

# 1544 DANFORTH AVE

TORONTO, ONTARIO

## SPACE AVAILABLE:

- 4,000 Sq ft ground floor plus basement at no additional cost.
- Lot Size: 40 ftx 110

**ASKING RENT:** Market Rate

**TMI:** \$9.00 2018 (ESTIMATE)

## FEATURES:

- Excellent exposure and signage
- 6000 SF daycare next door
- Incredible residential growth in the area
- New façade installed fall 2018
- MCRT3.0 permits a wide range of uses.
- Previously LLBO licensed for 211 people.

## NEIGHBORING TENANTS:

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



# REGENT STREET

Retail & Restaurant Real Estate Solutions

CONTACT:

**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.\*\*

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## TRAFFIC COUNTS - DANFORTH @ COXWELL



3,152

8 Hour  
Pedestrian Volume



6,304

24 Hour  
Pedestrian Volume



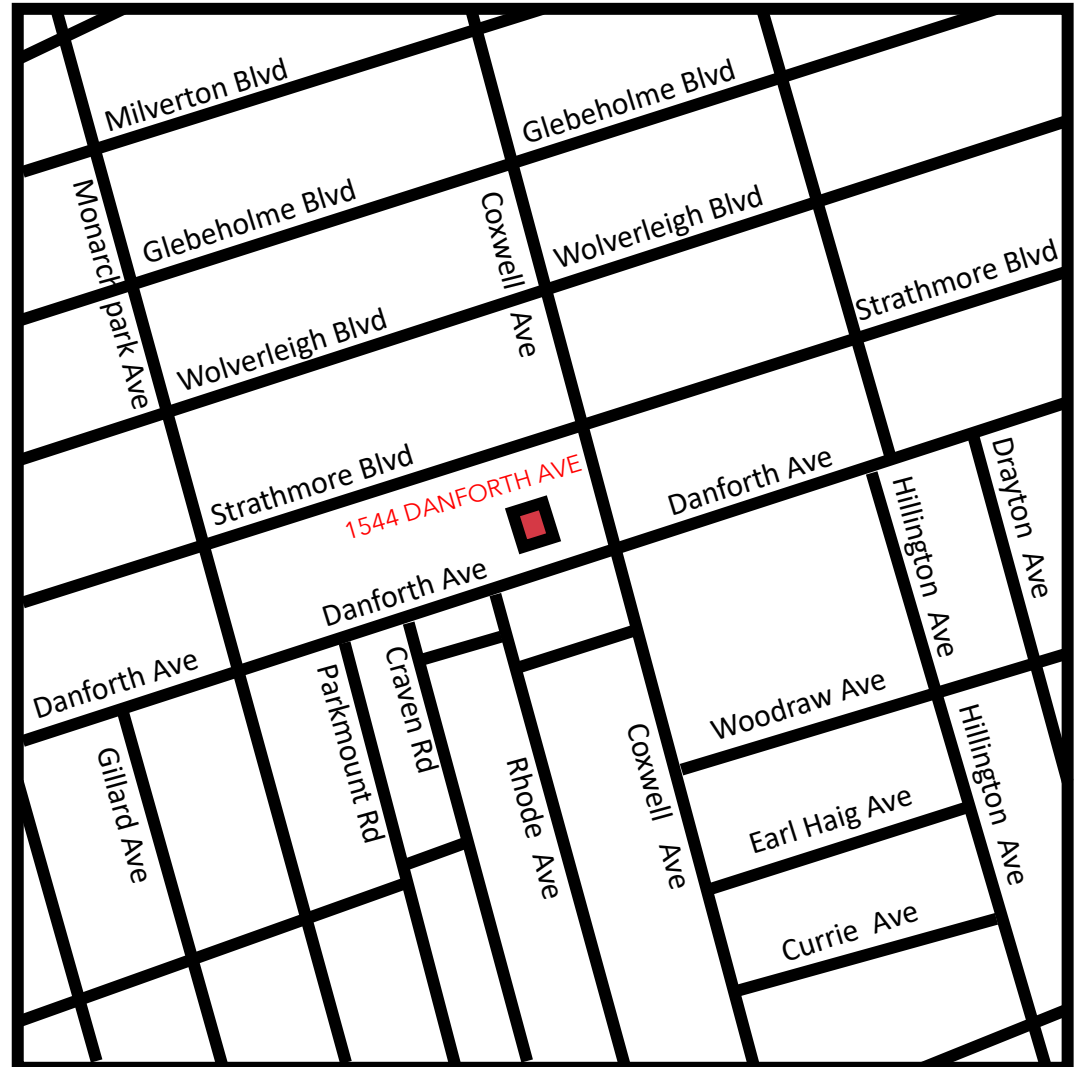
19,270

8 Hour  
Vehicular Volume



38,540

24 Hour  
Vehicular Volume



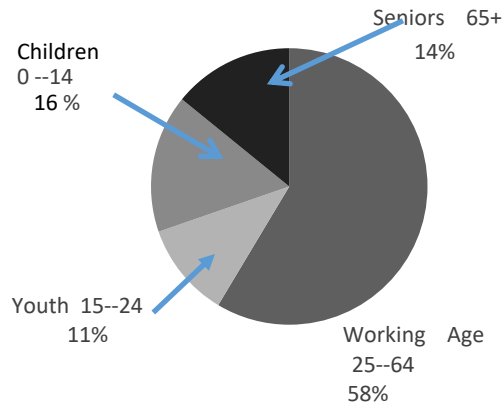
## 1544 DANFORTH AVE

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**Average Family Income** \$86,879

**Avg. Population** 9,450

### Population by Age Group



**Walk Score: 91\***



**Bike Score: 80\***



**Commute to Downtown\***

Car: 14 min | TTC: 29 min  
Bike: 28 min | Walk: 60+ min



**Transit Score: 87\***

**\*Source: walkscore.com**

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