

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

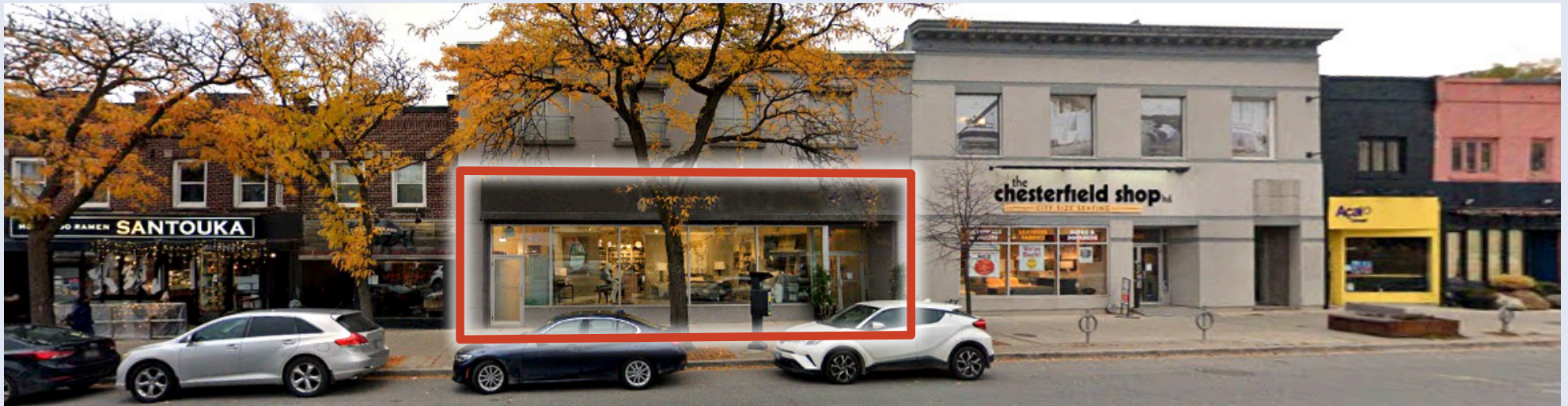


PROPERTY HIGHLIGHTS

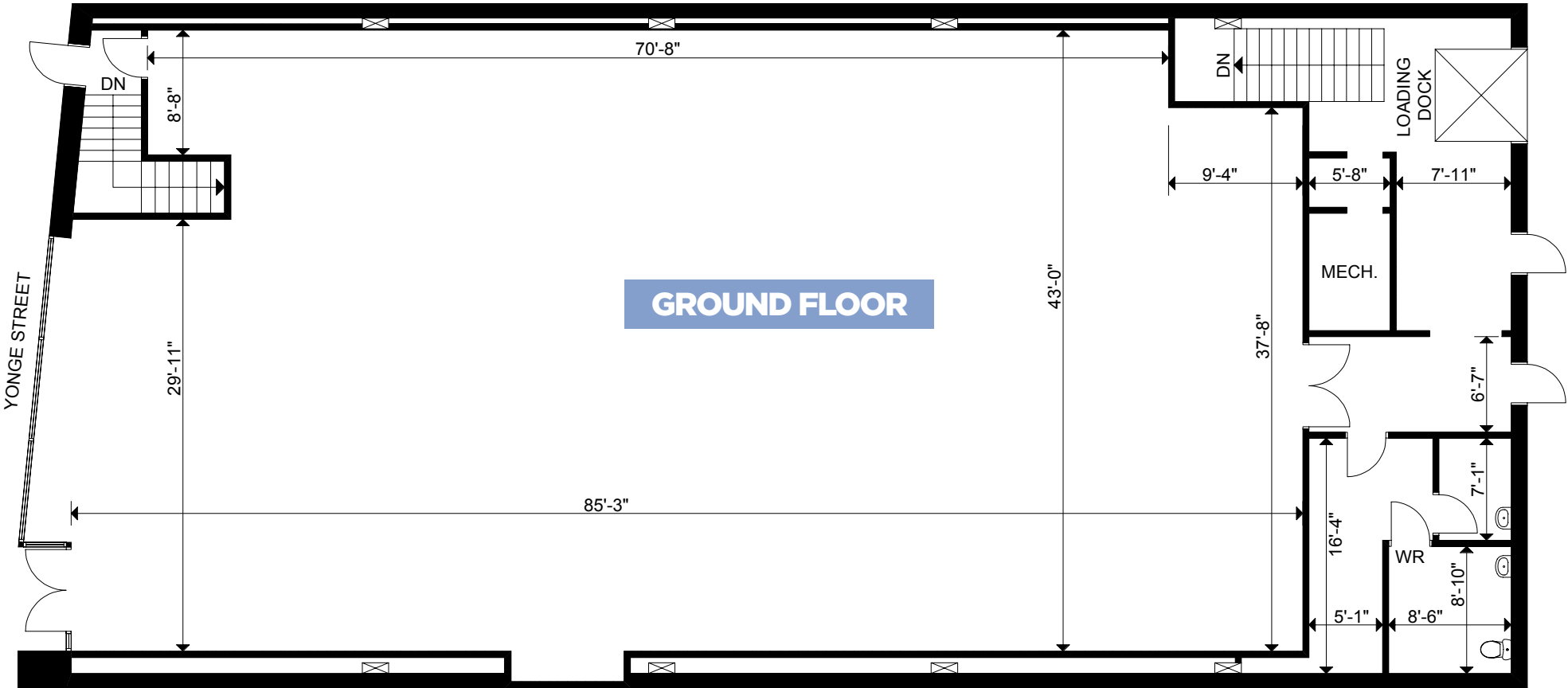
- Prime retail opportunity in Toronto's sought-after Midtown corridor
- Former lighting showroom with flexible multi-level layout
- Strong street presence with excellent visibility along Yonge Street
- Ideal for flagship retail, fitness, showroom, or experiential concepts
- Dense, high-income residential 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

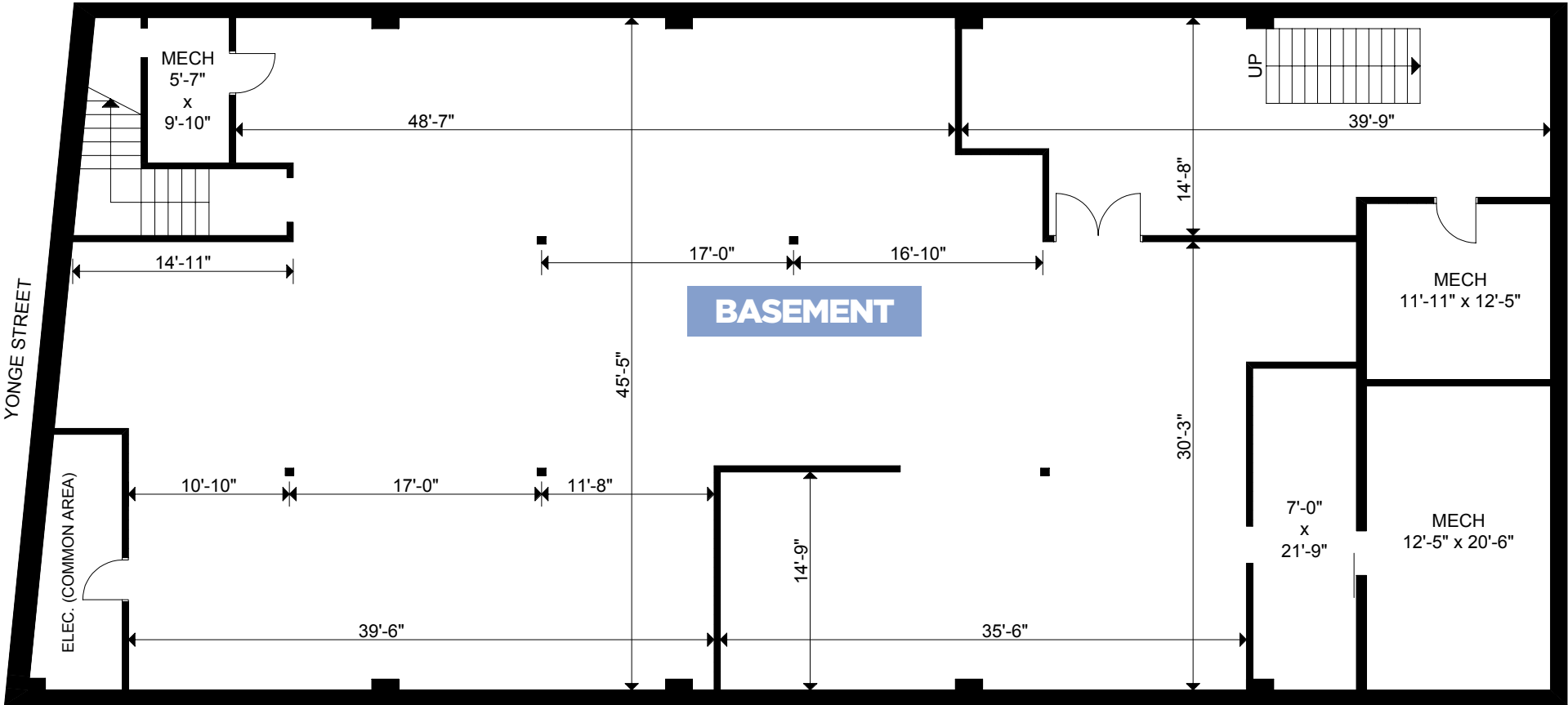
Type:	For lease
Size:	Ground: 5,036 sq.ft. Basement: 4,466 sq.ft.
Net rent:	\$45/sq.ft.
TMI:	\$17.92/sq.ft.
Possession:	Immediate



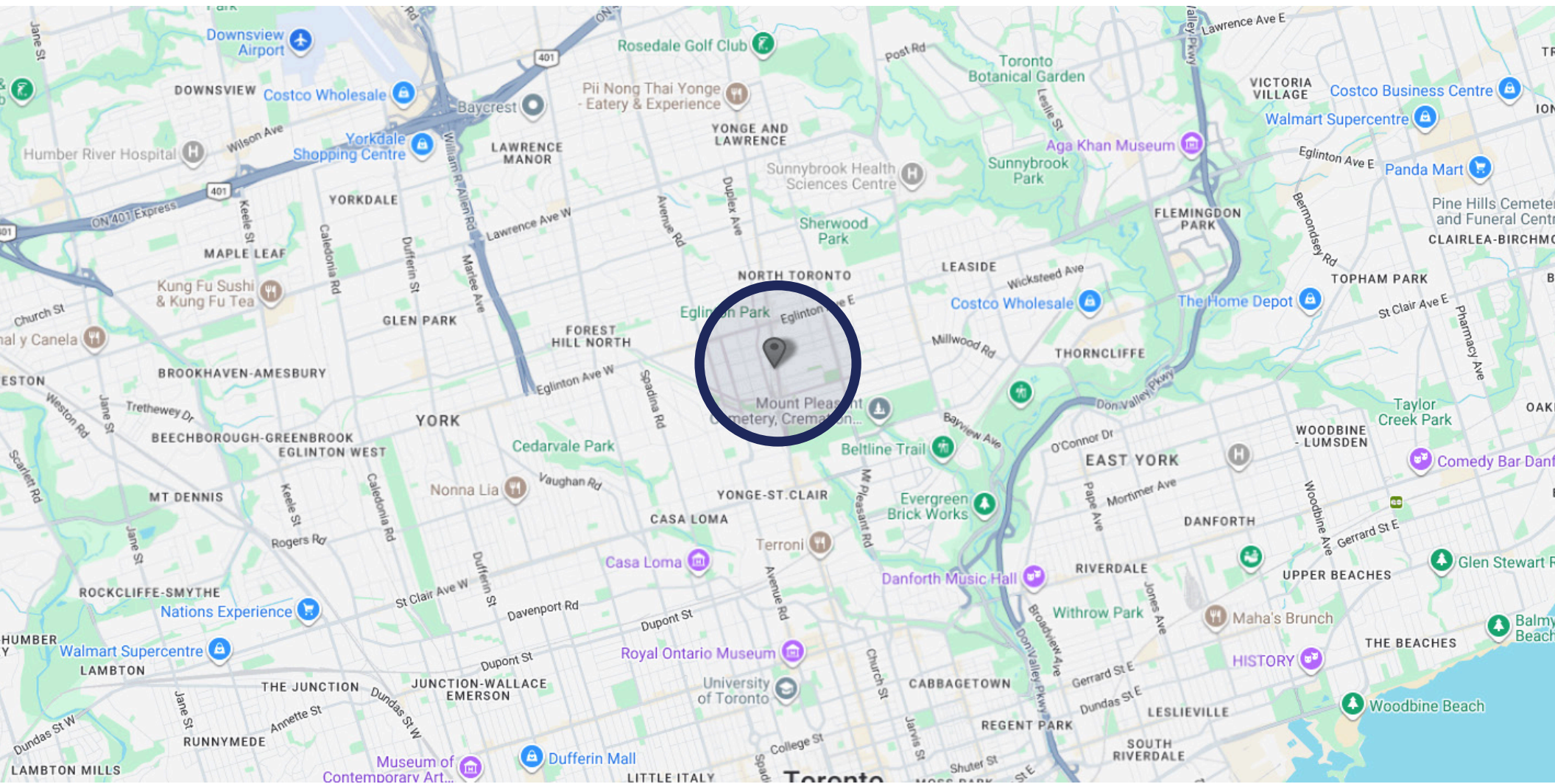
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AREA DEMOGRAPHICS

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

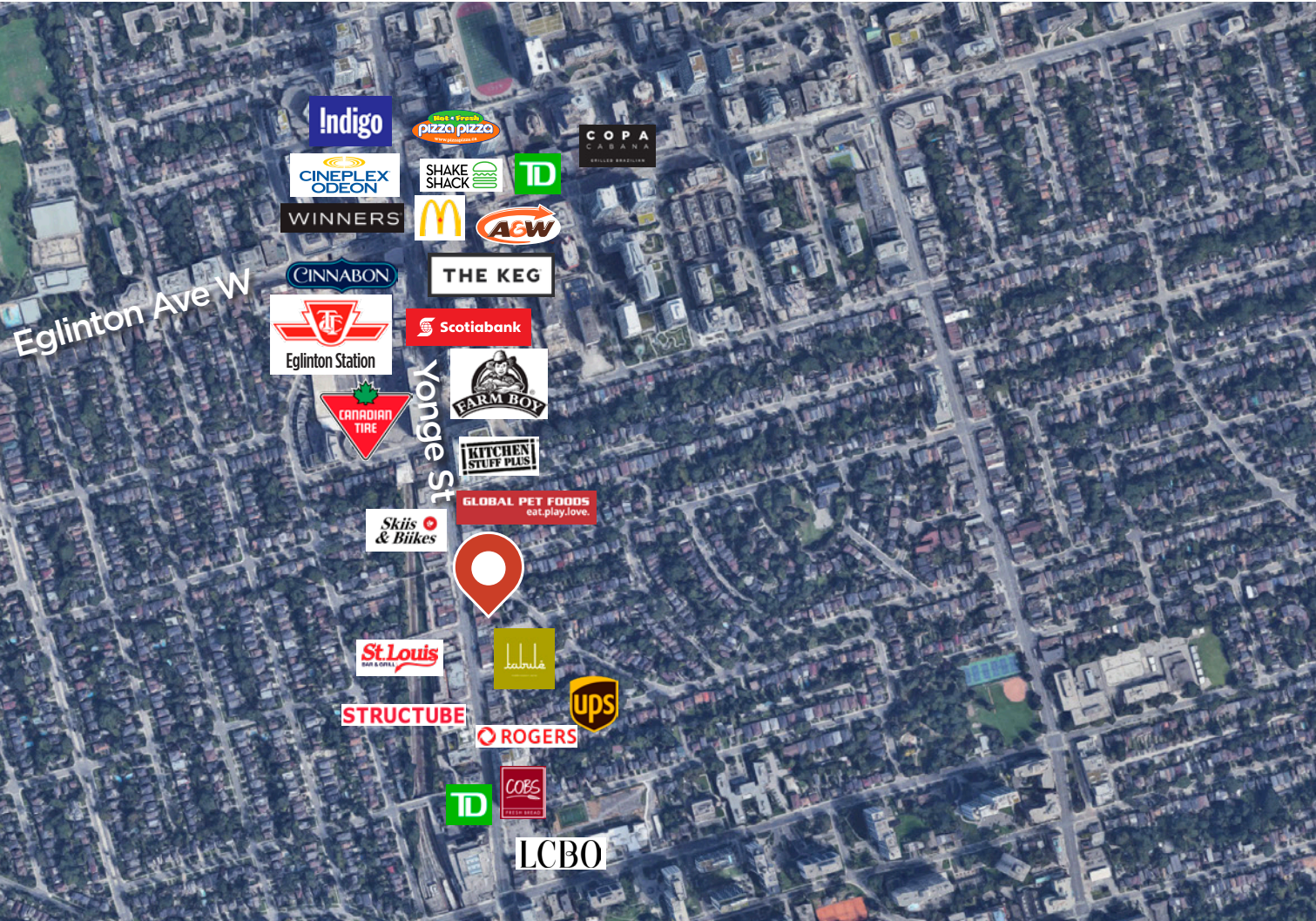
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