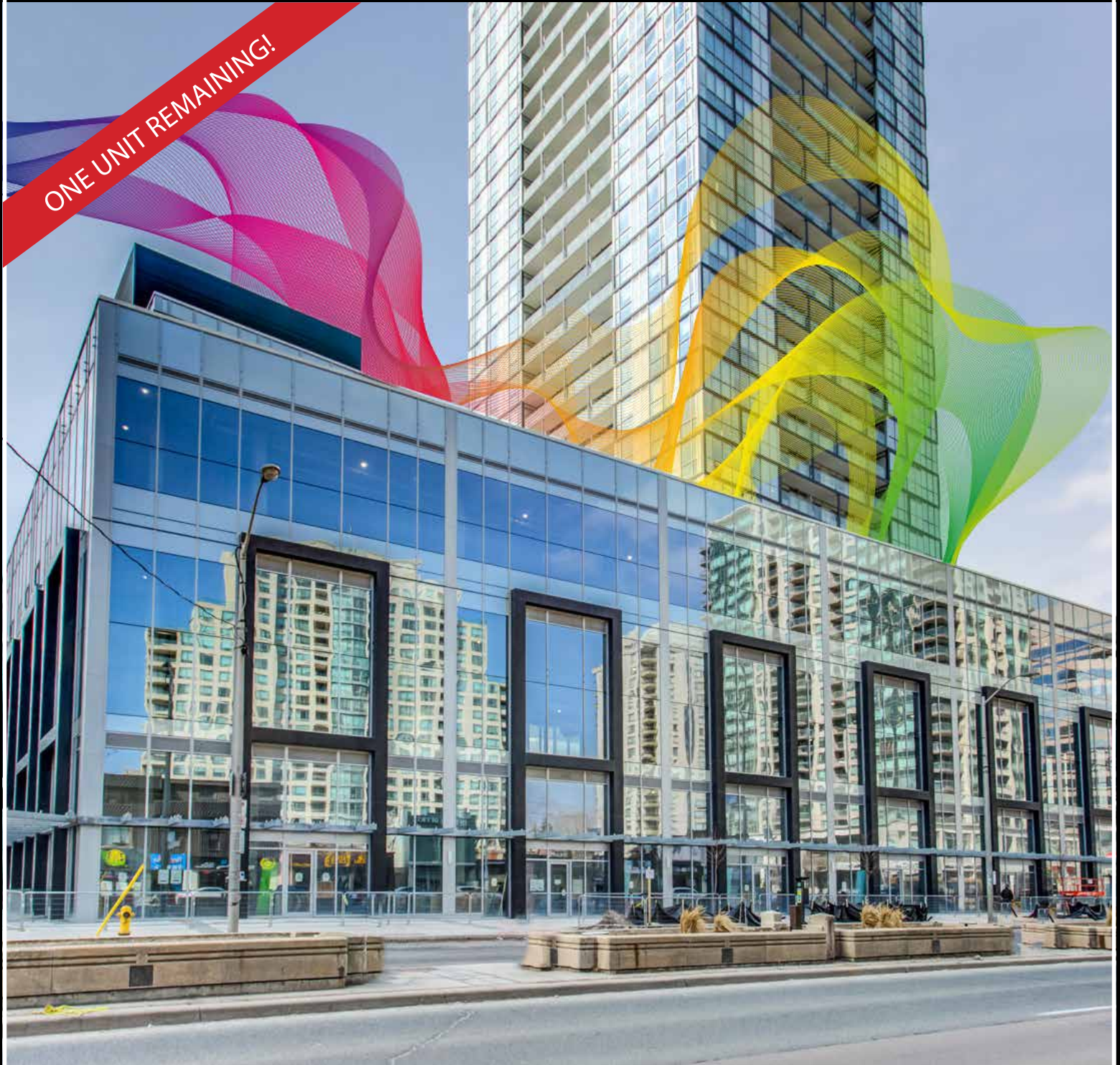


5200 YONGE STREET RETAIL FOR LEASE

ONE UNIT REMAINING!



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CBRE

Property Highlights

Location: Yonge Street, just north of Empress

Size: 1,700 sq. ft.

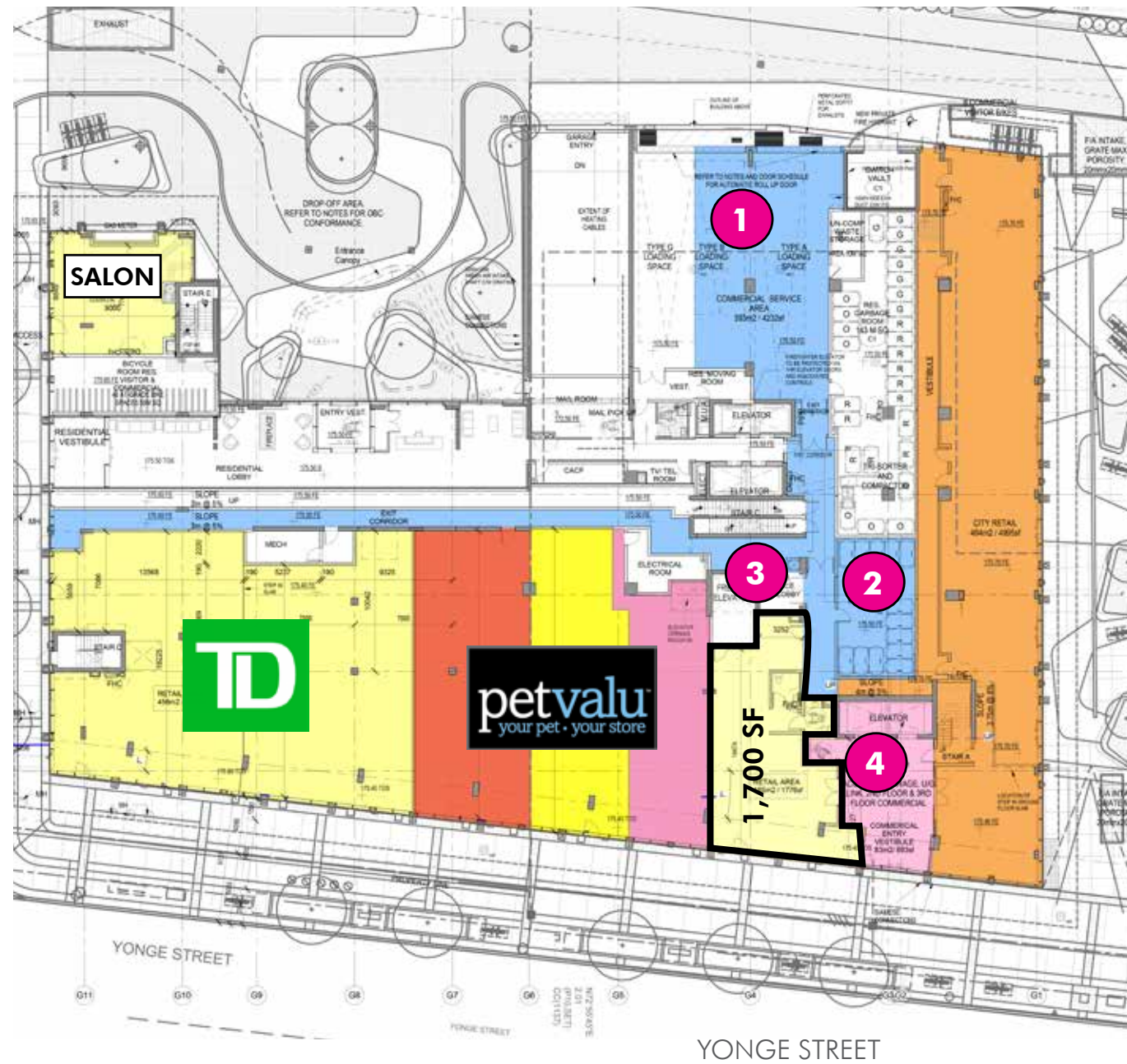
Net Rent: \$50.00 per sq. ft.

TMI: \$23.50 per sq. ft.

Available: Immediately

- » Amazing space with 22 ft. ceilings, below a 41,000 sq. ft. [Spaces](#)
- » Restaurants welcome, patios available on Yonge Street
- » 102 commercial parking spaces available
- » 374 residential units above retail podium and several thousand more existing/being developed in the immediate area
- » Local area amenities include 8 million sq. ft. of office space, 3 theatres, numerous restaurants and large format retailers
- » Over 200 ft. of frontage onto Yonge Street
- » Less than 5 minutes drive to HWY 401
- » Building has underground access to the subway
- » Unit comes with built out accessible washroom

GROUND FLOOR



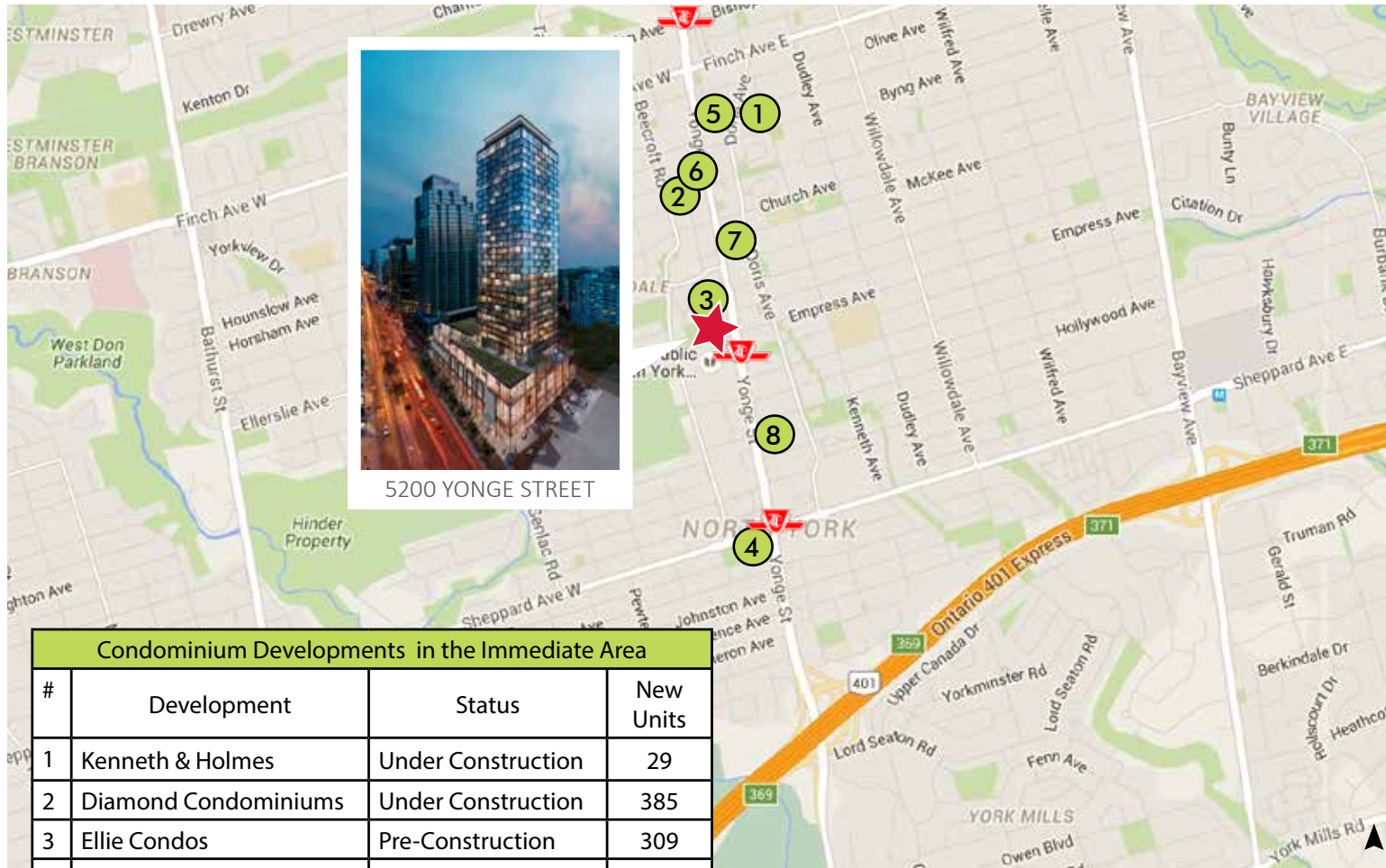
- 1** Loading Bay
- 2** Commercial Garbage Room
- 3** Freight Elevators
- 4** Access to 41,000 SF Spaces





5200 YONGE STREET | AREA OVERVIEW

★ Subject Property 🚇 Subway Stations



Condominium Developments in the Immediate Area			
#	Development	Status	New Units
1	Kenneth & Holmes	Under Construction	29
2	Diamond Condominiums	Under Construction	385
3	Ellie Condos	Pre-Construction	309
4	4800 Yonge Street	Pre-Construction	497
5	Azura Condos	Pre-Construction	339
6	5400 Yonge Street	Pre-Construction	324
7	5300 Yonge Street	Pre-Construction	328
8	4949 Yonge Street	Under Construction	478
TOTAL NEW UNITS:			2,689

- Steps from North York Centre Subway Station and walking distance to both Sheppard and Finch Stations
- 7 minute drive to HWY 401 Express

DEMOGRAPHIC SNAPSHOT	0-1 KM	0-3 KM	0-5 KM
Total Population 2019 Estimate	45,391	162,130	359,424
2023 Projected Population	46,567	168,935	378,480
Average Household Income	\$84,231	\$115,511	\$135,544

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POPULATION IN THE GREATER TORONTO AREA

4TH LARGEST CITY IN NORTH AMERICA
"BEST PLACE TO LIVE"

THE ECONOMIST (2015)

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