

# FOR LEASE

## 1544 DANFORTH AVE.

TORONTO, ONTARIO

Located at Danforth x Coxwell

### SPACE AVAILABLE

4,089 sf

### ASKING RENT

\$30 PSF

### TMI

\$8.00 2020 (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 renovated, 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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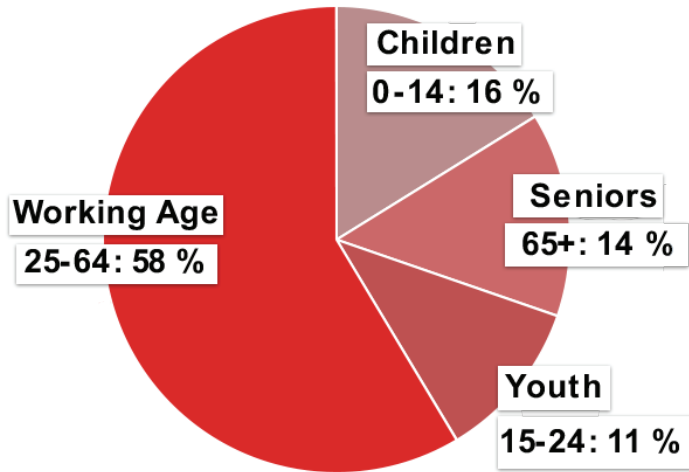
**REGENT STREET**  
Retail & Restaurant Real Estate Solutions

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

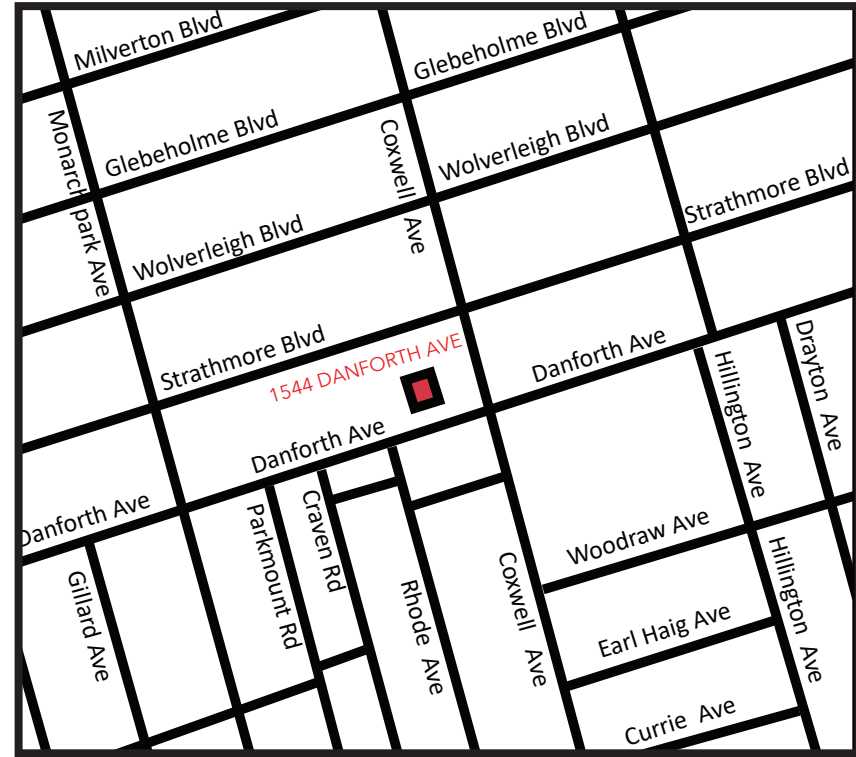
# FOR LEASE 1544 DANFORTH AVE.

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

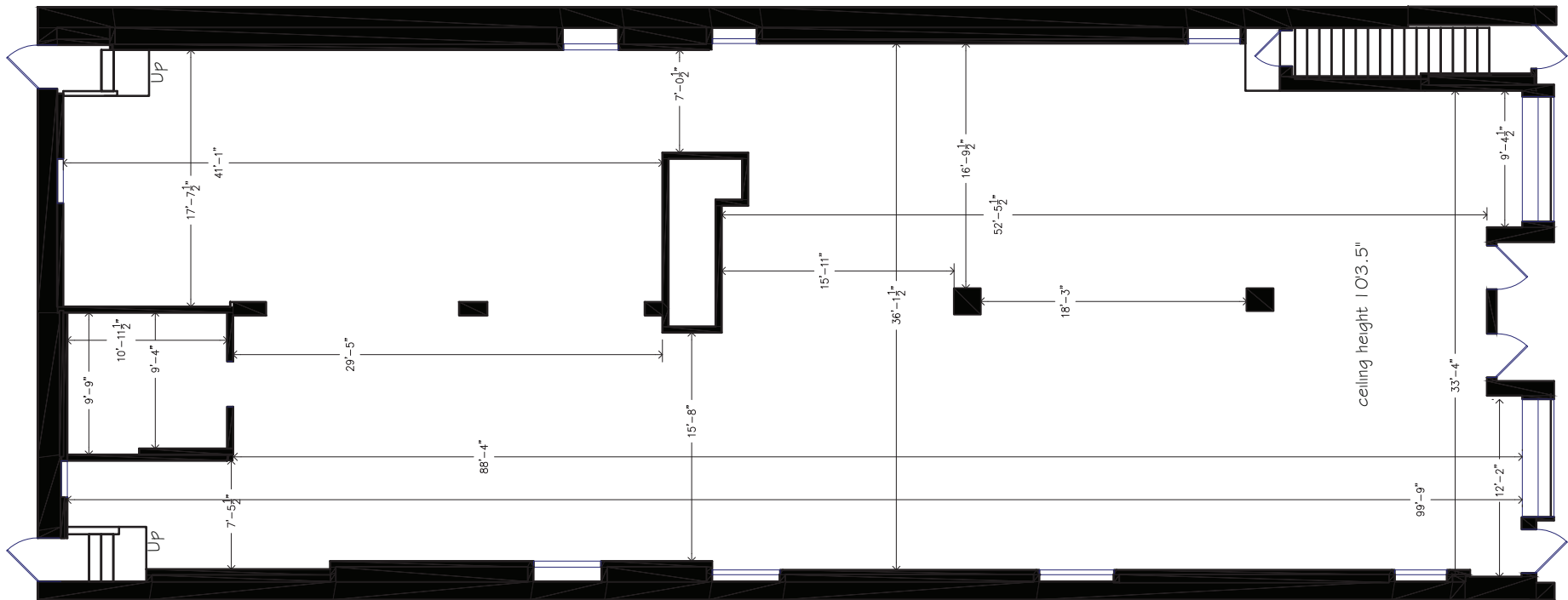
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SPACE AVAILABLE **4,084 SF**



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