

FOR LEASE

1544 DANFORTH AVE.

TORONTO, ONTARIO

Located at Danforth x Coxwell

SPACE AVAILABLE

4,089 sf

ASKING RENT

\$30 PSF

TMI

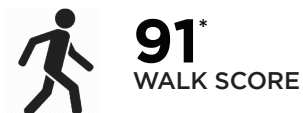
\$8.00 2018 (ESTIMATE)

FEATURES

- Excellent exposure and signage
- 6,000 sf daycare next door
- Incredible residential growth in the area
- New façade installed fall 2018
- MCRT3.0 permits a wide range of uses
- Fully rennovated, vanilla shell ready for tenants fixturing

NEIGHBORING TENANTS

New Shoppers Drug Mart, Cross fit TIDAL, Danforth/Coxwell Public Library, Subway Station, Daycare Centre



*Source: walkscore.com



Listed by:

ANDREA BULLER*

Vice President, Retail Leasing
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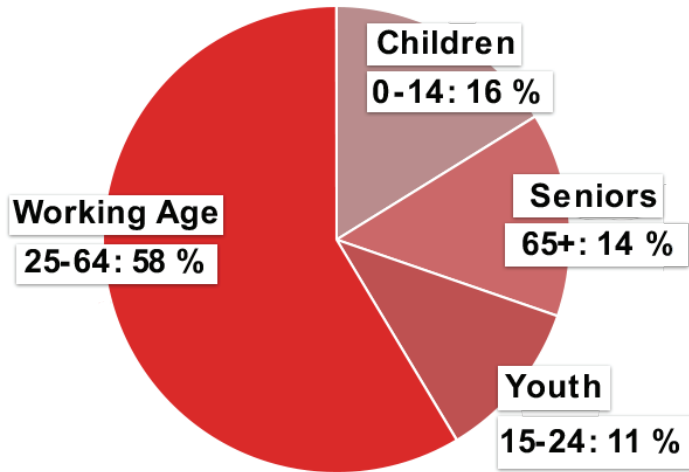
*All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, prior sale and withdrawal without notice.

REGENT STREET
Retail & Restaurant Real Estate Solutions

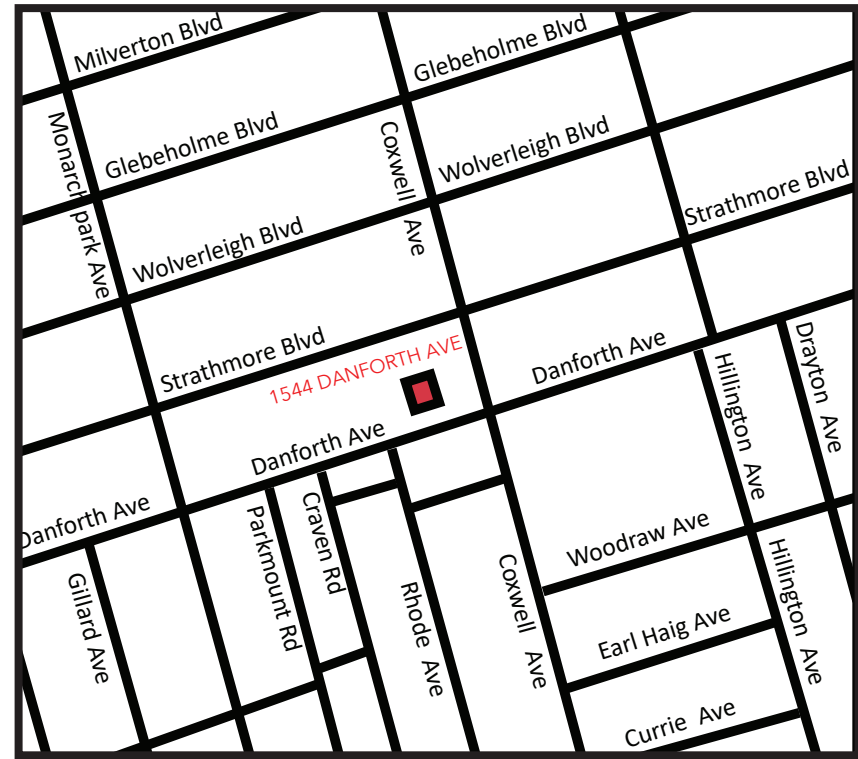
FOR LEASE 1544 DANFORTH AVE.

HIGH TRAFFIC RETAIL SPACE
At Danforth x Coxwell

AVERAGE FAMILY INCOME \$117,514.79
AVG. POPULATION 9,450



POPULATION BY AGE GROUP




TRAFFIC COUNTS DANFORTH X COXWELL

 **3,152**
8-HOUR
PEDESTRIAN
VOLUME

 **6,304**
24-HOUR
PEDESTRIAN
VOLUME

 **19,270**
8-HOUR
VEHICULAR
VOLUME

 **38,540**
24-HOUR
VEHICULAR
VOLUME

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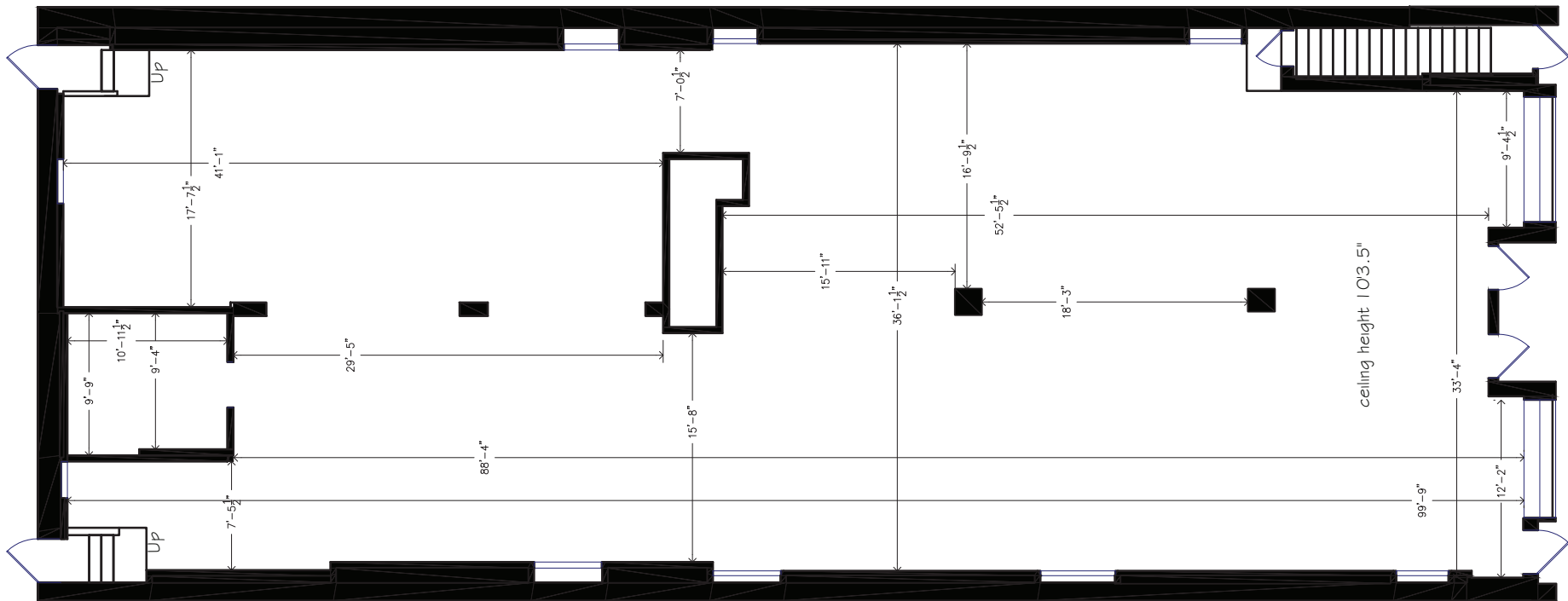
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FLOOR PLAN
At Danforth x Coxwell

SPACE AVAILABLE 4,084 SF



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