# 2280 EGLINTON AVE W, TORONTO

For Lease | Transit-Connected Retail Space Directly on the Eglinton Crosstown LRT



VALUE INSIGHT
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# 2280 Eglinton Avenue West
# Toronto

## PROPERTY **HIGHLIGHTS**

- Brand new retail opportunities within a newly completed mixed-use development
- Directly connected to Fairbank Station on the Eglinton Crosstown LRT
- Prominent retail frontage along Eglinton Avenue West at a signalized intersection
- Unit A: features a built-in internal exhaust shaft, making it well-suited for a variety of food service and ventilation-dependent uses.
- Directly across from Shoppers Drug Mart and surrounded by established neighbourhood amenities
- High-exposure central Toronto location with significant vehicular, pedestrian, and transit traffic
- High ceilings and shared loading access
- Ideal for café, medical, dental, wellness, boutique fitness, beauty, convenience, specialty food, and service-oriented uses

## PROPERTY **DETAILS**

| | |
|---|---|
| Type: | **For lease** |
| Net rent: | **$38/SF** |
| TMI: | **$20/SF** |
| Availability: | **Immediate** |

## AVAILABLE **UNITS**

| | |
|---|---|
| Unit A: | **2,635 SF** (Endcap) |
| Unit C: | **2,791 SF** |
| Unit D: | **1,616 SF** (Endcap) |
| Units C+D: | **4,407 SF** (Combined) |



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## INTERNAL EXHAUST SHAFT



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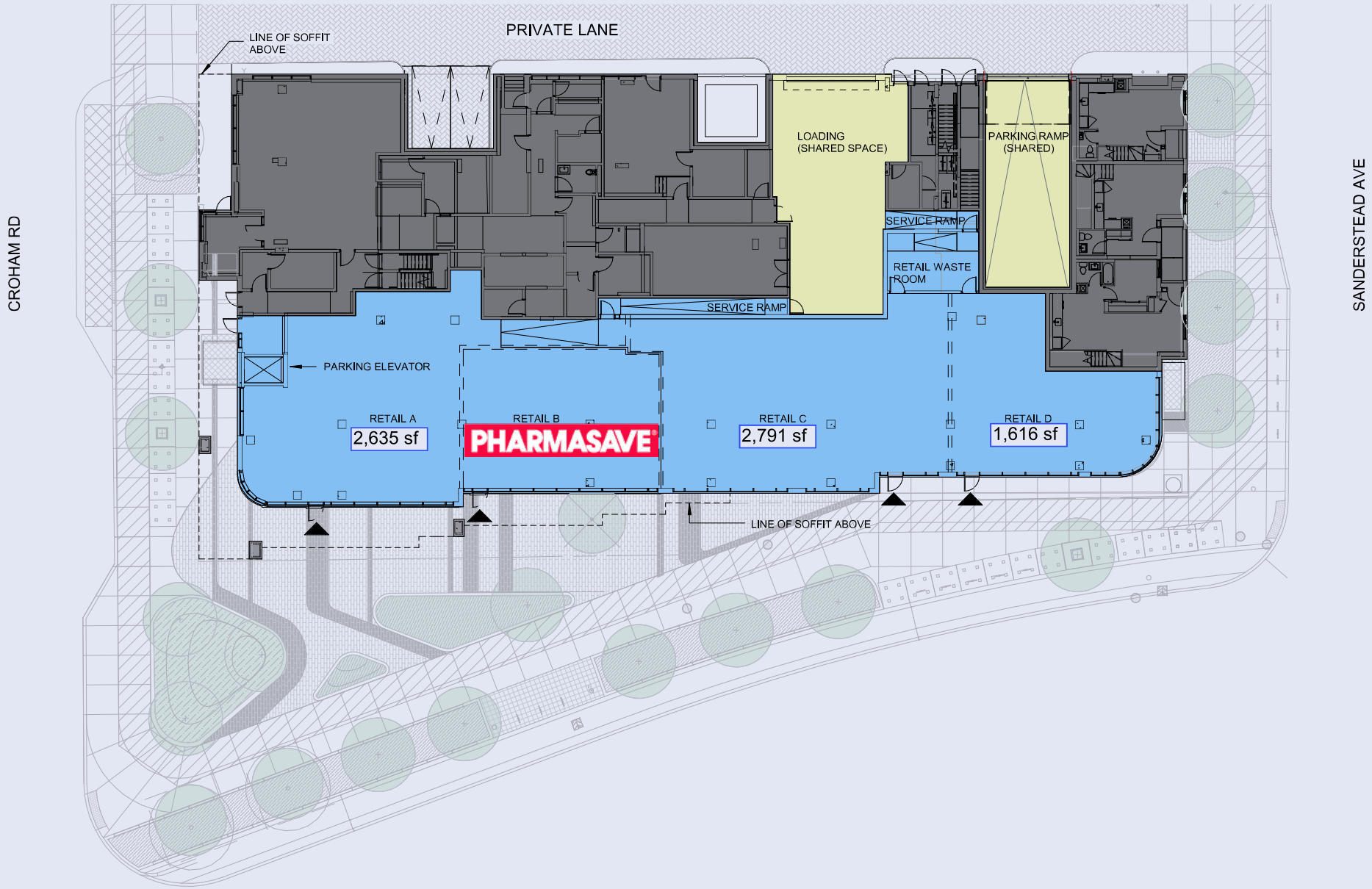

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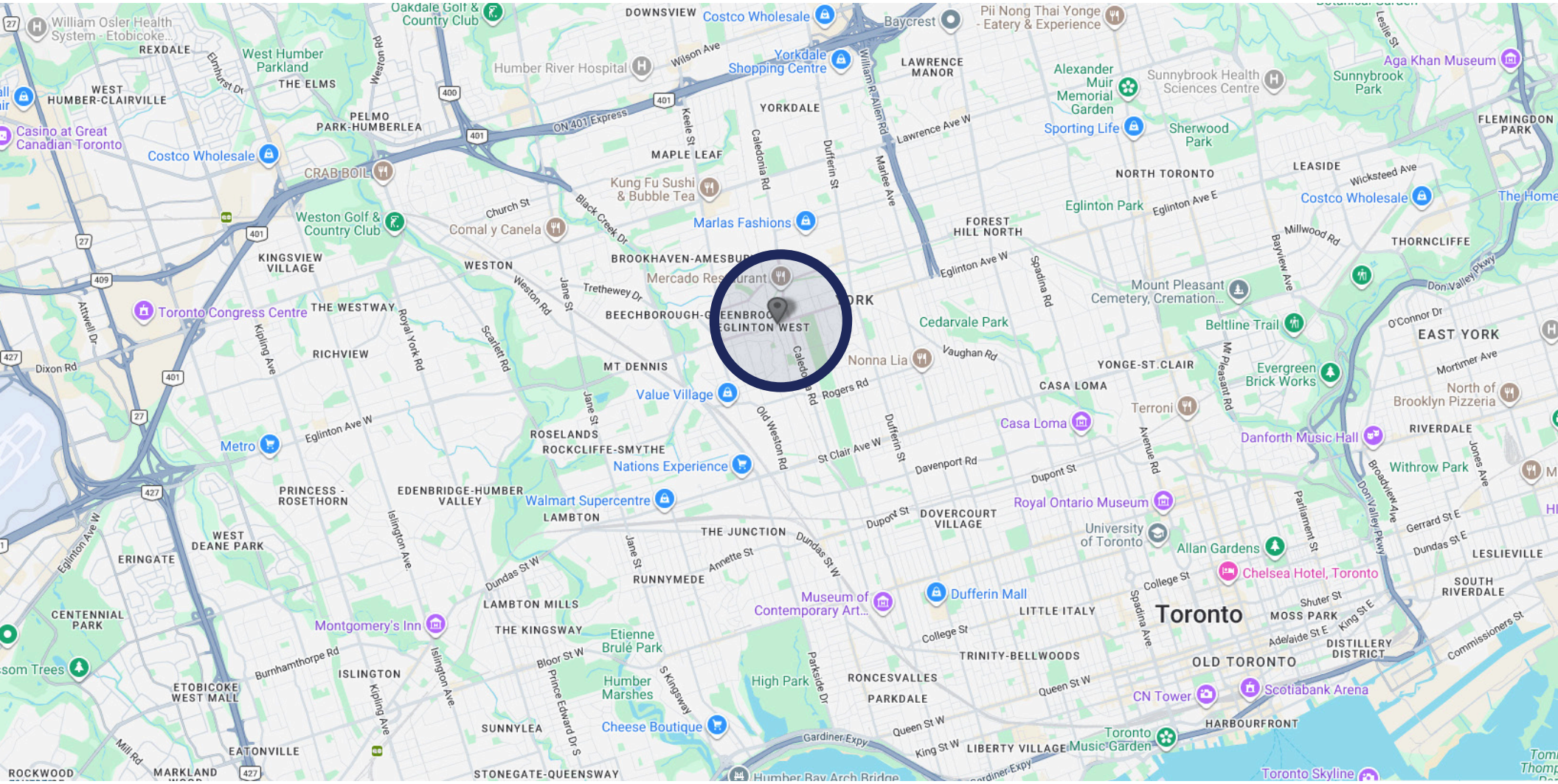


## AREA DEMOGRAPHICS

*Within 1 km radius of property*

**POPULATION**
**19,181**

**AVERAGE INCOME**
**$108,151***

* Annually per household

**MEDIAN AGE**
**38.7**

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## OWNER & PORTFOLIO ADVISORY SERVICES


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