leased
together
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DANFORTH AVENUE

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