

# 247 Yonge Street

PREMIUM YONGE STREET RETAIL FOR SUB-LEASE





# HIGH-STREET RETAIL OPPORTUNITY

Situated across the street from the Toronto Eaton Centre, North America's busiest shopping mall, 247 Yonge Street is an excellent opportunity to secure 45 FT of flagship retail frontage on the east side of Yonge Street, just south of Yonge-Dundas Square.

Featuring 10,252 square feet over the ground and second floor, plus over 2,500 SF of lower level space, the building is suitable for a variety of retailers looking to secure the entire building.

This location boasts a perfect walk score and transit score, and can be easily accessed via multiple transit lines, including the Yonge-University subway line, and the 501 Queen and 505 Dundas streetcar lines. Surrounded by local and international retailers such as Vans, Urban Outfitters, and Sweat and Tonic, 247 Yonge Street is a landmark retail opportunity.



**45 FT**  
Frontage



**10,252 SF**  
Retail Space





# PROPERTY OVERVIEW

## DETAILS

Ground Floor: 6,128 SF

Second Floor: 4,124 SF

Total: 10,252 SF

Available: Immediately

Term: 5-10 years

Net Rent: Contact Listing Agents

Additional Rent: \$29.19 (est. 2021)

## HIGHLIGHTS

- 45 FT of frontage on the east side of Yonge Street
- Flagship branding and exposure opportunity
- 2,522 SF lower level
- Premium location across from the Toronto Eaton Centre and a short distance from Dundas Station and Queen Station
- Perfect walk score and transit score
- Excellent co-tenancies, including Vans, Urban Outfitters, Sweat and Tonic, 3 Brewers and Shoppers Drug Mart



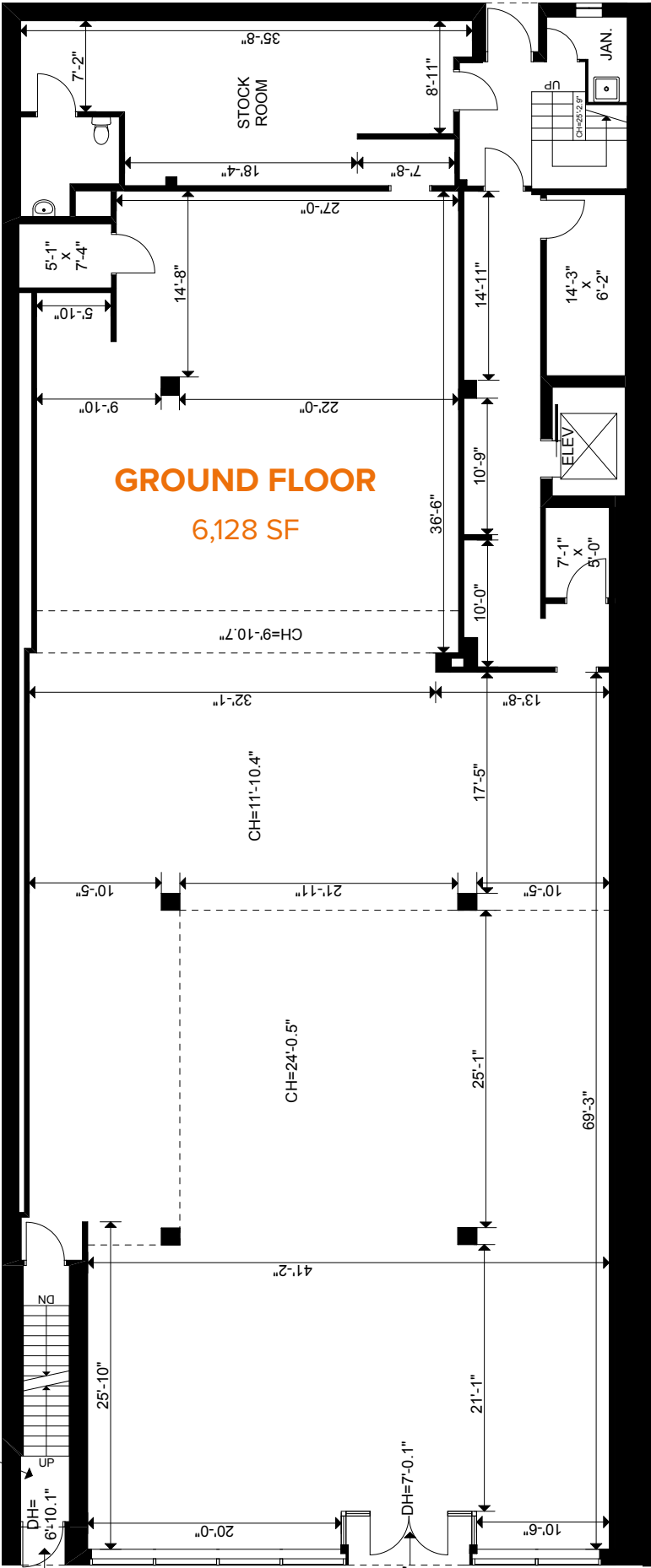




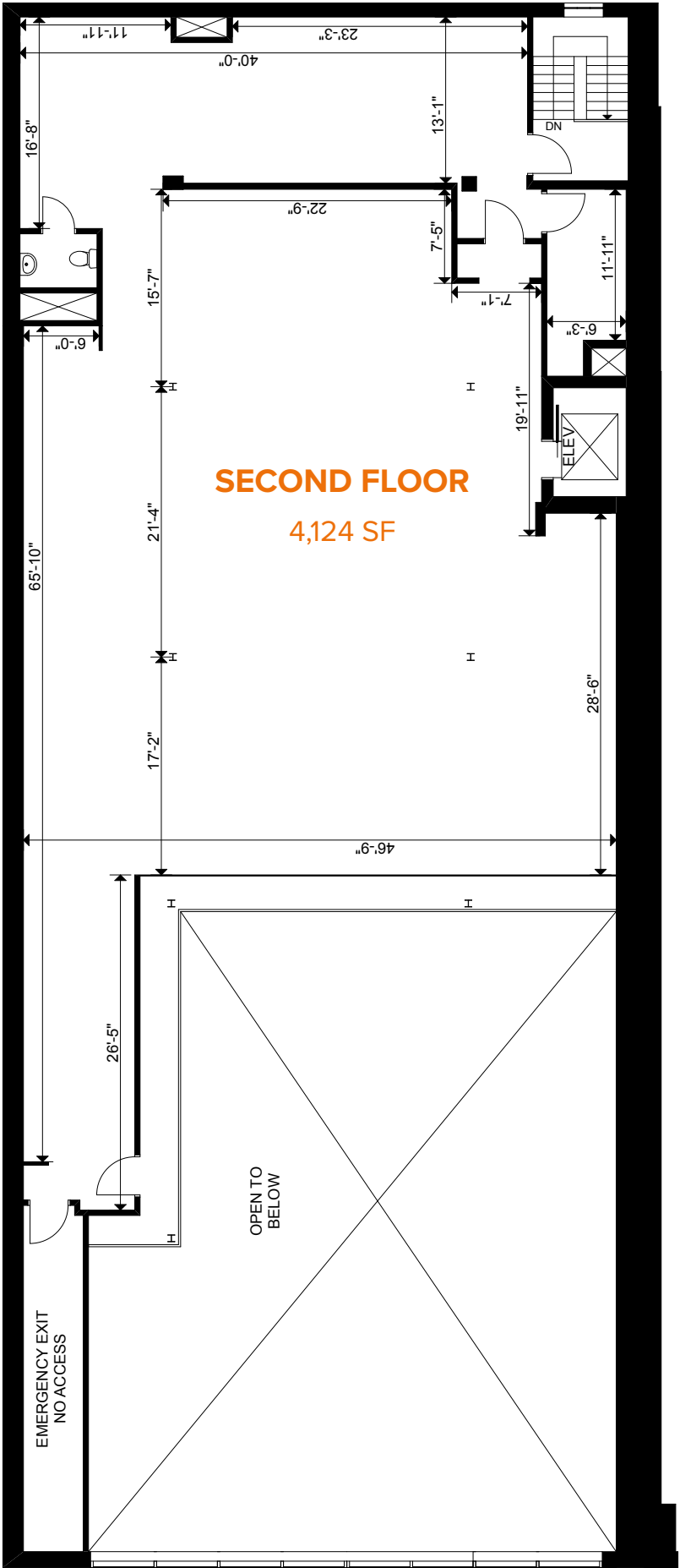


FLOOR PLANS

YONGE STREET



YONGE STREET



# AREA OVERVIEW

The property is located within the boundaries of the Downtown Yonge Business Improvement Area. It is conveniently situated just a 2-minute walk south of Dundas Station and a 4-minute walk north of Queen Station on the Yonge-University Subway Line. Within minutes, passengers can reach Union Station and Bloor-Yonge Station, two of the city’s primary transit hubs, further connecting them with other transit lines and systems including the Bloor-Danforth Subway Line, Go Transit, UP Express, and Via Rail.

## DEMOGRAPHICS

Within 1km Radius | Statistics Canada, 2021



**64,235**  
Total Population



**23%**  
Growth Rate (2015-2020)




**313,936**  
Daytime Population




**\$95,819**  
Average Household Income

## AVERAGE DAILY WEEKDAY RIDERSHIP


Sources: Toronto Transit Commission; PiinPoint




**55,100**  
501 Queen Streetcar



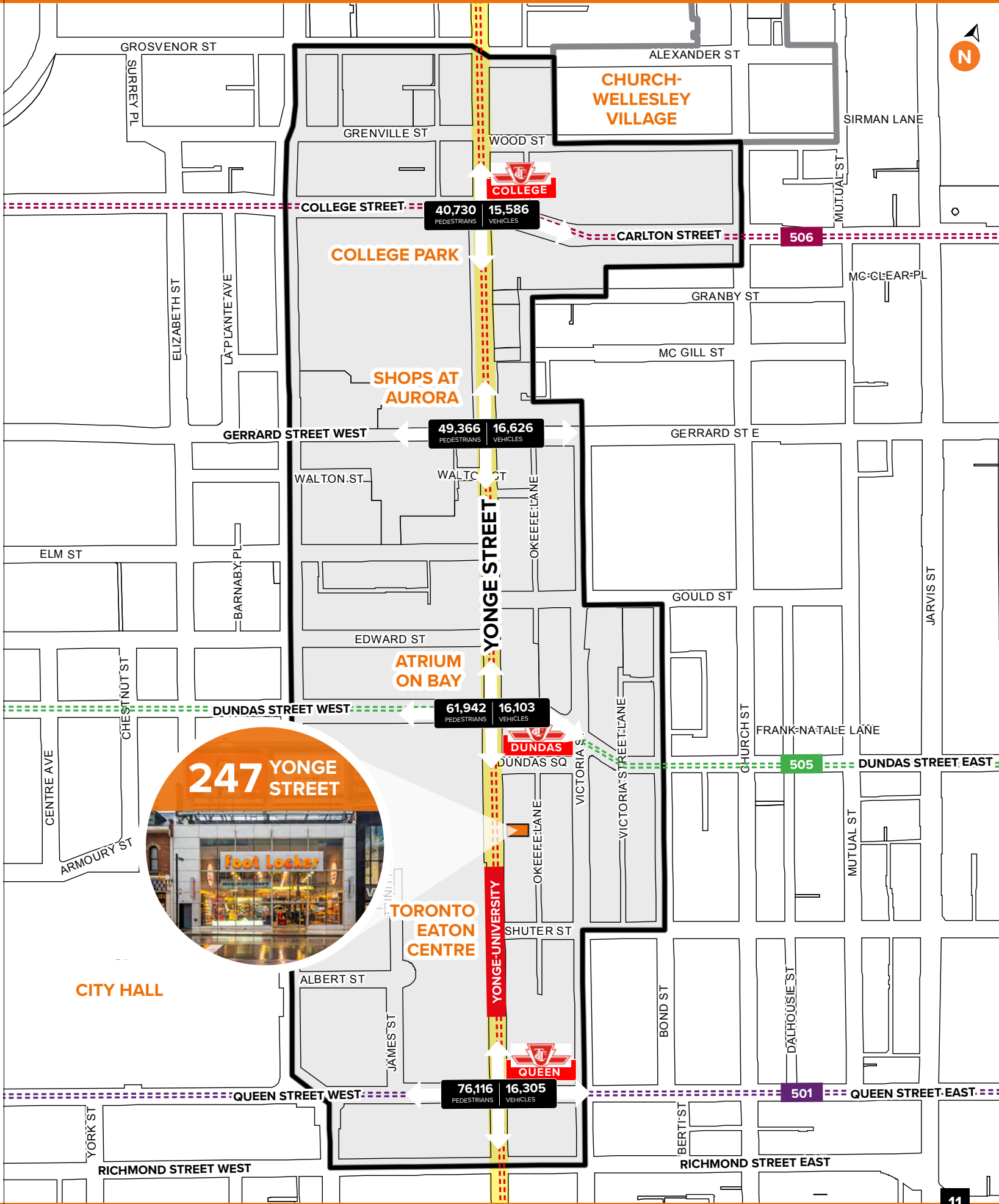
**39,400**  
505 Dundas Streetcar



**58,900**  
506 Carlton Streetcar



**794,680**  
Yonge-University Subway Line



# AREA DEVELOPMENTS

- 1

Lanterra Developments  
501 Yonge Street  
832 Units
- 2

Greenwin  
26 Grenville Street  
844 Units
- 3

QuadReal  
484-494 Yonge Street  
450 Units
- 4

KingSett Capital  
475 Yonge Street  
985 Units
- 5

Canderel  
460 Yonge Street  
639 Units
- 6

Northam Realty  
2 Carlton Street  
942 Units
- 7

Tribute  
70 Carlton Street  
524 Units
- 8

Oddfellows Hall  
2 College Street  
Commercial Development
- 9

Yonge Street EA  
Phase 2  
2020-2022
- 10

Yonge Street EA  
Phase 1  
2017-2020
- 11

College Station  
Upgrades  
Q2 2020
- 12

SunCom  
415 Yonge Street  
450 Units
- 13

Antorisa Investments  
280 Jarvis Street  
298 Units
- 14

KingSett Capital  
700 Bay Street  
274 Units
- 15

Great Eagle Holding  
33 Gerrard Street West  
2,138 Units
- 16

Cresford Developments  
385 Yonge Street  
1,106 Units
- 17

SickKids  
175 Elizabeth Street
- 18

Pemberton Group  
8 Elm Street  
727 Units
- 19

Ryerson Public Realm  
Q3 2020
- 20

Conservatory Group  
100 Edward Street  
526 Units
- 21

Lifetime Developments  
20 Edward Street  
555 Units
- 22

Lalani Site  
Redevelopment  
355 Yonge Street  
165 Units
- 23

KingSett Capital  
595 Bay Street  
Commercial Development
- 24

Hydro One EA  
2021
- 25

BMO Urban Campus  
260 Yonge Street  
Commercial Development
- 26

Sentinel (Church)  
Holdings Inc  
215 Church Street  
604 Units
- 27

Tribute Communities  
75 Mutual Street  
363 Units
- 28

CentreCourt  
Developments  
193 Church Street  
482 Units
- 29

The Sher Corporation  
& DREAM  
59 Mutual Street  
268 Units
- 30

Menkes Developments  
60 Shuter Street  
321 Units
- 31

Northam Realty  
483 Bay Street  
590 Units
- 32

Massey Hall  
178 Victoria Street
- 33

Shuter Wing  
Replacement  
30 Bond Street
- 34

Yonge & Gerrard  
Partners Inc.  
372-378 Yonge Street  
406 Units
- 35

Old City Hall Museum  
Q2 2023
- 36

St. Mike's Hospital  
Expansion  
131 Victoria Street
- 37

Pemberton Group  
139 Church Street  
536 Units
- 38

St. Thomas  
Developments  
88 Queen Street East  
569 Units
- 39

Cadillac Fairview  
2 Queen Street West  
Commercial Development
- 40

Bazis  
60 Queen Street East  
445 Units
- 41

KingSett Capital  
510-528 Yonge Street  
500 Units

16,539

Upcoming Residential Units

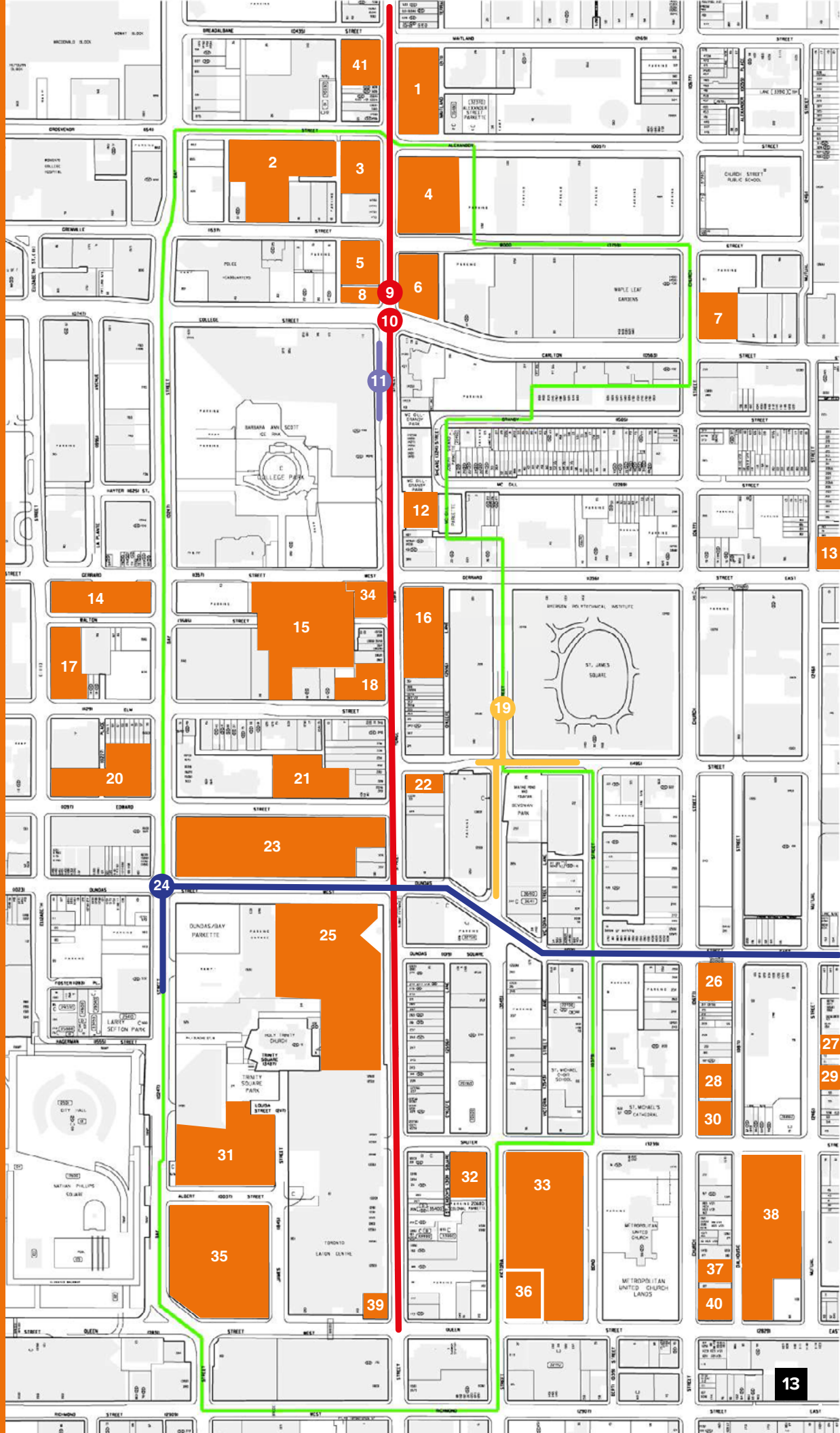
LEGEND

Boundary

Roads

Buildings

Sources: Downtown Yonge BIA; Retail Council of Canada







 **700**  
Retail Stores

 **190**  
Restaurants

# DOWNTOWN YONGE RETAIL NODE

Downtown Yonge encompasses over 4 million square feet of retail space. As the heart of Toronto, Downtown Yonge is the place to find some of the best business, shopping and entertainment. Visitors can enjoy a range of shopping choices, with four malls – including the Toronto Eaton Centre, Atrium on Bay, College Park and 10 Dundas East - and a multitude of unique and boutique streetfront retail.

The Toronto Eaton Centre, the busiest shopping mall in North America, is located right in the heart of Downtown Yonge, boasting over 50 million visitors annually. It is also one of the top malls in Canada by sales per square foot and the 2nd largest in Canada by square footage.

Sources: Downtown Yonge BIA; Retail Council of Canada





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