

NEW MIXED-USE DEVELOPMENT

FOR LEASE



The Hawthorne | 799 Sheppard Avenue West, Toronto, ON, M3H 2T3



Located In North York at the intersection of Sheppard Avenue West and Gorman Park Road, conveniently located between Bathurst St and Wilson Heights.

- The Hawthorne will be a premium purpose built rental building offering high class amenities and innovative building design.
- 170 proposed Residential units.
- 10 minute transit trip to Sheppard West station.
- Approximately 11,000 sq ft of ground floor commercial space.
- Flexible demising options.
- Ideal tenants include financial services, medical services, boutique retail, boutique fitness, retail pet, cafe, specialty food (non-venting).
- Estimated possession 2026.

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PROPERTY DETAILS

Size:	10,969 SF
Lease Rate:	Contact Listing Agents

DEMOGRAPHICS	1 KM	3 KM	5 KM
Total Population	14,565	88,301	354,559
Daytime Population	11,113	90,687	361,830
Total Households	5,521	33,994	141,665
Average Household Income	\$142,311	\$140,554	\$134,951

Data Source: Environics Estimates 2023

Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, First Base Solutions, Maxar Technologies

MATTHEW BROWN

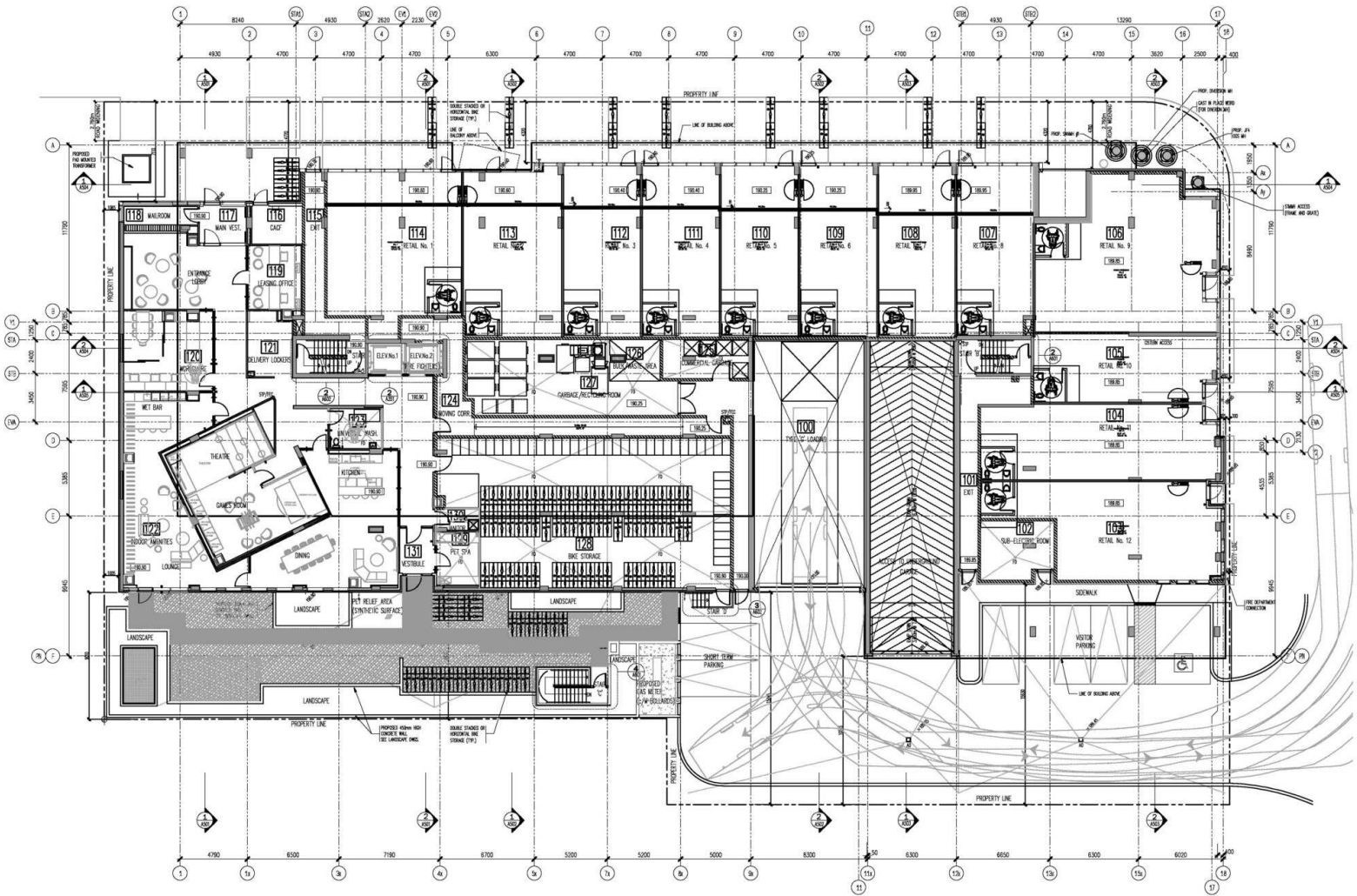
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THE BEHAR GROUP™

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As of December 1, 2023, new legislation has come into effect (TRESA -phase 2). These changes affect how you interact with real estate agents and brokerages.

Please read the Information guide published by RECO. Click here: [RECO Information Guide](#)

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Unless you are also a Client of TBG or the Designated Representative for this Listing (and you consent to Multiple Representation), then you are a Self Represented Party (SRP). It is important that you understand and acknowledge the risks and role as a SRP. Please read the RECO Information Guide, and before asking for assistance from the Designated Representative listed on this flyer be prepared to sign and acknowledge the RECO Information and Disclosure form for Self Represented Parties: [Click Here](#).

TBG strongly recommends that consumers retain the services of a qualified and experienced real estate agent.

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