221 Yonge Street

PREMIUM YONGE STREET CORNER **RETAIL FOR LEASE**



HIGH-STREET RETAIL OPPORTUNITY

Located directly across from North America's busiest shopping centre, 221 Yonge Street is a premier corner retail opportunity offering over 120 feet of wraparound exposure, perfect walk and transit scores and easy access to the Yonge-University Subway Line.

Steps from Yonge-Dundas Square, this three-storey corner building can be leased to one tenant, or multiple tenants (logical divisions will be considered) and comes with a full lower level. Neighboring retailers include Armani Exchange, EB Games, Foot Locker, H&M, Samsung, Shoppers Drug Mart, Sweat and Tonic, Urban Outfitters, Vans and many more.

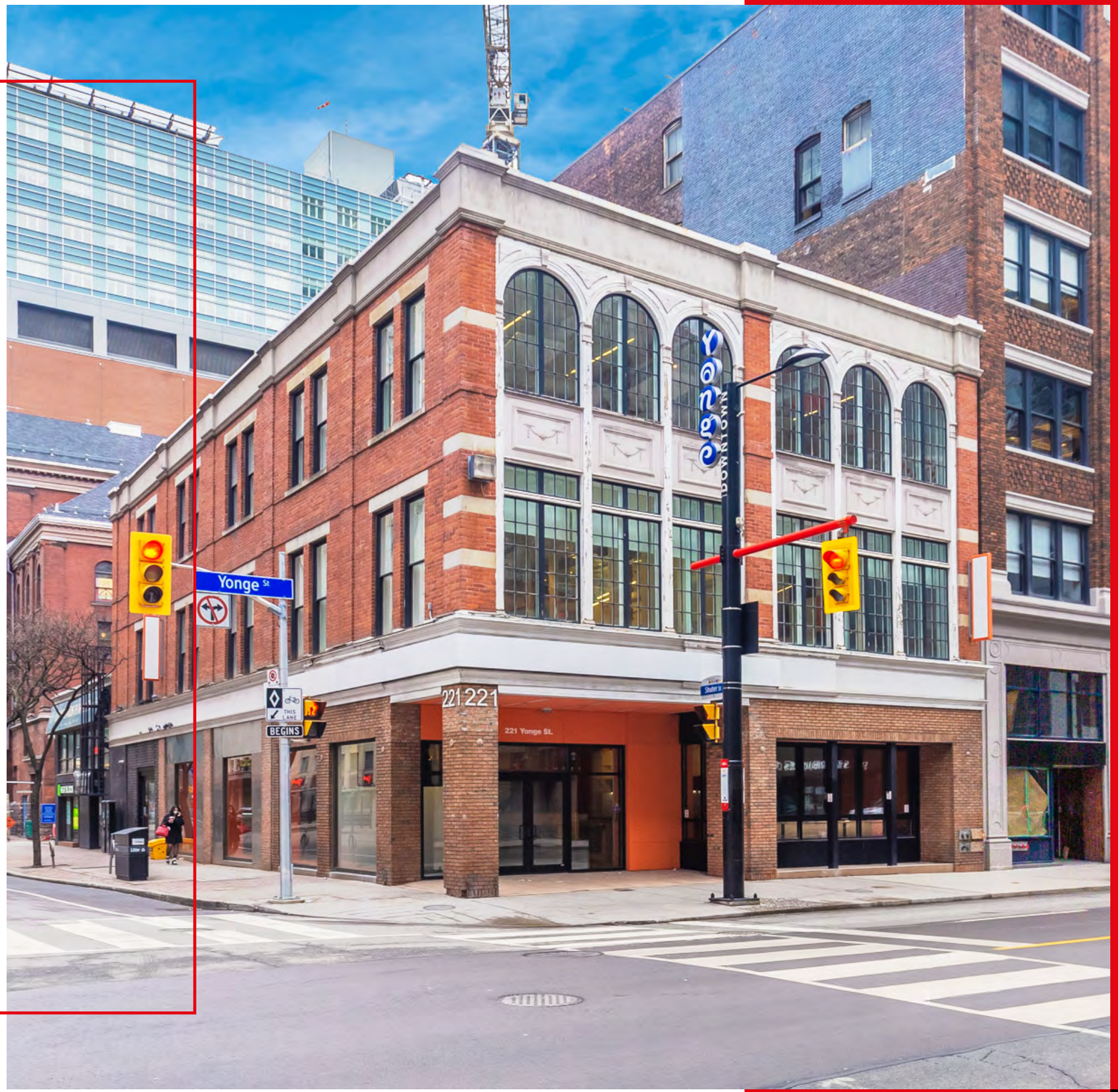
RETAIL OVERVIEW

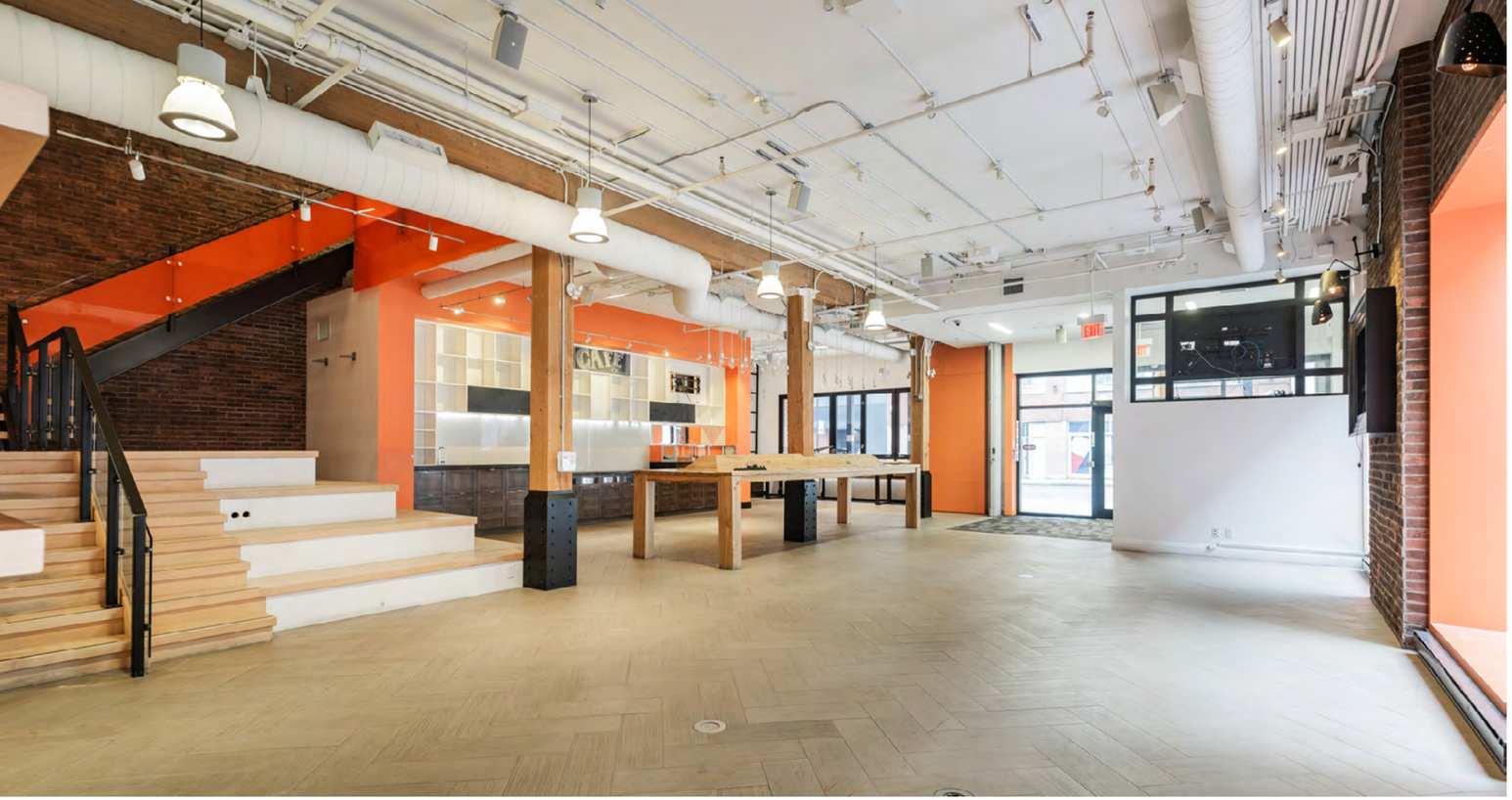
PROPERTY DETAILS:

Ground Floor:	3,732 SF	Can be leased together or separately
Second Floor:	3,886 SF	
Third Floor:	3,895 SF	
Total:	11,513 SF	
Available:	Immediately	
Term:	5-10 years	
Net Rent:	Contact Listing Agents	
Additional Rent:	$22.07 PSF (est. 2021)	

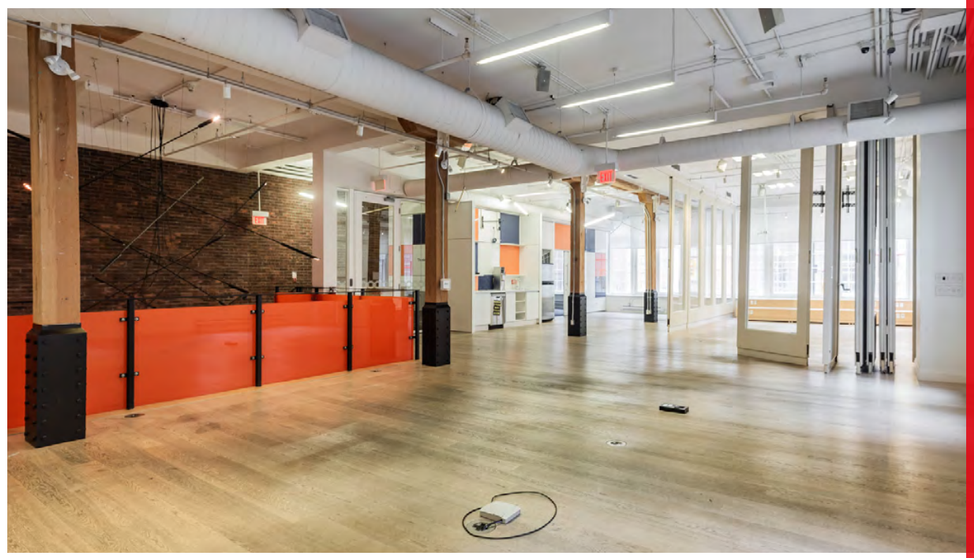
HIGHLIGHTS:

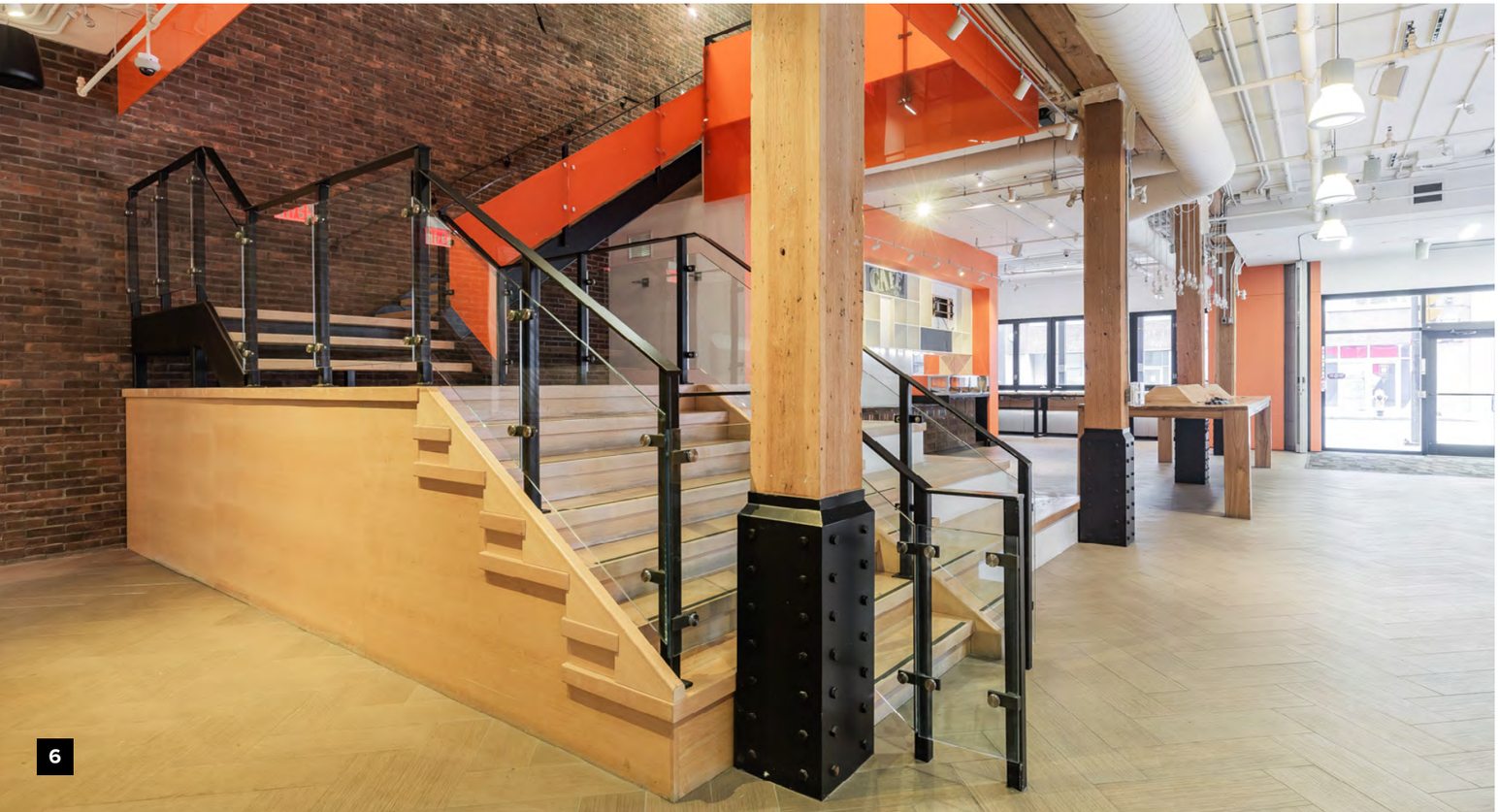
- 120 FT of wraparound corner exposure at Yonge and Shuter
- Premium corner location across from Toronto Eaton Centre
- Each level can be leased separately or together
- Potential to demise the ground floor
- 2,553 SF lower level
- Perfect walk score and transit score
- Excellent co-tenancies, including Shoppers Drug Mart, Sweat and Tonic, The 3 Brewers, Urban Outfitters and Vans

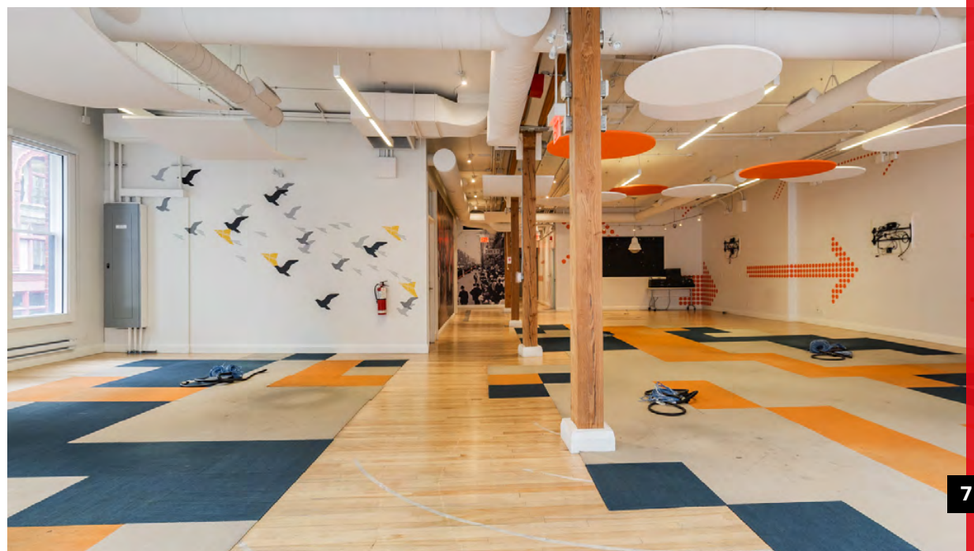






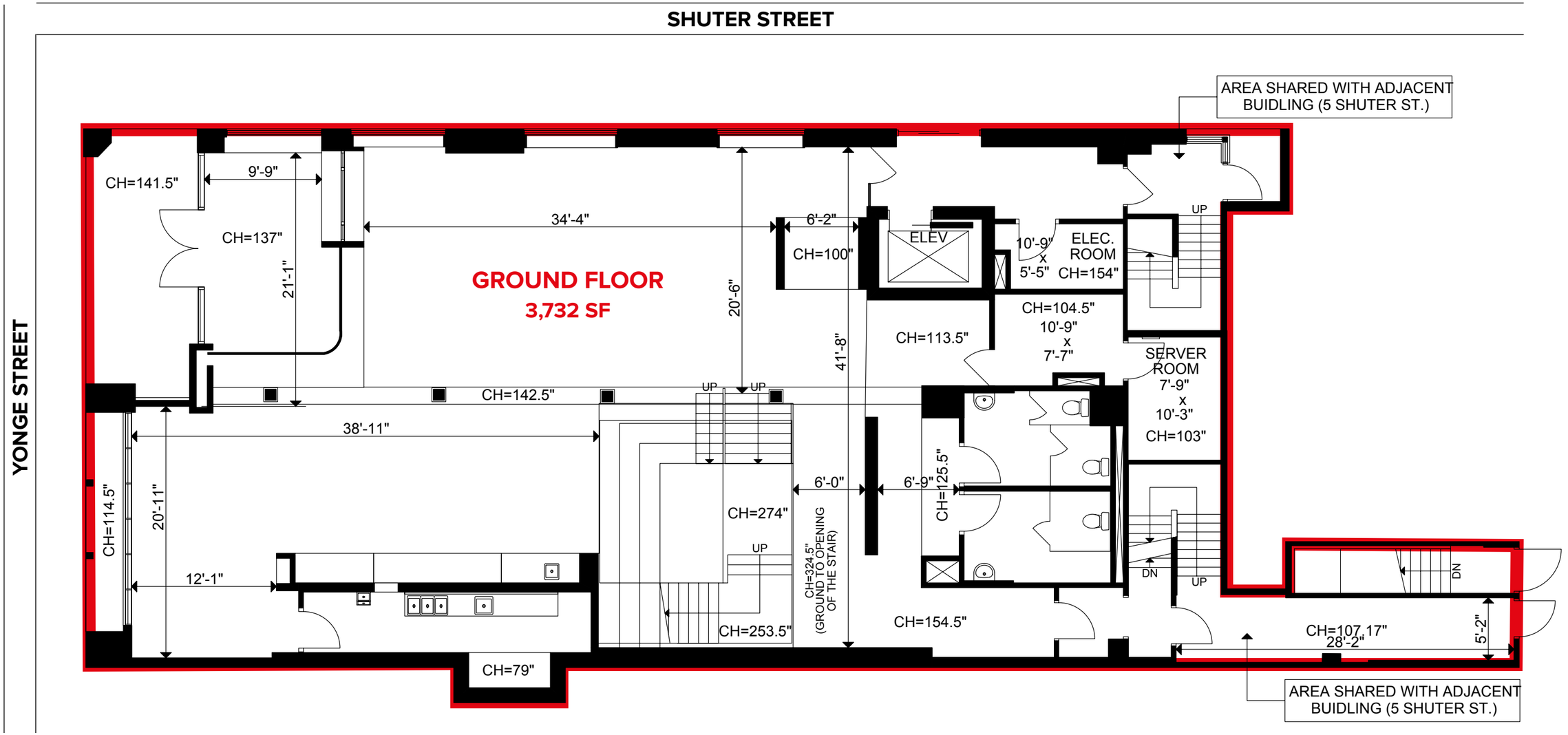






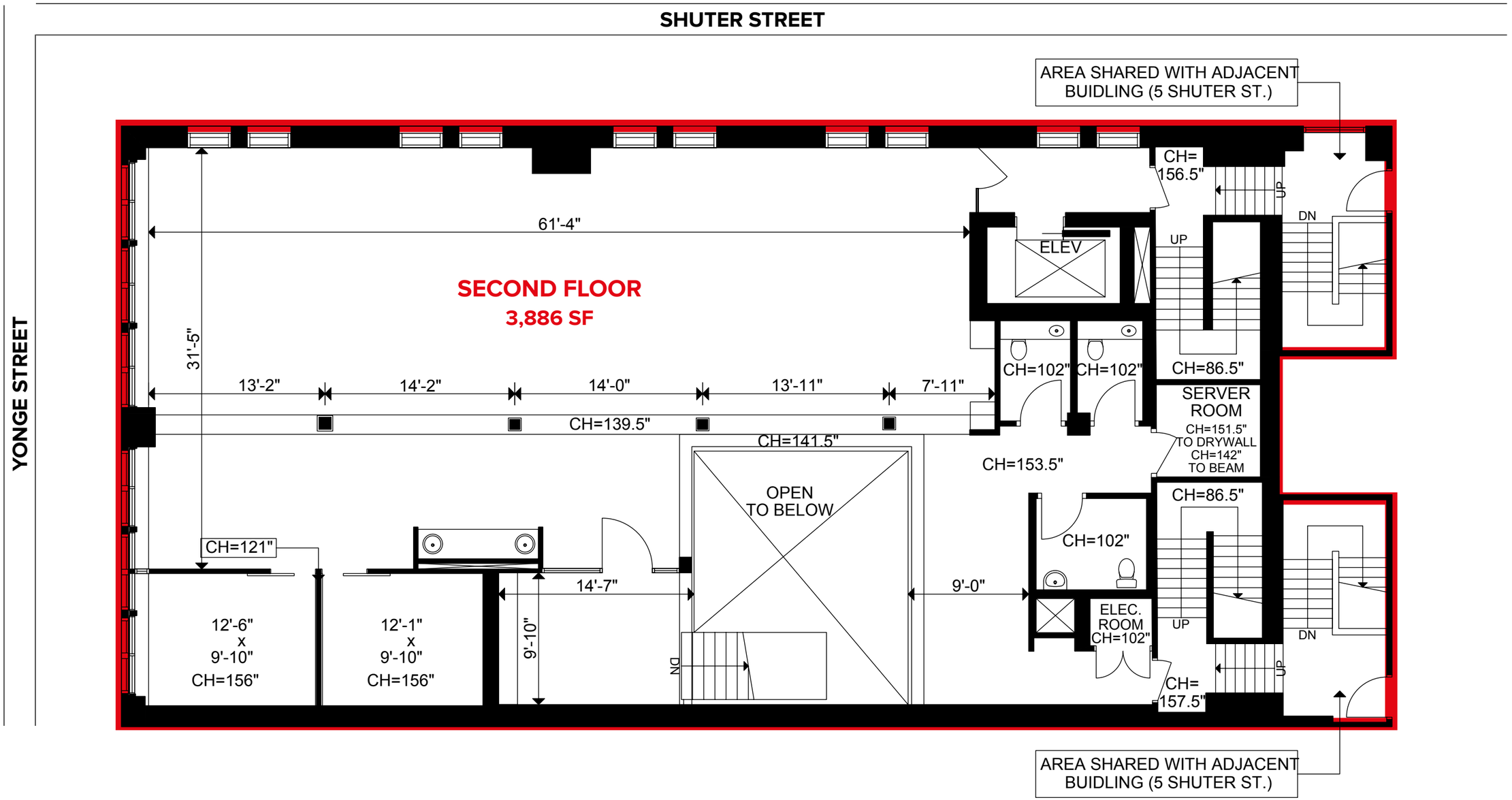
FLOOR PLAN

GROUND FLOOR



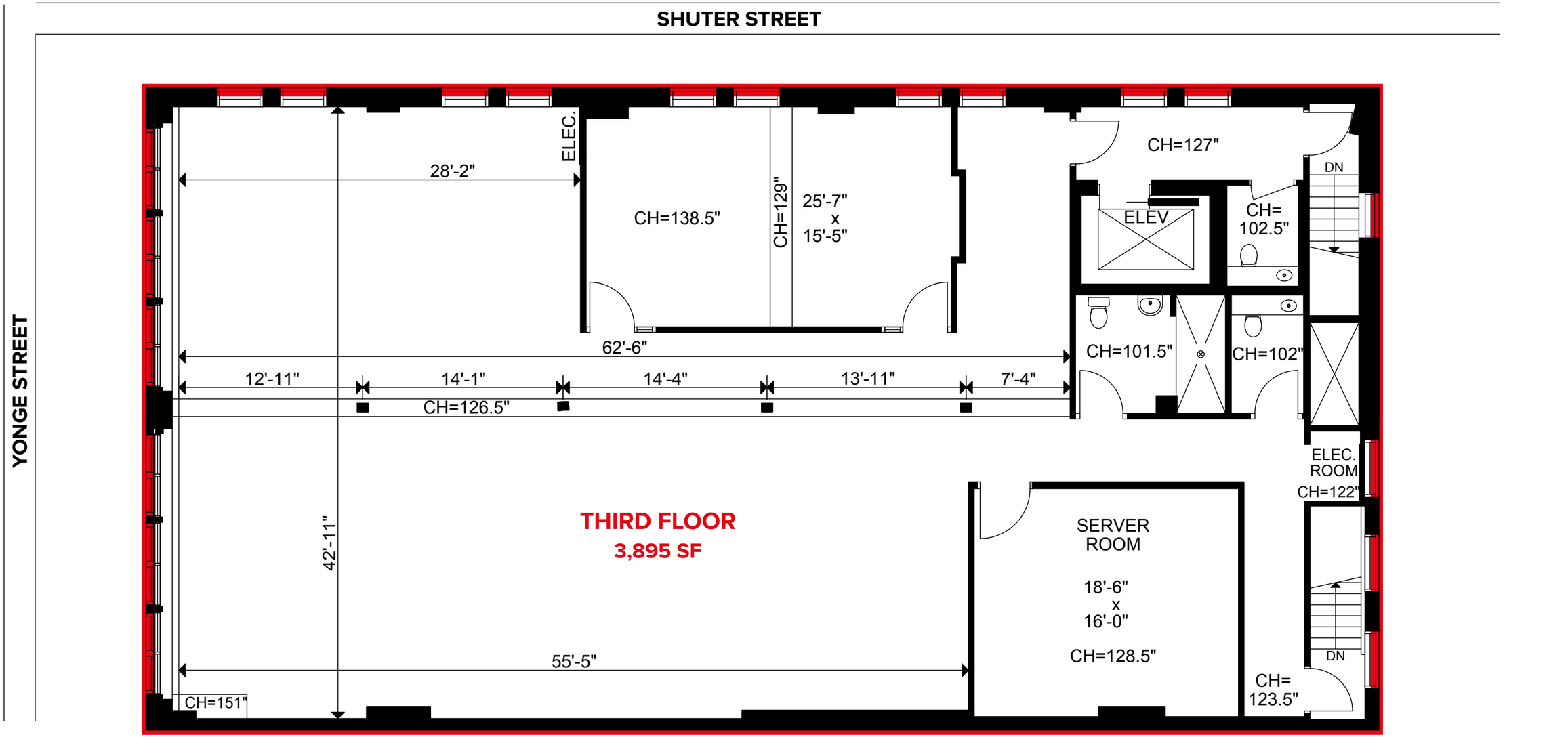
FLOOR PLAN

SECOND FLOOR

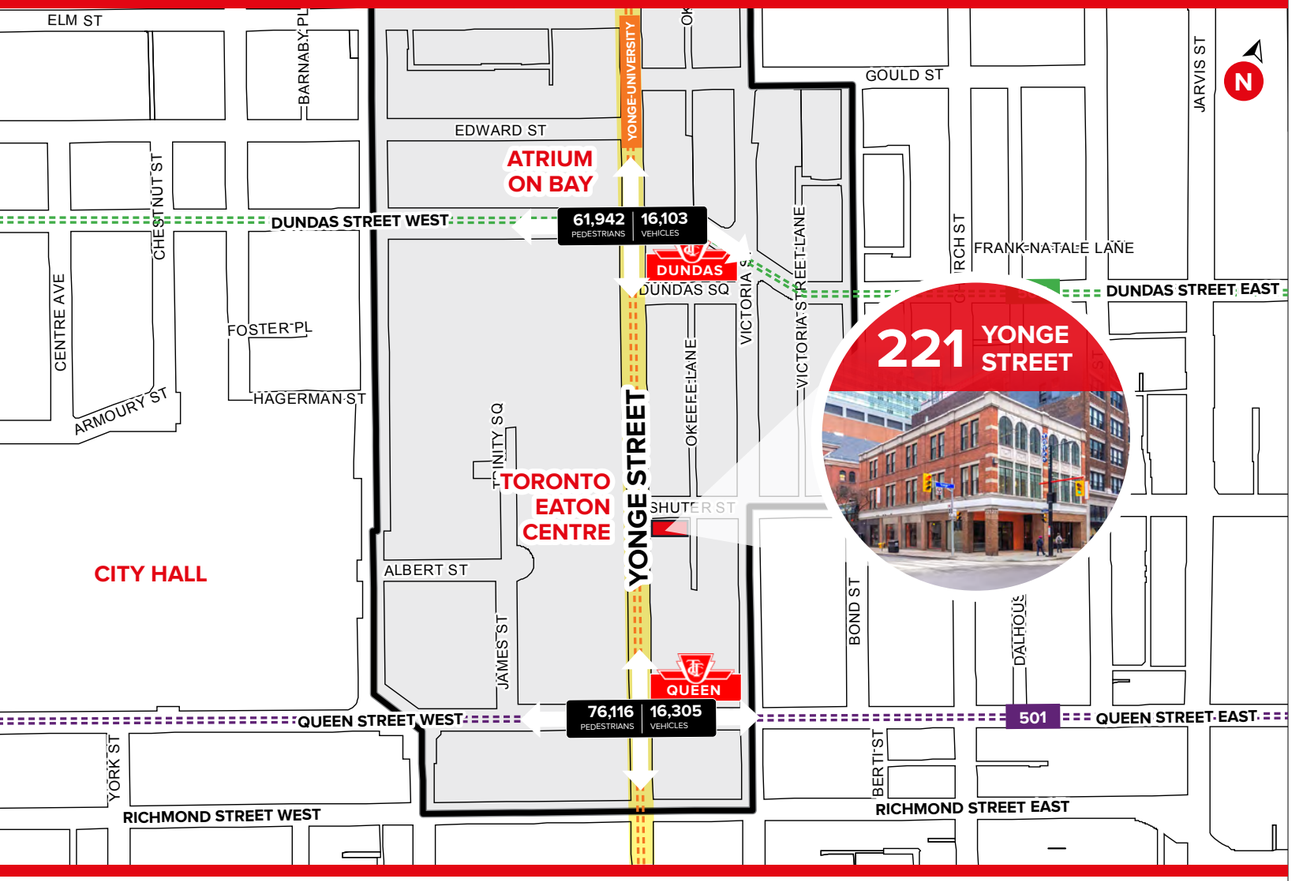


FLOOR PLAN

THIRD FLOOR



AREA OVERVIEW









AVERAGE DAILY WEEKDAY RIDERSHIP

Sources: Toronto Transit Commission; PiinPoint

55,100
501 Queen Streetcar

39,400
505 Dundas Streetcar

58,900
506 Carlton Streetcar

794,680
Yonge-University Subway Line

DEMOGRAPHICS

Within 1km Radius | Statistics Canada, 2020

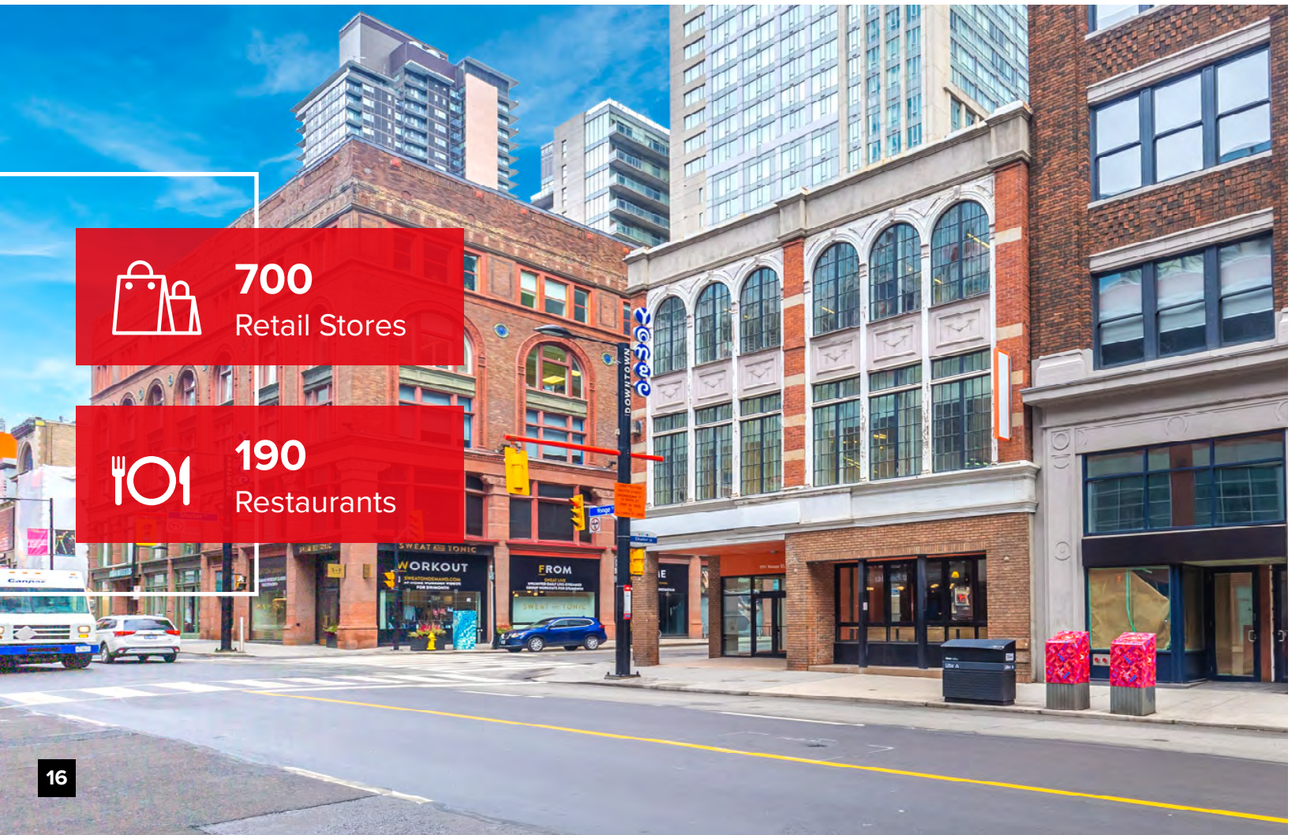
64,235
Total Population

23%
Growth Rate (2015-2020)

313,936
Daytime Population

$95,819
Average Household Income





700
Retail Stores

190
Restaurants

GERRARD ST W

- Fire & Flower
- H&R Block
- Hot Star Large Fried Chicken
- Bake Island
- CoCo Fresh Tea & Juice
- Cheers Cut
- Phat Pharaohs
- Osmow's

WALTON ST

- Canada Gifts
- Money Mart
- Kodak Lens
- McDonald's
- Poke Wrap
- Shoe Tree
- Vitaly
- Perfect Threading
- Aden Camera

ELM ST

- Scotiabank
- Champs
- H-Mart
- Yonge Street Warehouse
- Jollibee
- Dutch Love
- 7-Eleven
- Panera Bread

EDWARD ST

- West 49
- Pickle Barrel
- Foot Locker
- Rogers

DUNDAS ST W



50+M
Visitors Annually

QUEEN ST W

GERRARD ST E

YSL Residences
(Residential Units 1106 - 85 Storeys)

- Buffet Palace
- Body and Spirit Cannabis
- Zanzibar
- Site Office
- Cash Money
- Ali Baba's
- Ginger

- Ryerson Student Learning Centre
- Basil Box

GOULD ST

- 888 Craft Market (Land)
- Tokyo Smoke
- Five Guys Burgers & Fries
- Winners
- Chipotle Mexican Grill
- Rolltation Sushi Burrito
- Little Canada
- Adidas

YONGE STREET

DUNDAS ST E

Yonge / Dundas Square

DUNDAS SQUARE

- Shoppers Drug Mart
- Three Brewers
- Popeyes Louisiana Chicken
- EB Games
- Ed Mirvish Theatre
- Tim Hortons
- Downtown Jewellery Mart
- Paramount Fine Foods
- Available
- Vans
- Burger King
- Money Mart
- Stag Shop
- Hai Di Lo
- Urban Outfitters
- Sweat and Tonic

SHUTER ST

- 221 Yonge Street
- Circle K
- Firkin on Yonge
- Massey Tower
- HomeSense
- Elgin Theatre
- Bank of Montreal
- Bluestone Lane



QUEEN ST E



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