



# Corner Retail For Lease

440 Danforth Avenue











# Overview

Located in the heart of The Danforth, one of Toronto’s most desirable neighbourhoods situated in the city’s east end, 440 Danforth Avenue offers an opportunity to secure a high-exposure restaurant location on the northeast corner of Danforth Avenue & Arundel Avenue. The location features a large front patio, dining areas on the ground floor and lower level, ample street frontage, and convenient access to Chester Station on the Bloor-Danforth subway line.

The Danforth, also known as Greektown, is known for its international mix of restaurants, cafes, bars, Greek Tavernas and pastry shops, as well as a vibrant mix of specialty boutiques. Most notably, Greektown hosts the annual Taste of the Danforth festival, drawing thousands of visitors to the neighbourhood.

# Demographics

		0.5km
	Population	6,386
	Daytime Population	6,706
	Avg. Household Income	\$184,261
	Median Age	42.5



# Property Details

**GROUND FLOOR** | 3,000 SF

**LOWER LEVEL** | 3,000 SF

**TOTAL** | 6,000 SF

**AVAILABLE** | Immediately

**TERM** | 5 - 10 Years

**NET RENT** | \$150,000 per annum

**ADDITIONAL RENT** | \$18.75 PSF (est. 2020)

## Highlights

- Pre-fixtured restaurant space on the ground floor and lower level
- Large front patio
- Prominent corner frontage along Danforth Avenue & Arundel Avenue
- Excellent signage and branding potential
- 200m from Chester Station on the Bloor-Danforth subway line



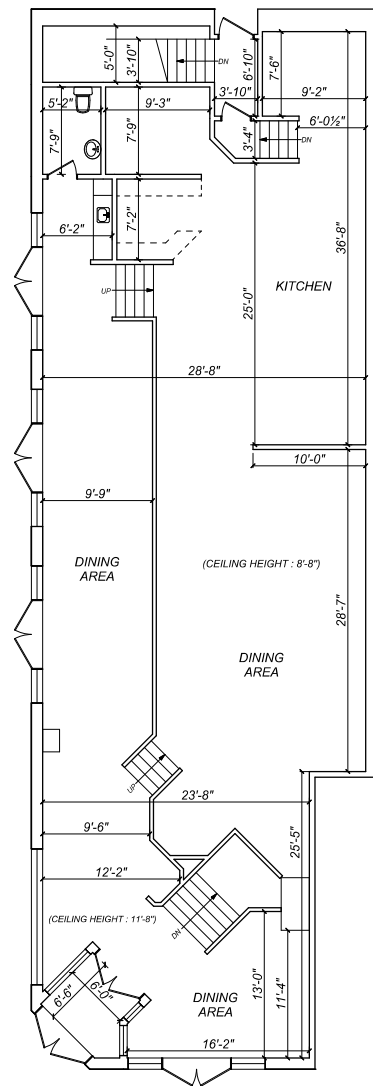


# Neighbouring Retail



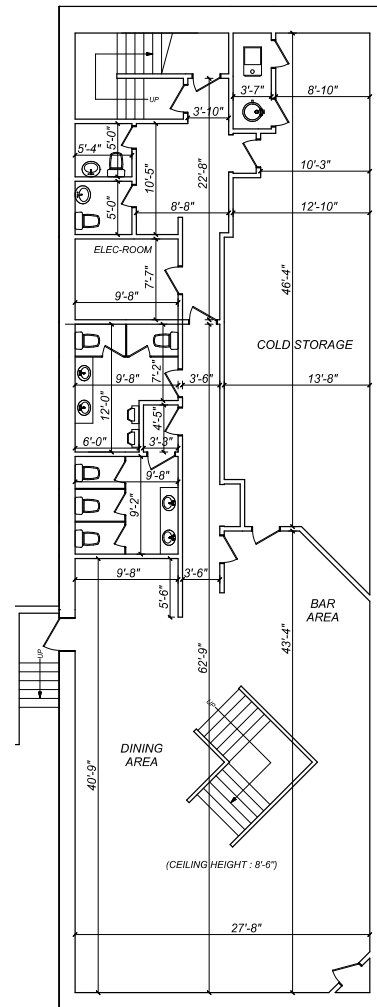
# Floor Plan

GROUND FLOOR | 3,000 SF



DANFORTH AVENUE

LOWER LEVEL | 3,000 SF



DANFORTH AVENUE

FOR LEASE | 440 DANFORTH AVENUE

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