

970 SF

Retail for Lease in Forest Hill Village

326

LONSDALE

Toronto/ Ontario





326 Lonsdale



Retail For Lease

326 Lonsdale Road

Size: 970 sq. ft.

Net Rent: \$90.00 per sq. ft.

TMI: \$20.00 per sq. ft.

Available: Immediately

- Right-sized retail space at the corner of Spadina Road and Lonsdale Road
- Situated in Forest Hill, one of the city's most affluent neighbourhoods
- Neighbouring tenants include Second Cup, Greenhouse Juice, Freshii, Rexall, Village Juicery, Aroma Espresso Bar and more
- Minutes from Upper Canada College and Bishop Strachan School as well as Heath Street entrance to the St. Clair West subway station and the St. Clair Avenue streetcar line
- **Coffee shops, juice/smoothie bars and fitness uses are not permitted**



Click for Video

A Well-Established Neighbourhood

326 Lonsdale Road is surrounded by Toronto's most exclusive residential neighbourhoods. The Property itself sits in Forest Hill Village, one of the nation's most highly sought-after neighbourhoods.

Forest Hill Village is home to over 60 unique retailers on the stretch of Spadina Road near Lonsdale Road. Forest Hill Village itself is part of Forest Hill, one of the nation's most affluent neighbourhoods with its residents frequenting this stretch of Spadina to shop, workout and eat. It is a highly sought-after location for retailers as seen from the low vacancy rates in the area.

The area has very favourable demographics - the 2020 average household income within 1 kilometre radius of 326 Lonsdale Road was \$266,339, over 60% higher than Toronto's average household income of \$98,174.

The area has dedicated bike lanes, street parking and access to the St. Clair Street car line and numerous bus lines that makes getting to and from it by car, bike or public transport easy.



85 Walk Score

- very walkable
- most errands can be accomplished on foot



83 Transit Score

- 5 minute walk to St. Clair West Subway Station (Heath St. Entrance), 512 St. Clair streetcar line, 33 Forest Hill Bus, 126 Christie bus and 90 Vaughan buses at the St. Clair West Station Stop



86 Bike Score

- biker's paradise
- bike lanes available
- flat roads ideal for cycling

SPADINA ROAD

CIBC
 HSBC
 Forest Hill Pets
 Starbucks
 Core Foret Hill
 Champion Taekwondo
 LCBO
 Scotiabank

TD
 BMO
 Studio Lagree
 Le Petit Pain
 Type Books
 EDO-ko Japanese
 WHAT A BAGEL
 Forest Hill Gym
 SECOND CUP COFFEE CO.
 SUBJECT

LONSDALE ROAD

Pizza Banfi
 Francesca Salon
 Barber
 Lunaloom
 Village Juicery
 SUBWAY
 Wilseti
 Future Mid-Rise Condo Site
 Residential

SPADINA ROAD

Wellness Haus
 Spadina Spa & Pain Solutions
 Village Chill
 The Kitchen Table
 Mashu Mashu
 Mediterranean Grill
CAFE LANDWER
 est. 1919
 MONTCLAIR PARK

MONTCLAIR AVE

Lorne Rose Architect
 Residential

St Clair Avenue
 ↓ 5 Min Walk





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