

2049 YONGE STREET, TORONTO

For Lease | Prime retail opportunity in Toronto's sought-after Midtown corridor



VALUE INSIGHT
REALTY
REAL ESTATE ADVISORY GROUP

2049 Yonge Street Toronto



PROPERTY HIGHLIGHTS

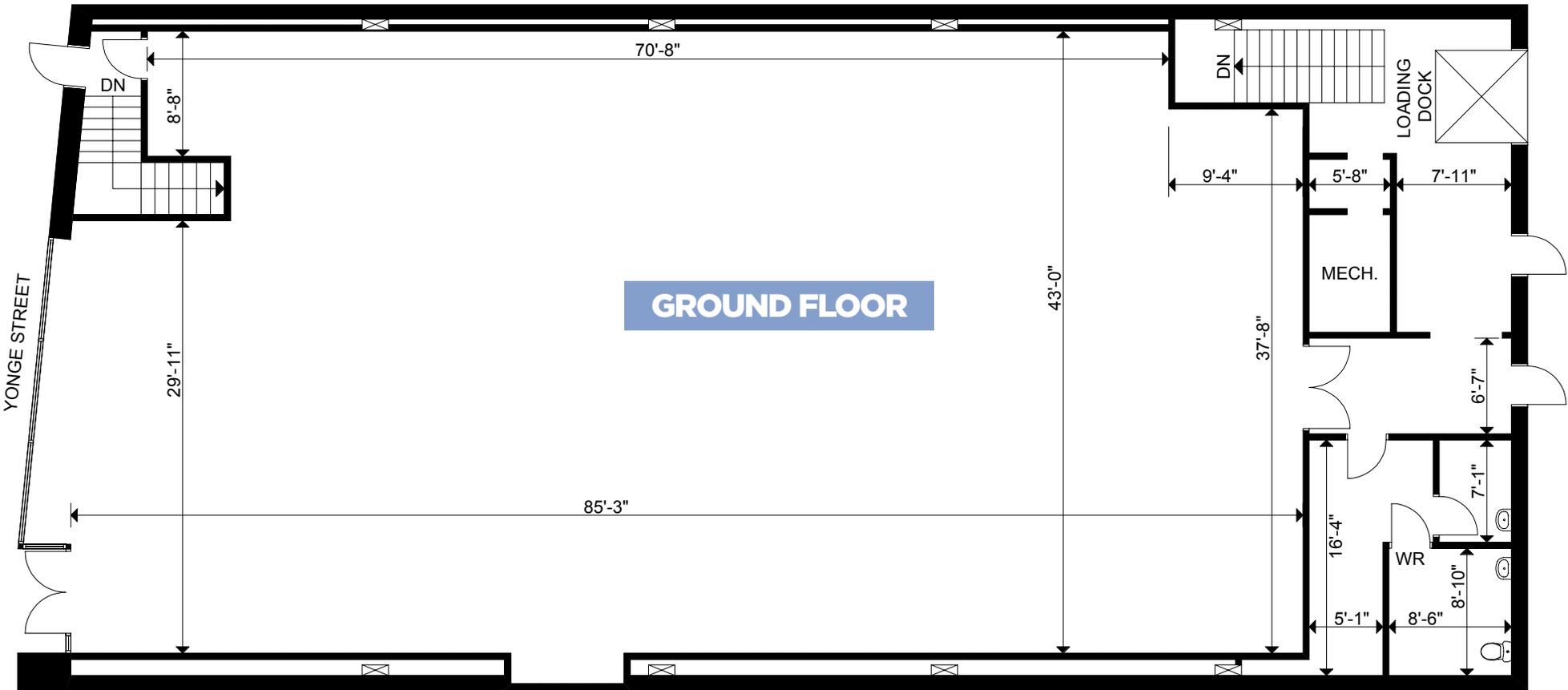
- Prime retail opportunity in Toronto's sought-after Midtown corridor
- Former lighting showroom with flexible multi-level layout
- Strong street presence with excellent visibility along Yonge Street
- Ideal for flagship retail, fitness, showroom, or experiential concepts
- Dense, high-income residential catchment
- Strong pedestrian traffic in a vibrant urban corridor
- Immediate transit access and exceptional connectivity
- Positioned within one of Midtown's most established retail nodes
- Outstanding exposure with long-term positioning potential

PROPERTY DETAILS

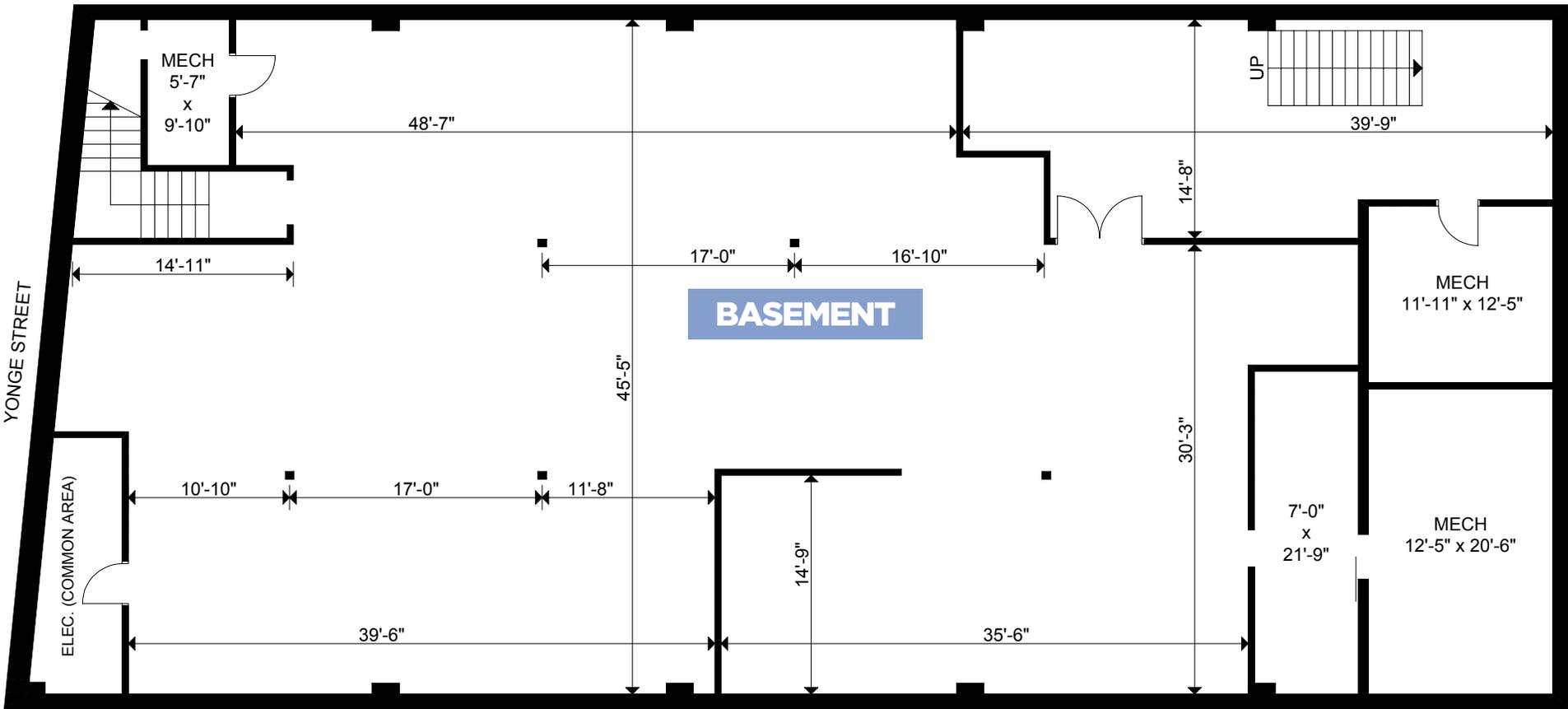
Type:	For lease
Size:	Ground: 5,036 sq.ft. 2nd floor: 5,700 sq.ft. Basement: 4,466 sq.ft.
Net rent:	Contact listing agent
TMI:	\$17.92/sq.ft.
Possession:	October 1, 2026



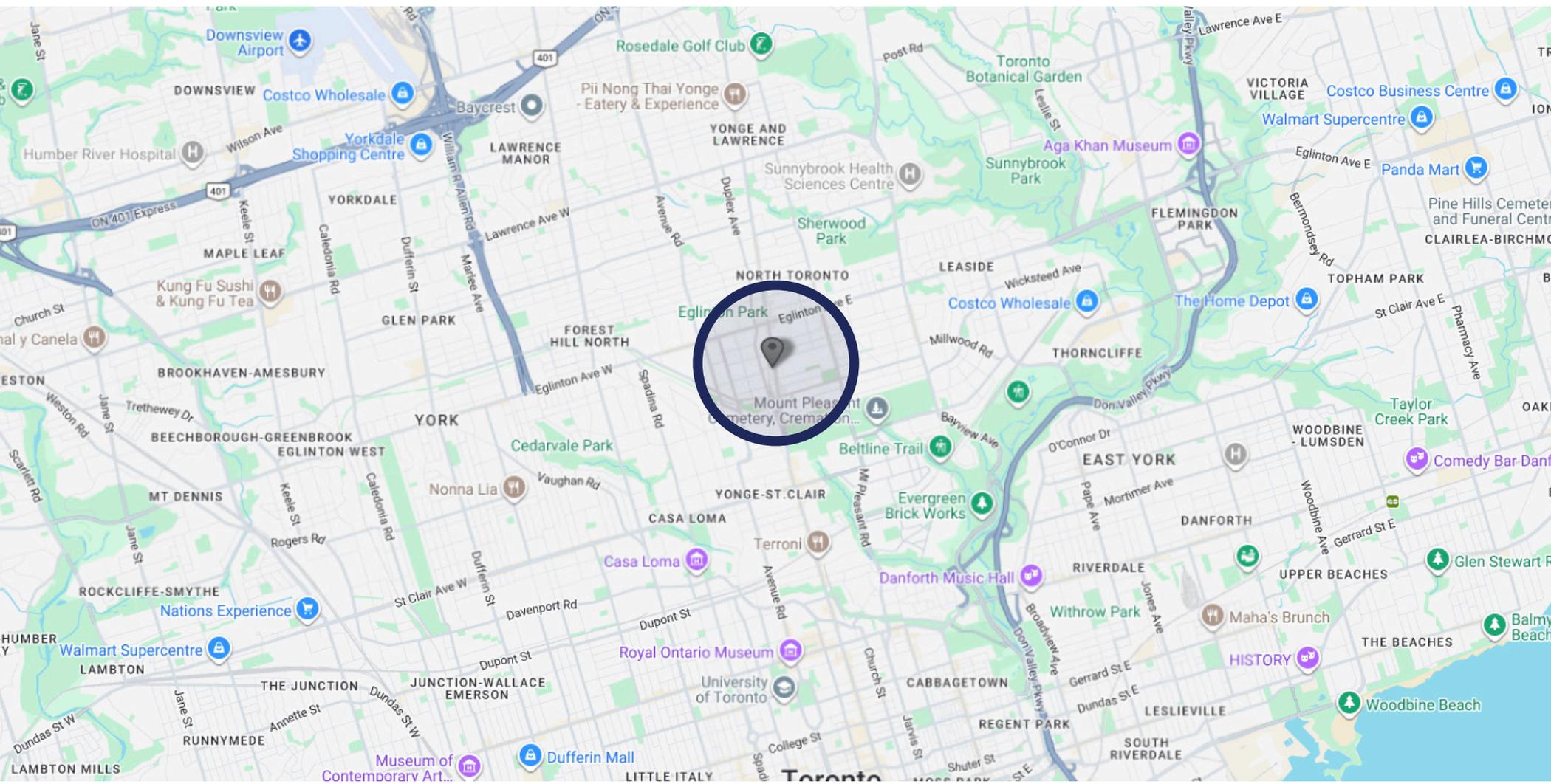
2049 Yonge Street Toronto



2049 Yonge Street Toronto



2049 Yonge Street Toronto



AREA DEMOGRAPHICS

Within 1 km radius of property



POPULATION
58,934



AVERAGE INCOME
\$136,778*

** Annually per household*



MEDIAN AGE
36.4

**LANDLORD &
 DEVELOPER | SERVICES:**

DANIEL KERSHEN**

Senior Vice President

416.269.6747 x 102

daniel.kershen@valueinsightrealty.com

SARI SAMARAH*

President & CEO

416.269.6747 x 101

sari.samarah@valueinsightrealty.com

