

For Lease

745 Danforth Ave  
Toronto, ON



For more information,  
please contact:

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 CB  
METROPOLITAN

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# 745 Danforth

## The Opportunity

Roxborough Realty is pleased to present a ground-floor retail opportunity at Danforth Ave in the renowned Greektown neighbourhood. This retail unit boasts prime frontage on the bustling Danforth Avenue and is just steps away from TTC Line 2 and the upcoming Ontario Line. Take advantage of the high foot traffic and vibrant atmosphere to maximize exposure for your business.

Availabilities	Ground Floor Retail
Asking Rent	Please contact for more information
TMI	±\$15.00 per sf
Floor Plan	±1,746 sq. ft net rentable area
Frontage	27ft + onto Danforth Ave
Possession Date	TBD



## Leasing Highlights

745 Danforth Ave

### 27 ft Frontage on Danforth

Conveniently located in the heart of Greentown steps from public transit, the area contains a wealth of cultural and entertainment options driving traffic to the neighborhood.

### Turnkey Retail Space

Currently occupied by Hakim Optical, this premium retail space is fitted with modern fixtures, ample lighting ready for your retail or professional uses.

### Upgraded Utilities

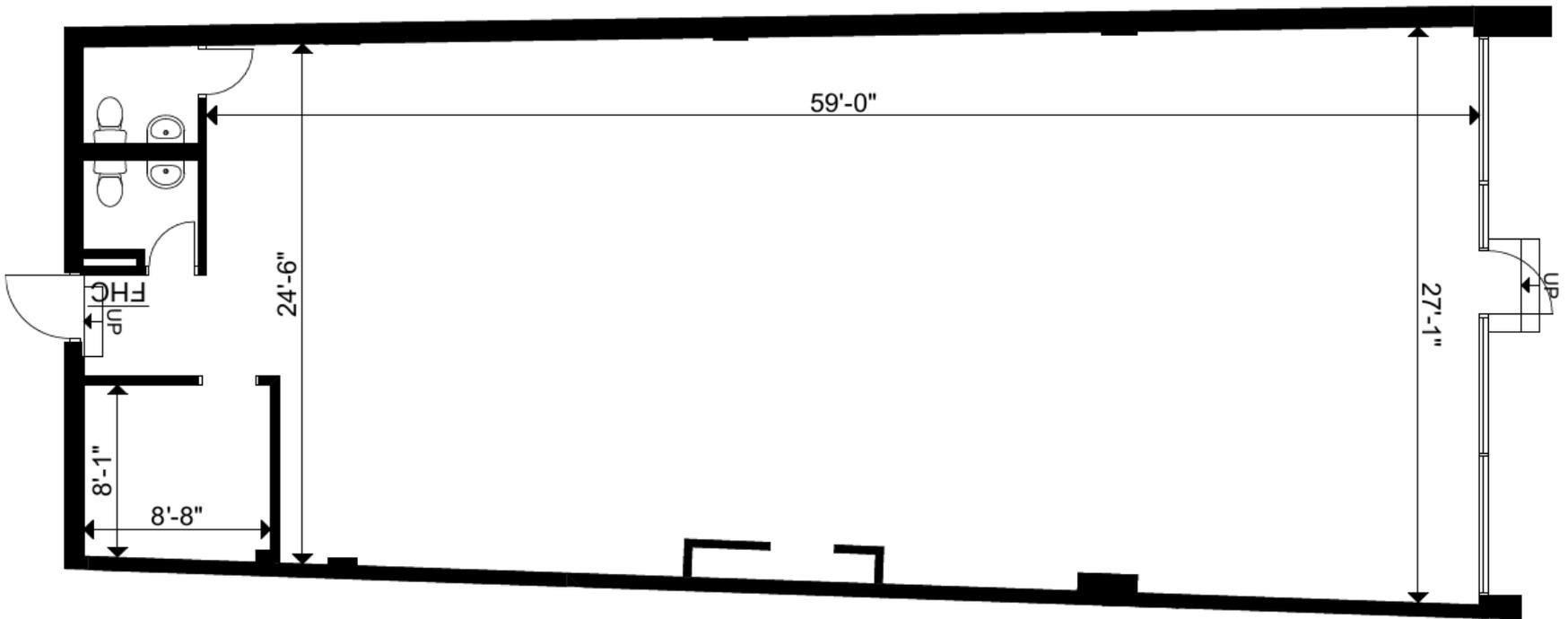
The unit is equipped with a large water service and hydro accommodating 600V / 200A, making it ideal for a variety of tenants' uses without further upgrades.

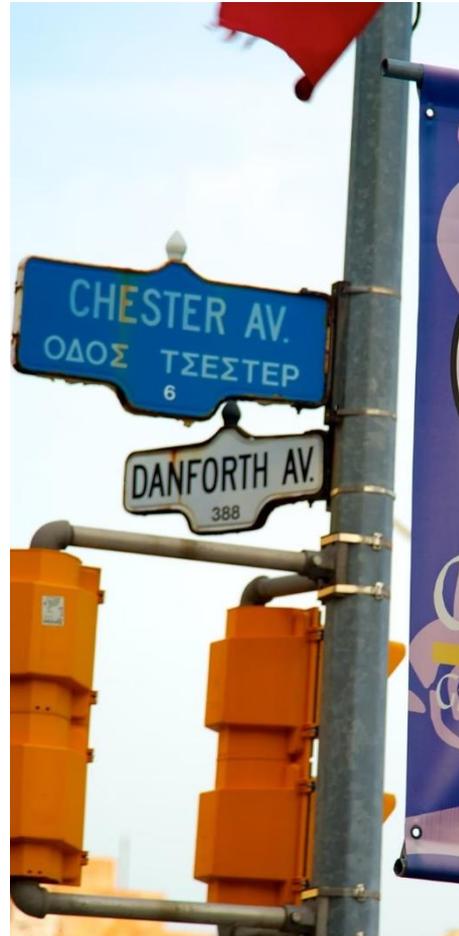
### Rear Parking for Ease of Entry

The subject property can accommodate for 1 parking space and is accessible at the rear of the property. This rare opportunity will improve accessibility and delivery needs for your retail business.

# Floor Plan

745 Danforth Ground Floor Retail





## Area Overview

### Greektown, Toronto

Greektown, located along Danforth Avenue in Toronto, is a vibrant and culturally rich neighborhood known for its lively atmosphere and strong Greek heritage. This bustling area is famous for its diverse array of restaurants, cafes, and boutique shops, attracting both locals and tourists. Annual events like the Taste of the Danforth festival draw large crowds, celebrating the neighborhood's culinary and cultural offerings. With excellent public transit access and a welcoming community vibe, Greektown is a thriving destination for dining, shopping, and entertainment.

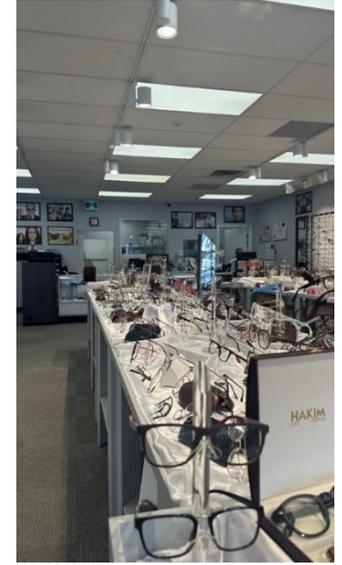


## Ontario Line – Pape Station

### TTC Subway Extension

Pape Station is set to become a significant hub with the introduction of the Ontario Line, a new 15.6-kilometer subway route that will enhance Toronto's transit network. Pape Station, already a stop on TTC's Line 2, will soon connect to the Ontario Line, facilitating smoother transfers and improving accessibility across the city. This upgrade will link Pape Station with both the current TTC Line 2 and the new Ontario Line, significantly enhancing connectivity. The Ontario Line is expected to serve approximately 388,000 riders daily, alleviating congestion on existing routes and shortening travel times. For example, a trip from Pape and Danforth to Queen and University will be reduced from 25 minutes to just 12 minutes. The subject property is strategically situated across from Pape Station and will benefit from the increased traffic within the area.





Household Income  
Avg. 2km radius  
**\$117,614**

Population  
5km radius  
**100,592**

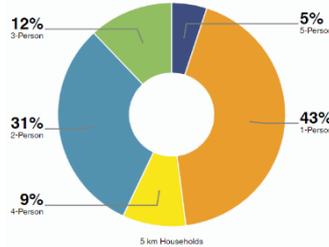
Children  
0-19 years  
**17%**

Adult  
20-54 years  
**55%**

Pre-Retirement  
55-64 years  
**12%**

Seniors  
65+ years  
**15%**

Average  
Household Size  
Within 5 kms



**54% on foot**  
Mode of visiting Danforth



**175,000+**  
Vehicle Traffic (2020)



**99/100**  
Walk Score

**Retail**

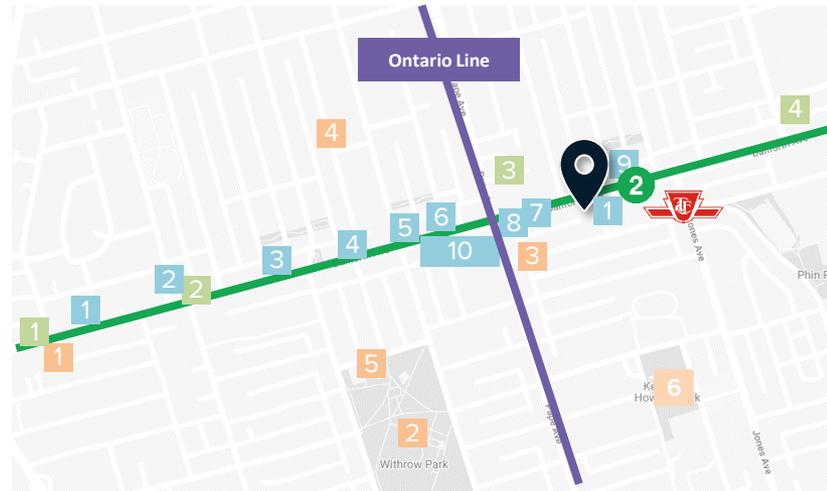
- 1 Shoppers Drug Mart
- 2 Krispy Kreme Donut
- 3 Mezes
- 4 Soulas Greek Cuisine
- 5 Pizzeria Libretto
- 6 IL FORNELLO
- 7 Athens Greek Cuisine
- 8 Dollarama
- 9 Wingstop
- 10 Pape Market

**Points of Interest**

- 1 Danforth Music Hall
- 2 Withrow Park
- 3 Toronto Public Library
- 4 Taste of Danforth Festival
- 5 East York Farmers Market
- 6 Kempton Howland Park

**Public Transit**

- 1 Broadview Station (Line 2)
- 2 Chester Station (Line 2)
- 3 Pape Station (Ontario & Line 2)
- 4 Donlands Station (Line 2)





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HAKIM OPTICAL

## Contact for More Information

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