



446 Front Street East

Corner Retail for Lease at Front St E & Rolling Mills Road



CBRE

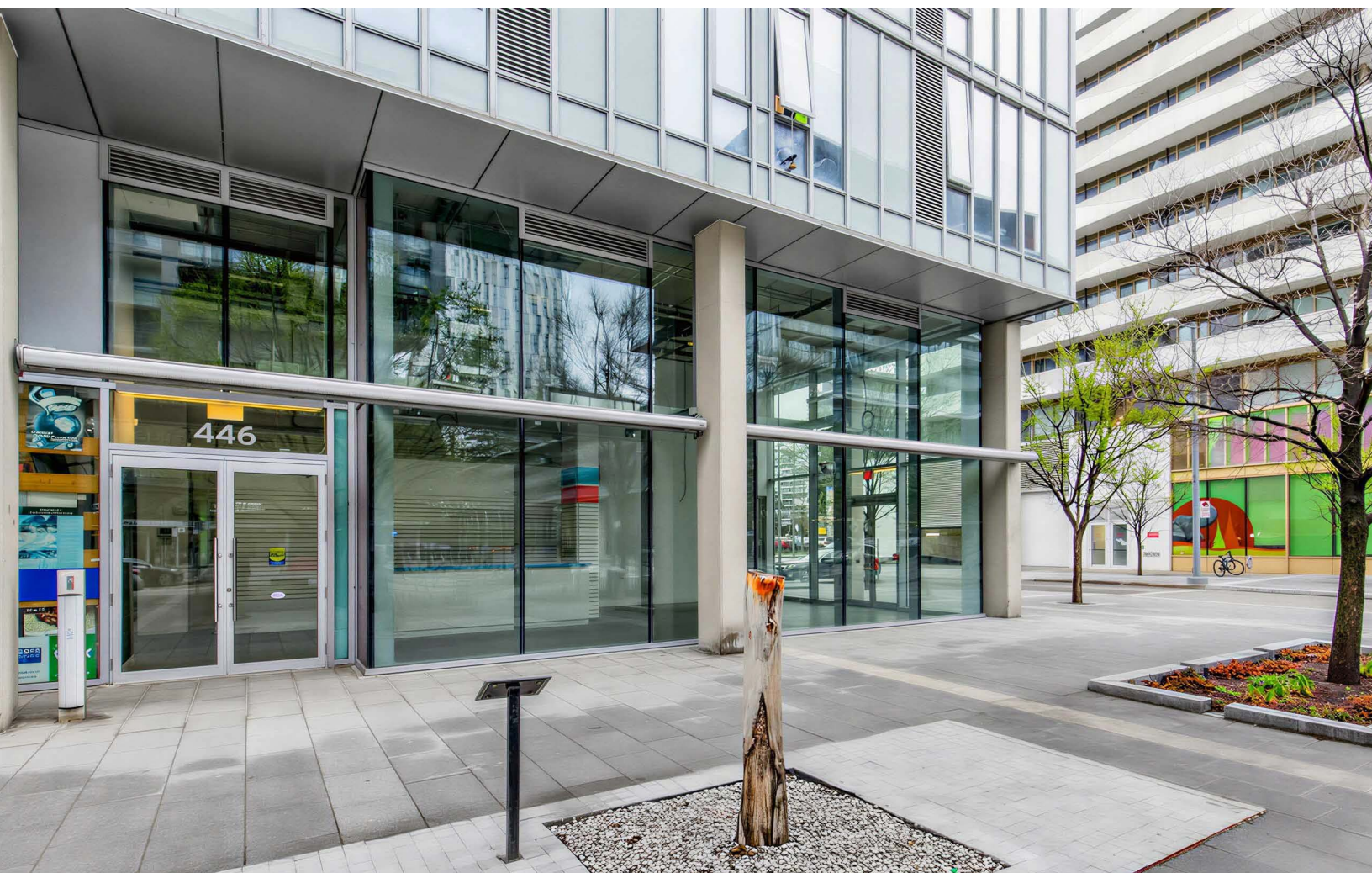


446 Front Street East

Retail for Lease

Retail Area	1,110 SF
Possession	Immediate
Net Rent	\$50.00 PSF
Additional Rent	\$24.37 per PSF
Frontage	41 FT on Front St. E 22 FT on Rolling Mills Rd

- Prominent end-cap unit at the corner of Front Street Promenade and Rolling Mills Rd
- Steps from 504 streetcar stop and Distillery Loop
- Space built out with beautiful high ceilings

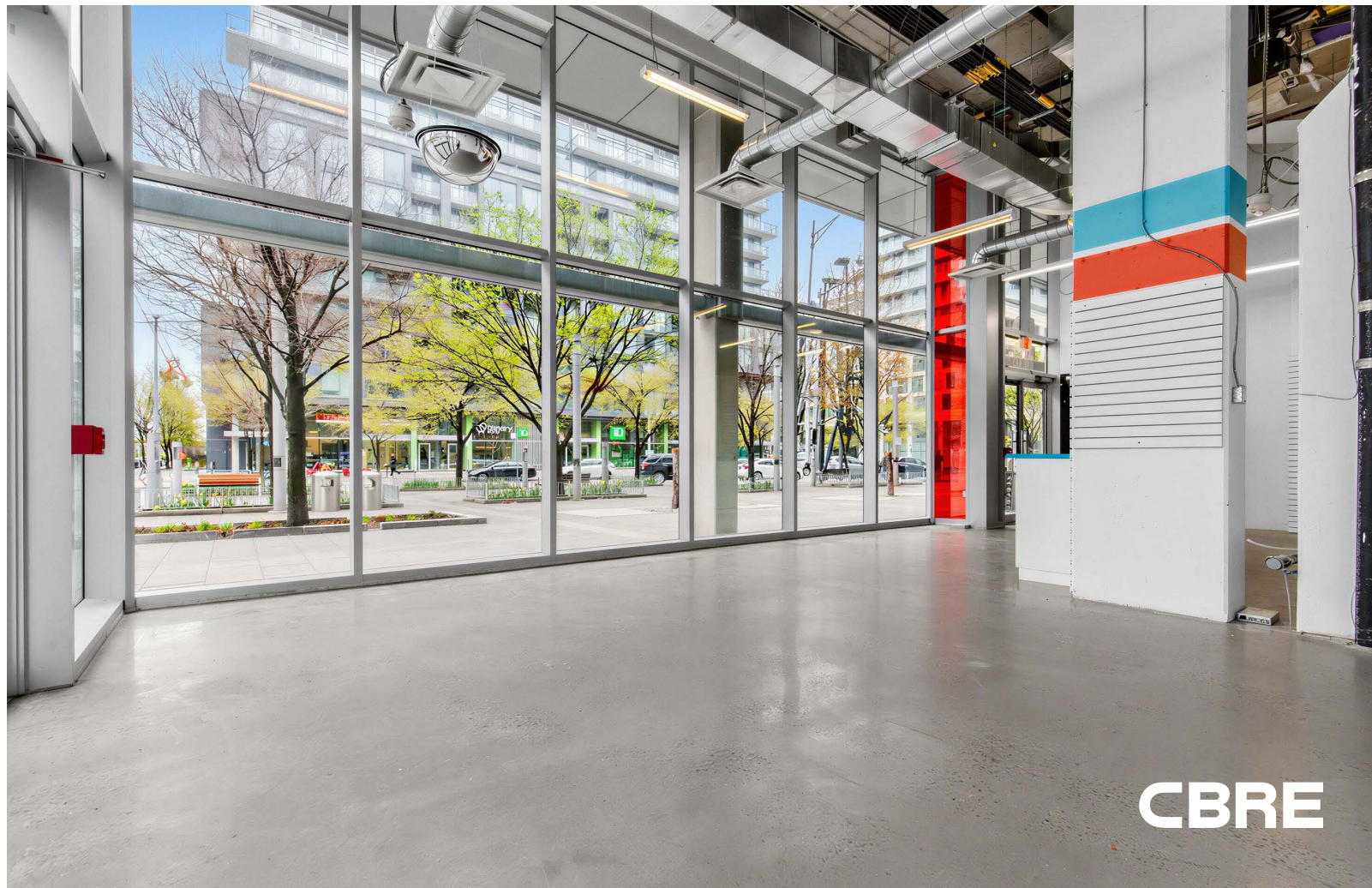
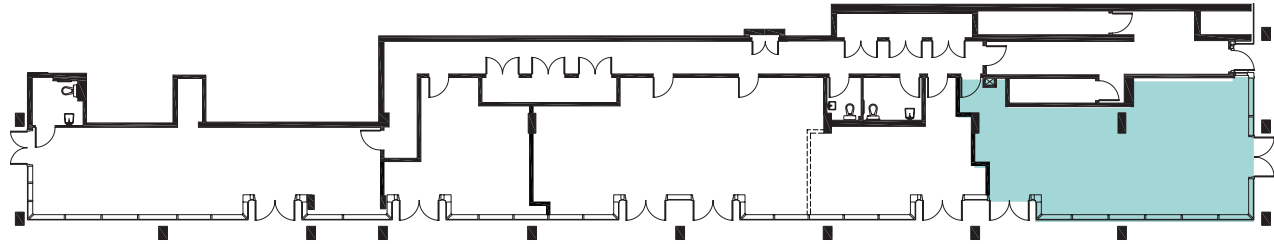
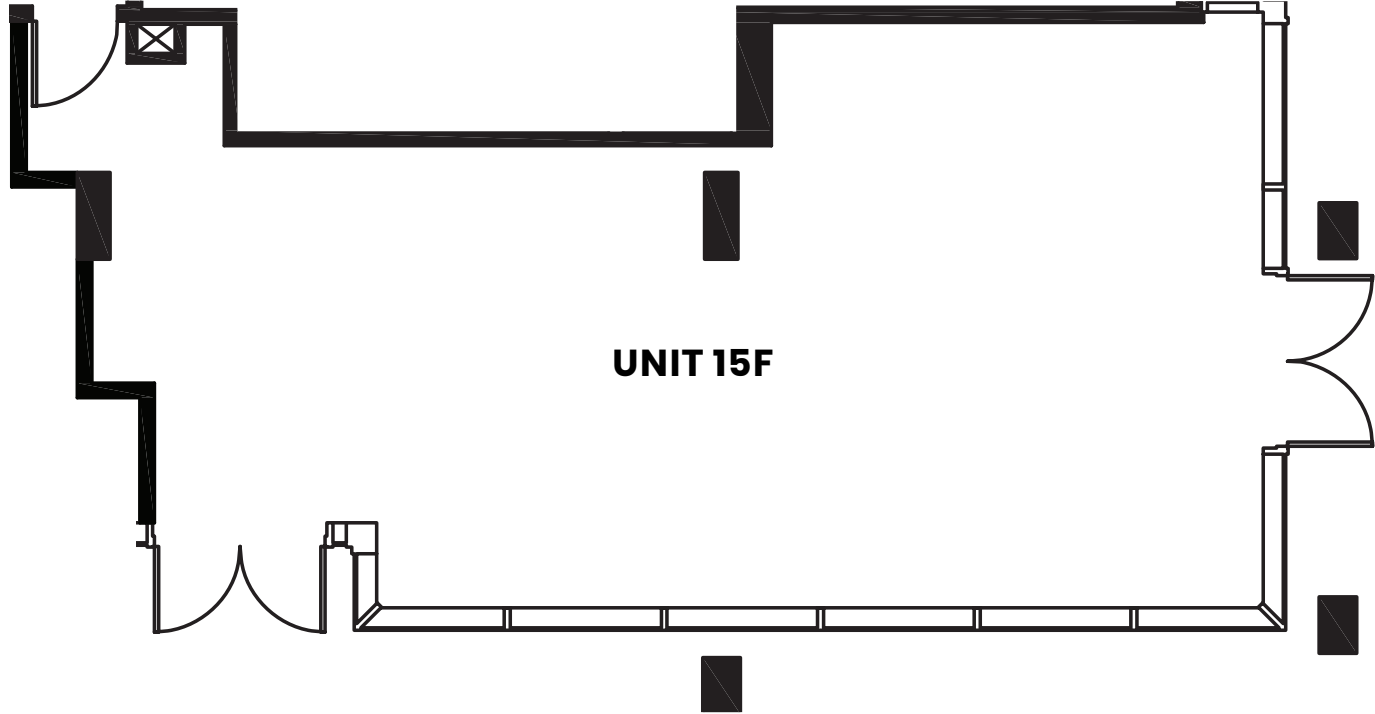


Building Information

# of Residents	145
Year Built	2014
Floors	10

Floor Plan

1,110 SF





Introducing Canary District, a visionary community taking shape in the heart of Toronto's fast-growing area east of downtown. When completed, Canary District will be Toronto's biggest urban village with thousands of new homes and condominiums in a brilliantly planned neighbourhood. Rich in amenities such as the 18-acre Corktown Common park, Toronto's flagship YMCA facility, a George Brown College residence, transit routes, shopping, culture, dining and more. Canary District will be an extraordinary place to live, work, and play.





Population

Nearly 100,000 people from all walks of life – singles, couples, families with kids, first time home buyers, empty nesters, college students – surround the Canary District. This population is projected to rise significantly with continued residential development in the downtown east side and on the waterfront.

*Household Summary

Total Existing Residential Dwellings	44,491
Total Future New Build Units	3,847
Total Units	6,148

Population Summary

Total Existing Population	71,584
Projected Incremental Population	5,809
Total Population at Completion	9,283

*Information based off existing buildings, approved applications, and/or latest development applications for future buildings. Subject to change.

Population Statistics

	Toronto Benchmark	Canary District 1.5km radius
Population	6,240,420	71,577
Households	2,281,170	39,677
Average Age	40.6	39.4
Ages 25 - 34	100.0	19,953
1 person households	100.0	20,478
Average household income	\$108,959	\$50,400



Transit

Canary District is located within a well-planned network of arterial roads, highways, subways, streetcar and bus routes linking it to every corner of the city.

The King Streetcar line travels down Cherry Street, allowing for a seamless transition in and out of the downtown core. The East Harbour Transit Hub is a new interchange station serving the Riverdale, Riverside and Leslieville communities, located immediately east of the Don Valley Parkway and south of Eastern Avenue. Connecting to the Lakeshore East and Stouffville GO lines, as well as the future Ontario Line subway, this transformative project will provide access to GO trains and TTC services all in one location.

Future Ontario Line

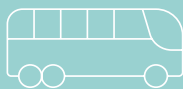
The Ontario Line will be a 15.6-kilometre subway line that will make it faster and easier to travel within Toronto and beyond. The line will bring 15 new stations to the city and will run from Exhibition Place, through the heart of downtown, all the way to Line 5 Eglinton at Don Mills Road.

It will give people more time back in their days, with a trip from one end to the other taking less than 30 minutes compared to the 70 minutes it takes on transit today. There will also be significant relief from crowding throughout the existing transit network thanks to connections to more than 40 other travel options along the way, including the TTC's Line 1 and Line 2, three GO Transit rail lines, and the Eglinton Crosstown LRT.

93
Walk Score



88
Transit Score



99
Bike Score



Streetcar Service

- Serviced by 504 King streetcar directly to Distillery Loop
- 15-20 minute ride from Union Station

Bus Service

- Serviced by 121 Esplanade-River bus through Front Street E
- 20-25 minute ride from Union Station

Future LRT Service

- 8 minute walk to future LRT Corktown Station

Toronto Cycling Network

- Paths in Corktown Common Park, Mill Street and Cherry Street





Canary District – Retail Opportunities

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