

THE VILLAGE AT BRONTE HARBOUR

Shadow anchored by Rexall and Farm Boy
Ground floor storefront, 1,157 square feet available

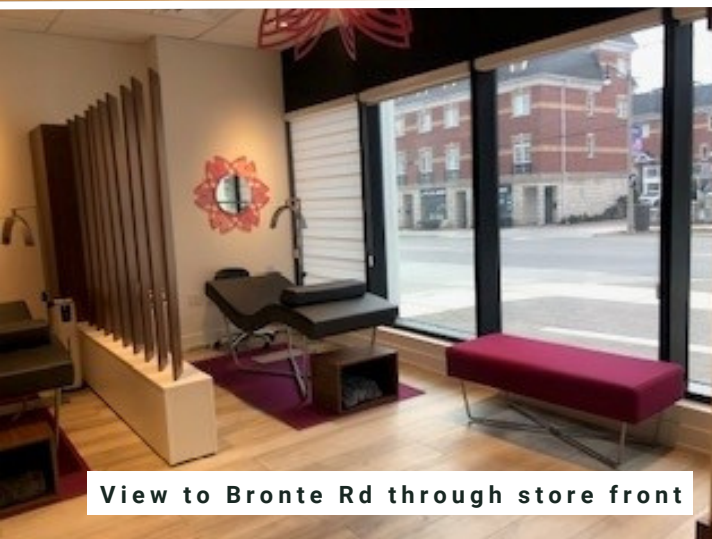
OUTSTANDING
RETAIL BOUTIQUE SUBLET
FOR LEASE



REGENT STREET
Retail & Restaurant Real Estate Solutions



Interior Room - Treatment Area



View to Bronte Rd through store front



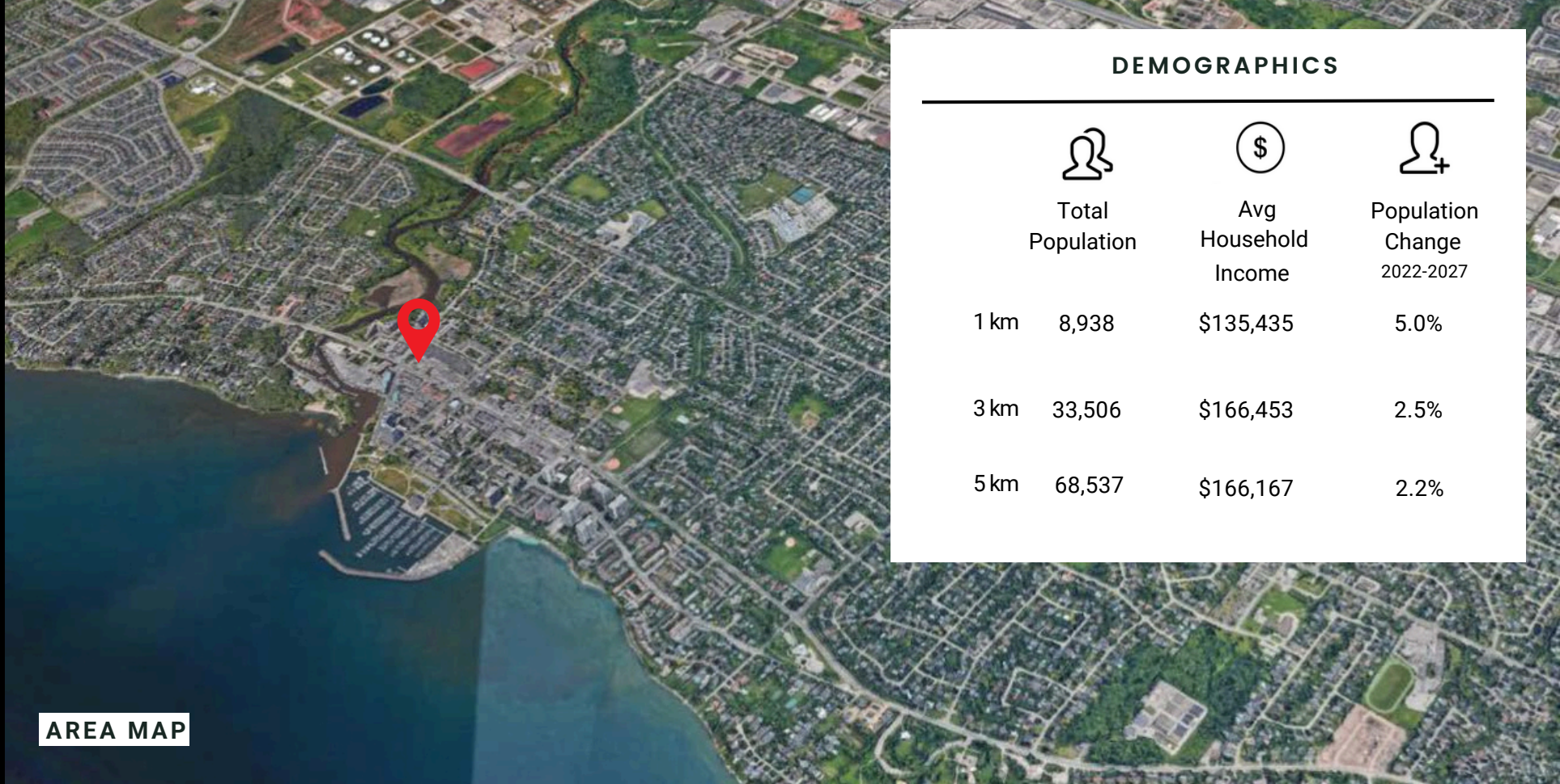
Reception






125 BRONTE RD UNIT #0145

The Village at Bronte Harbour is a stunning mixed-use development fronting on Lakeshore Road and Bronte Road, steps from the Bronte Harbour. The complex contains 480 luxury rental units in multiple residential towers located in downtown Bronte just steps from Bronte Harbour. The Village retail units, located at grade, are shadow anchored by Farm Boy and Rexall. Customers have convenient underground access to 96 parking units free of charge. The premises being sublet are ideally suited for a diverse range of retail and personal service uses.

AREA AND DEMOGRAPHICS



DEMOGRAPHICS

	 Total Population	 Avg Household Income	 Population Change 2022-2027
1 km	8,938	\$135,435	5.0%
3 km	33,506	\$166,453	2.5%
5 km	68,537	\$166,167	2.2%

Co-tenants / Neighbours

DENNINGER'S
EXPERIENCE GREAT FOOD



Tim Hortons

PIZZA PIZZA

PÜR & SIMPLE



Rexall

metro

PLANK
CHEF INSPIRED RESTO BAR

WINNERS



TD Canada Trust

LCBO



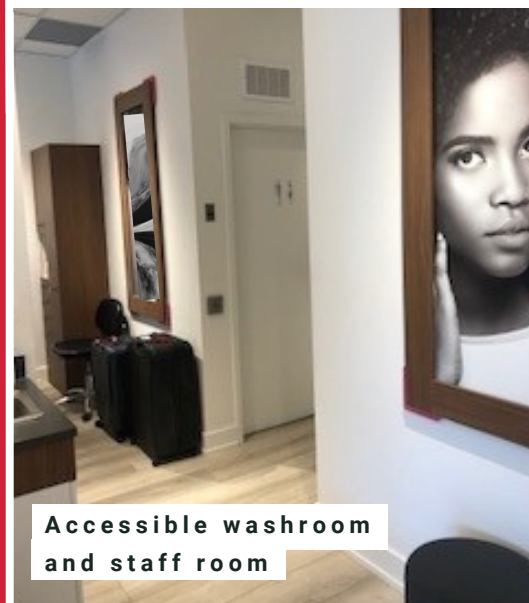
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LEASE DETAILS

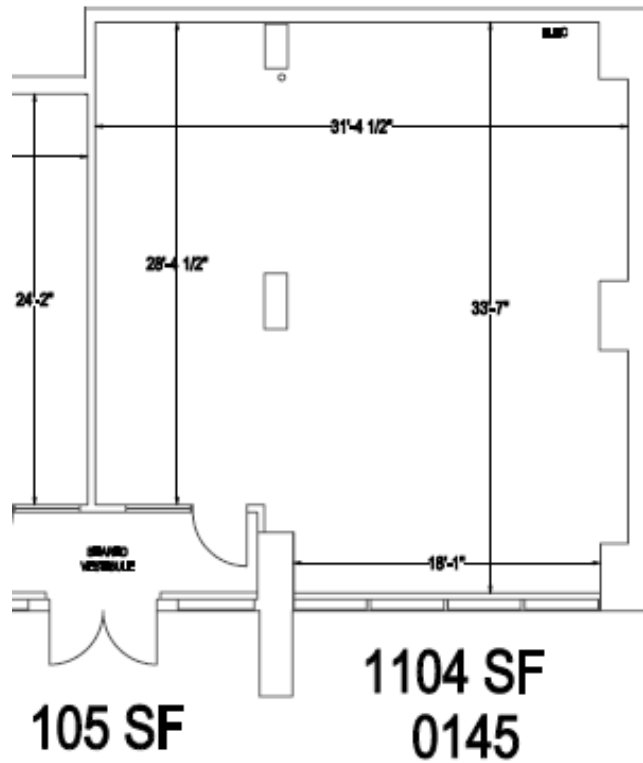
- Gross leaseable area of 1,157 square feet
- 8.5 years of Lease Term Remaining
- Two Options to Extend for 5 years
- 96 Underground retail visitor parking stalls
- Minimum Rent starting at \$38.00 psfpa
- MR Escalates \$2.00 psf every two years of Term
- Additional Rent currently \$15.00 psfpa
- MU4 SP.14 Zoning permits a wide variety of retail services
- No exhaust or provision for cooking

LEASING HIGHLIGHTS

- Contemporary storefront facing Bronte Road
- Elegantly appointed interior salon finishes in pristine condition
- Destination retailers as co-tenants and neighbours
- Excellent location on high traffic intersection
- Easy access to customer parking
- Downtown Bronte thriving and poised for further growth bronte-village.ca/



PREMISES PLAN



Leasing Contact information

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SITE MAP

