

RETAIL PROPERTY

FOR LEASE



2300-2308 Eglinton Avenue East, Toronto, ON, M1K2M2

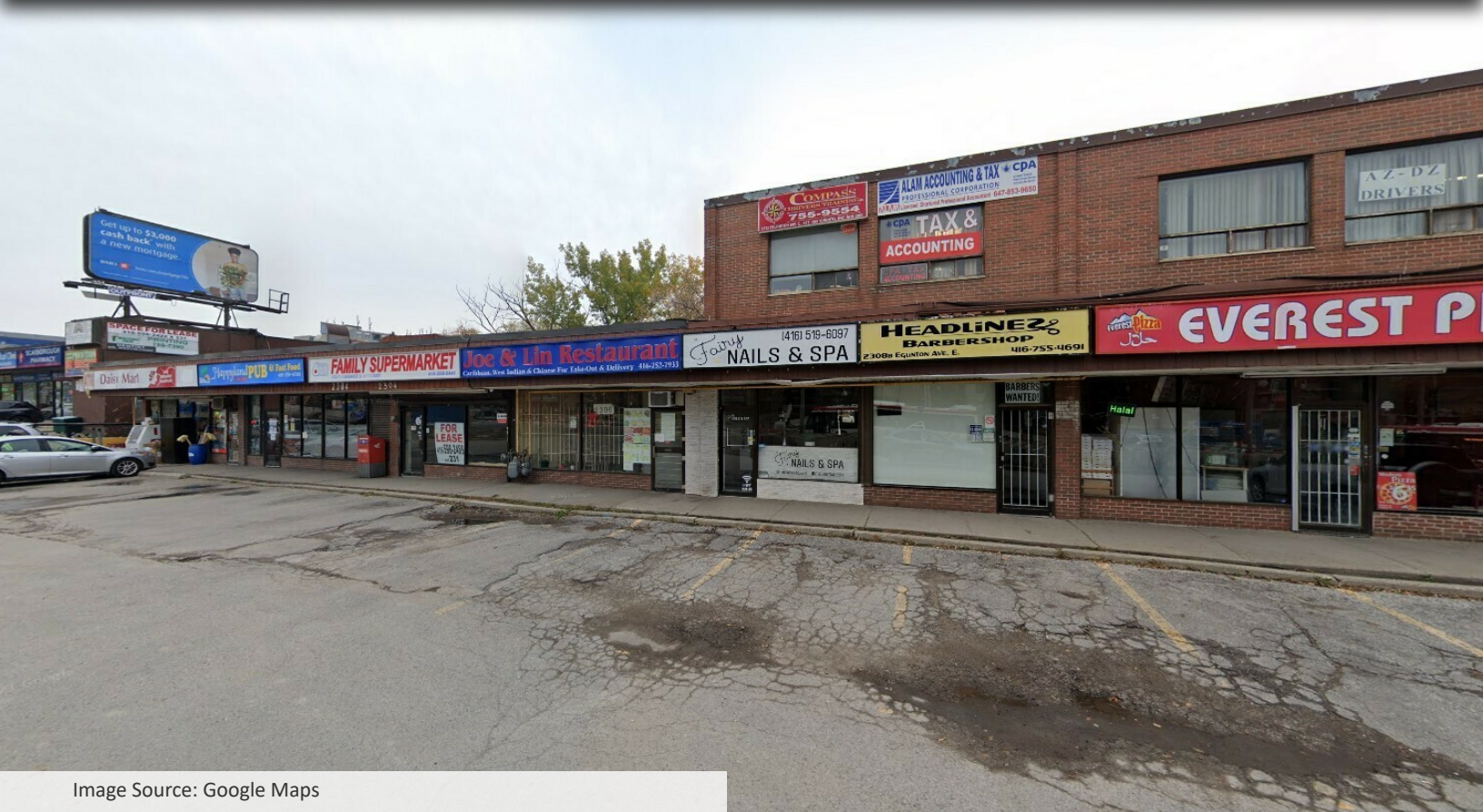


Image Source: Google Maps

Located at the busy intersection of Eglinton Avenue East and Birchmount Road.

- On Busy Eglinton Avenue East with transit at the door.
- Convenient parking in front.
- Suitable for many uses.
- Ground Floor: Former Nail Salon with former equipment on the premises.
- Second Floor: Windows fronting Eglinton Avenue East.
- No Cannabis.
- TMI is Included with Plus Utilities and HST.

JAY RICHMOND

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The Behar Group Realty Inc., Brokerage



SPACES

SPACE SIZE

LEASE RATE

AVAILABILITY

SPACES	SPACE SIZE	LEASE RATE	AVAILABILITY
2300 Eglinton Ave E, Unit 201	707 SF	\$1,500.00 SF/yr	Immediate
2300 Eglinton Ave E, Unit 203	305 SF	\$750.00 SF/yr	Immediate
2300 Eglinton Ave E, Unit 204	465 SF	\$900.00 SF/yr	Immediate
2308 Eglinton Ave East	1,200 SF	\$2,800.00 SF/yr	Immediate

High Residential Development in the Area

This area is ripe with development as this site is just outside of the Golden Mile Secondary Plan Area where the city is allowing a substantial amount of development of new high-rise residential buildings.

DEMOGRAPHICS

	1 KM	3 KM	5 KM
Total Population	15,183	130,186	344,989
Daytime Population	11,376	120,571	324,548
Total Households	5,548	47,058	127,887
Household Average Income	\$78,883	\$90,594	\$94,971

Data Source: Environics Estimates 2022

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