

THE
GL + UCESTER
ON YONGE

RETAIL FOR LEASE

591-597 YONGE ST

CONCØRD



DIRECT ACCESS TO
WELLESLEY
TTC SUBWAY STATION



8 MINUTE
DRIVE TO THE DON VALLEY PARKWAY



WALKABILITY
TO MANY RESTAURANTS AND SERVICES



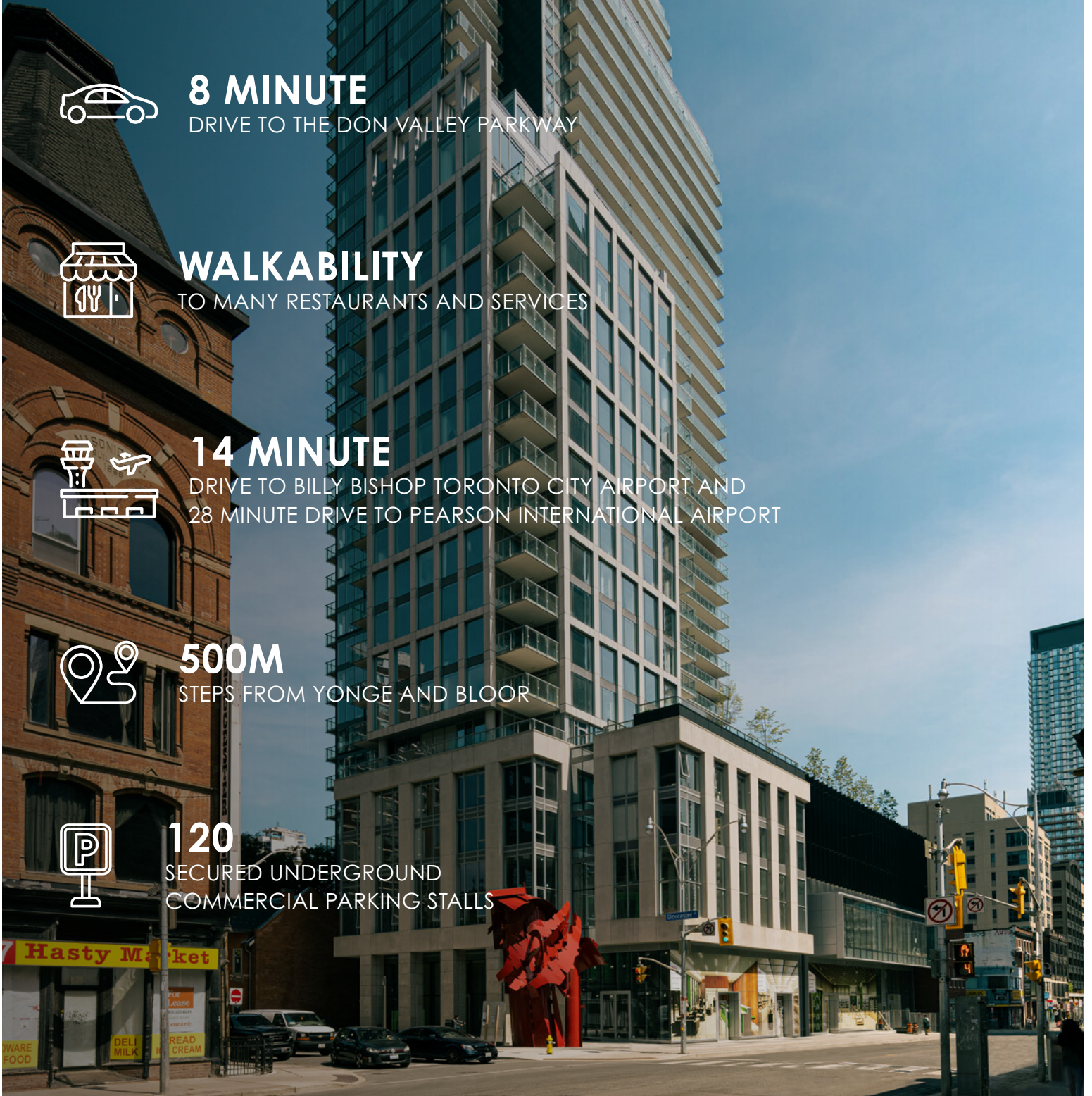
14 MINUTE
DRIVE TO BILLY BISHOP TORONTO CITY AIRPORT AND
28 MINUTE DRIVE TO PEARSON INTERNATIONAL AIRPORT



500M
STEPS FROM YONGE AND BLOOR






120
SECURED UNDERGROUND
COMMERCIAL PARKING STALLS





Demographics

	1KM	3KM	5KM
 Population	71,237	331,052	662,649
 Age 20 to 34	45%	38%	33%
 Average HH Income	\$145,755	\$182,252	\$176,342

Source: Local Logic 2024

Neighbourhood Map



YONGE STREET



YORKVILLE



2
UNIVERSITY OF TORONTO

1
TORONTO METROPOLITAN UNIVERSITY

YONGE DUNDAS SQUARE

FINANCIAL DISTRICT

UNION STATION

EDUCATION

1. Toronto Metropolitan University
2. University of Toronto - St. George Campus

CITY LANDMARKS

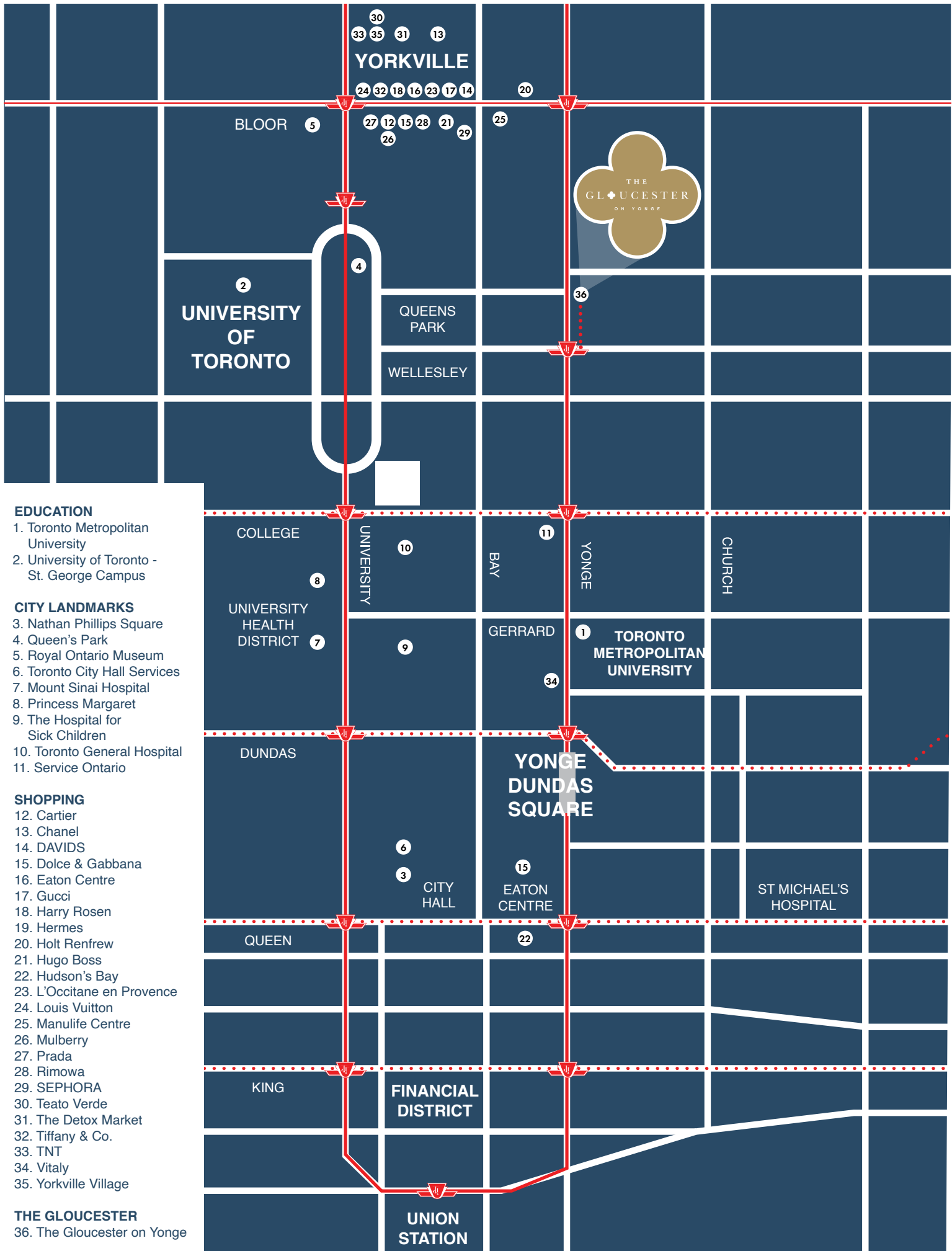
3. Nathan Phillips Square
4. Queen's Park
5. Royal Ontario Museum
6. Toronto City Hall Services
7. Mount Sinai Hospital
8. Princess Margaret
9. The Hospital for Sick Children
10. Toronto General Hospital
11. Service Ontario

SHOPPING

12. Cartier
13. Chanel
14. DAVIDS
15. Dolce & Gabbana
16. Eaton Centre
17. Gucci
18. Harry Rosen
19. Hermes
20. Holt Renfrew
21. Hugo Boss
22. Hudson's Bay
23. L'Occitane en Provence
24. Louis Vuitton
25. Manulife Centre
26. Mulberry
27. Prada
28. Rimowa
29. SEPHORA
30. Teato Verde
31. The Detox Market
32. Tiffany & Co.
33. TNT
34. Vitaly
35. Yorkville Village

THE GLOUCESTER

36. The Gloucester on Yonge





Highlights

- Flexible demising options
- Ample on-site parking
- 21 FT ceiling heights
- Can accommodate kitchen exhaust and venting

Retail Overview

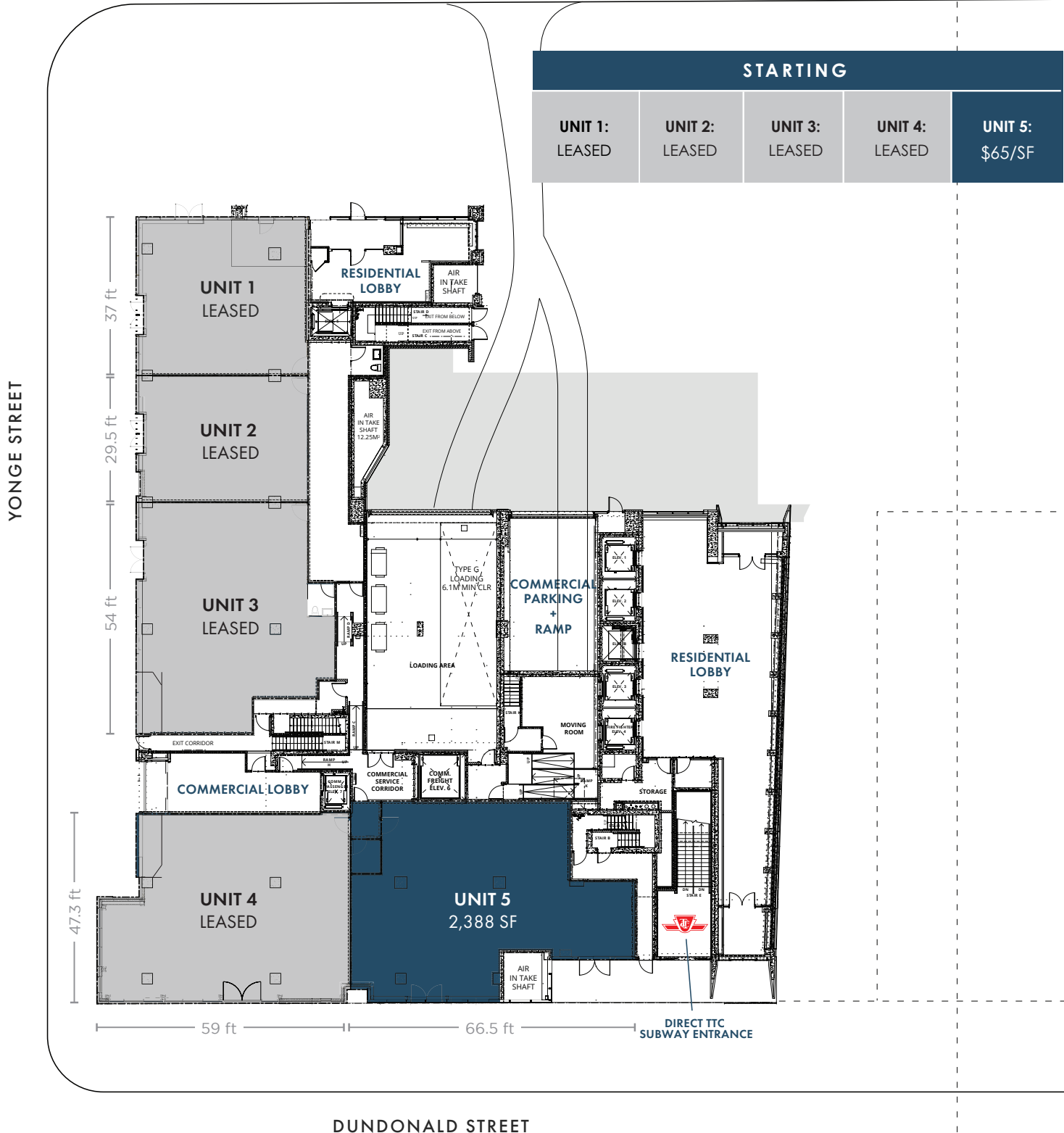
- Size: 2,388 SF
- Term: 5-10 Years
- Available: Immediately
- Additional Rent: \$31.64 PSF

*All measurements are approximate. Lease Rates are subject to change without prior notice. Additional Rent may vary through time. Refer to lease agreement for detail definitions.

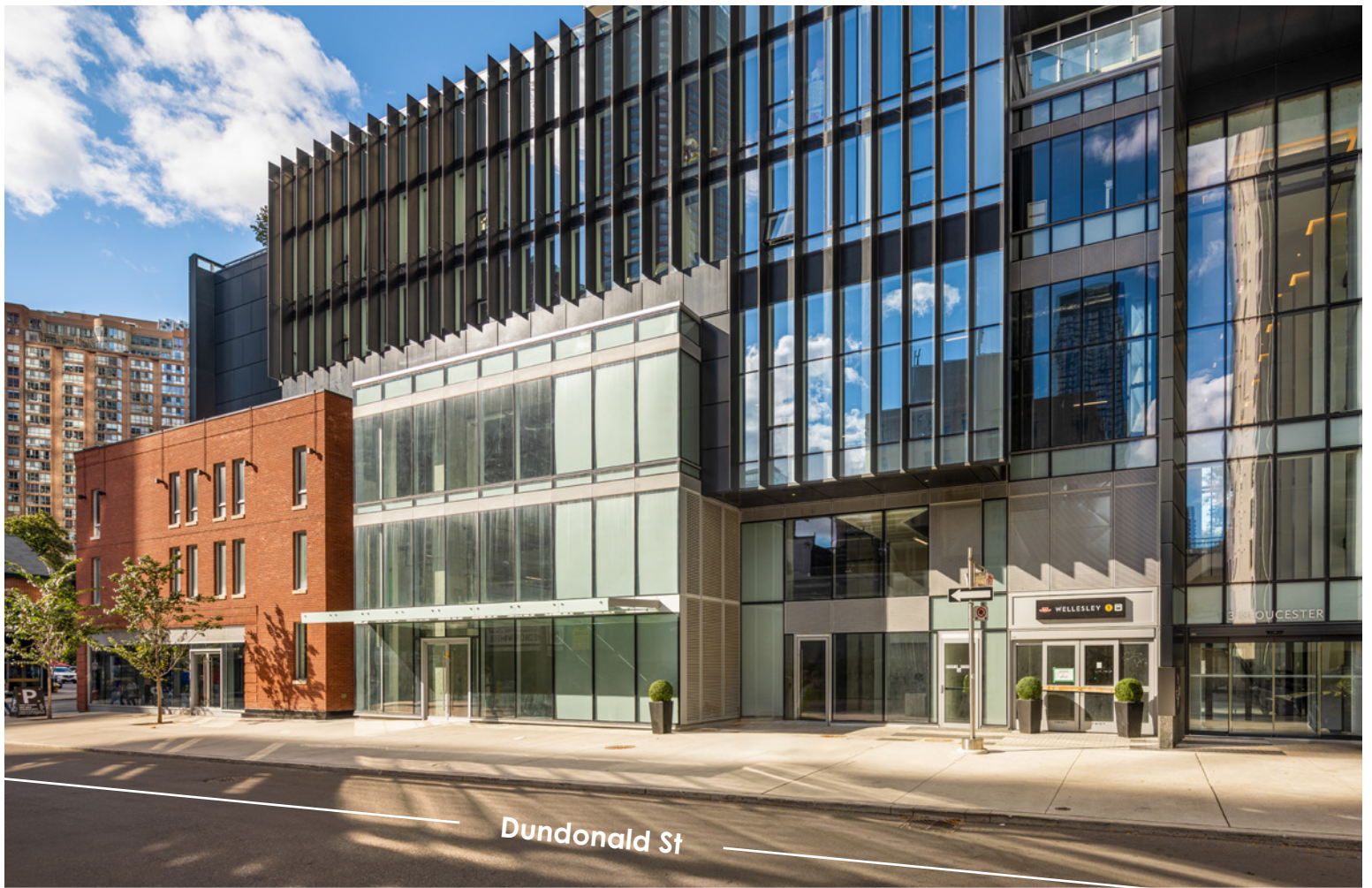
Floor Plan

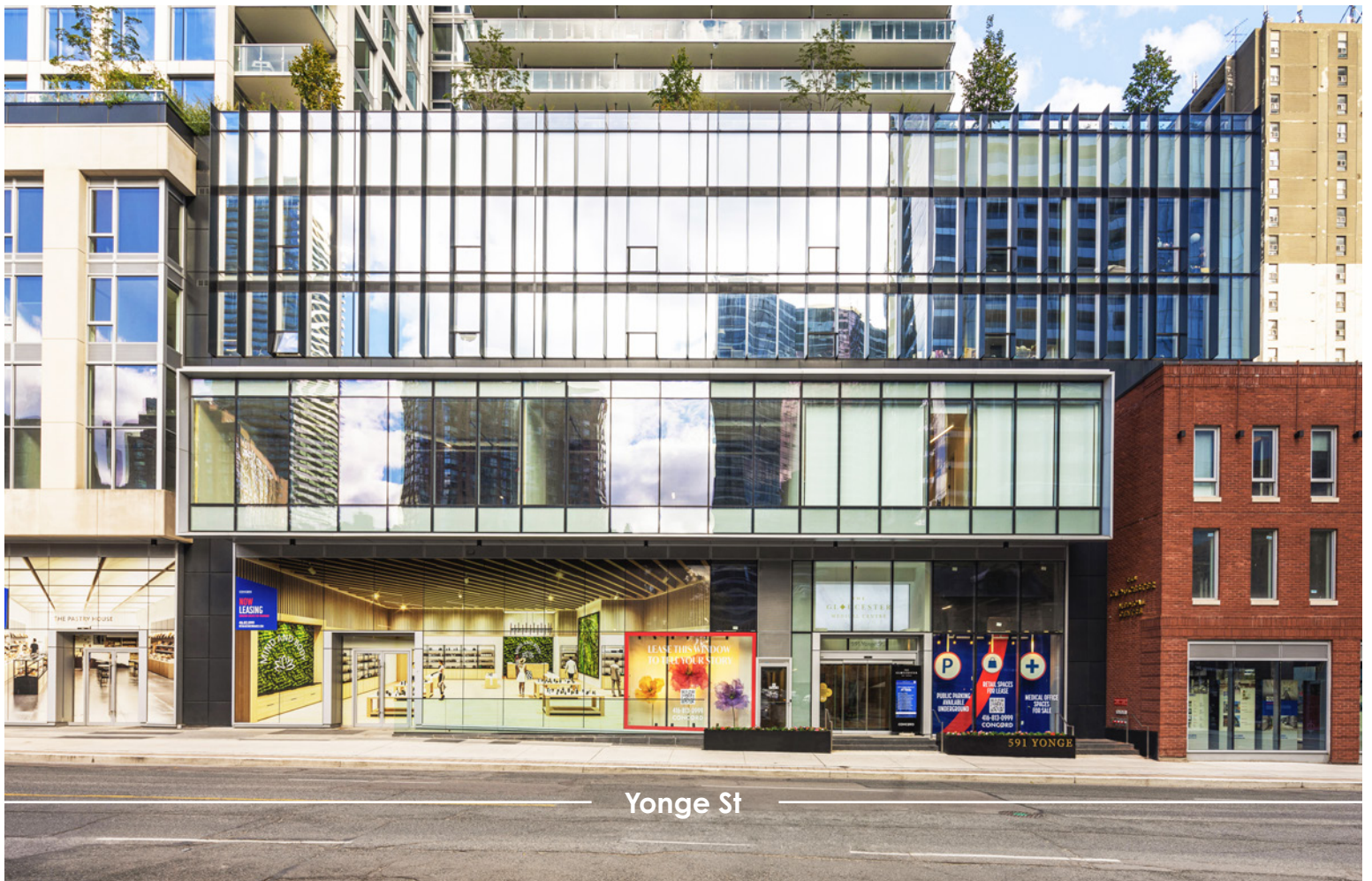
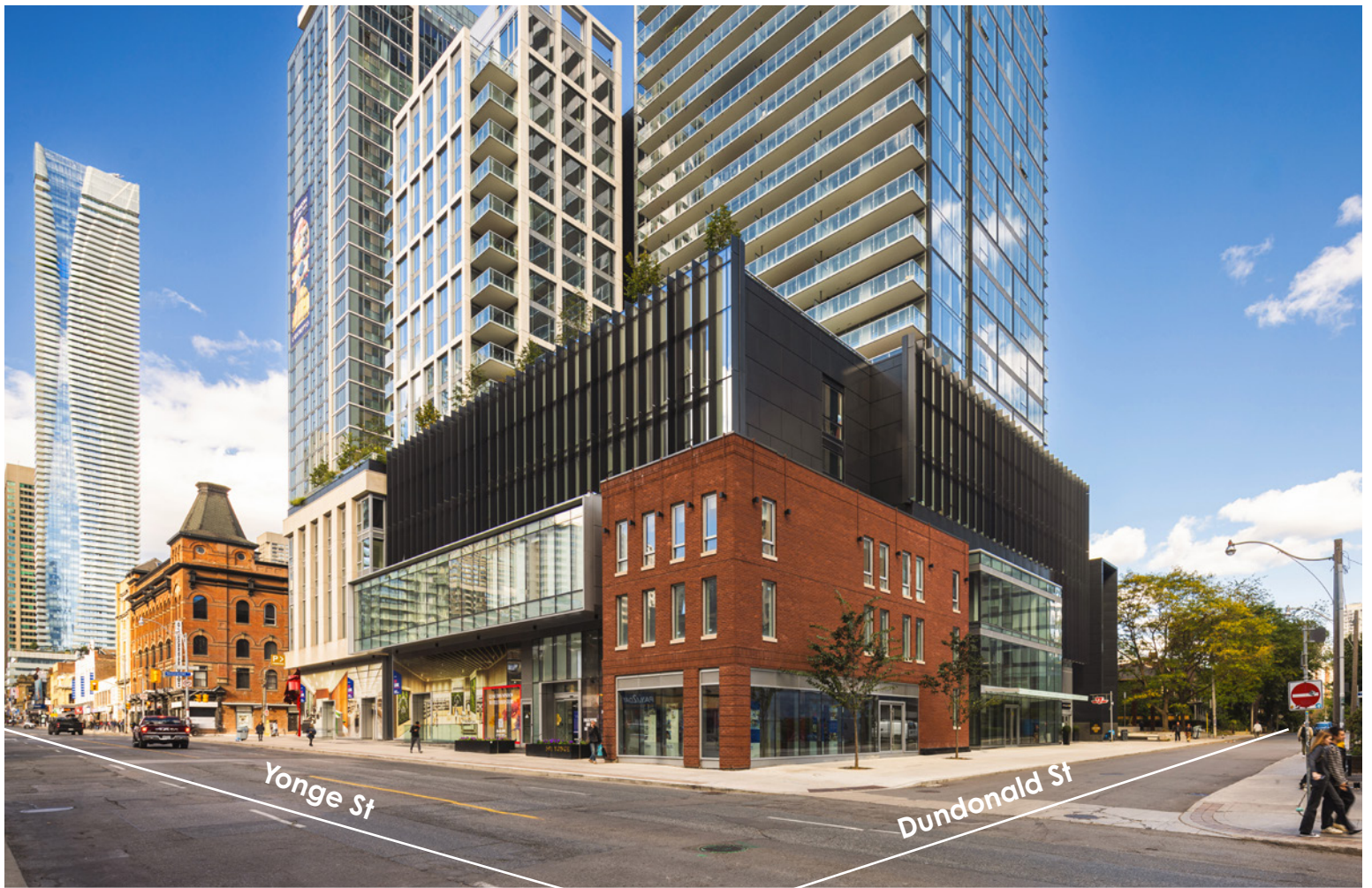


GLOUCESTER STREET

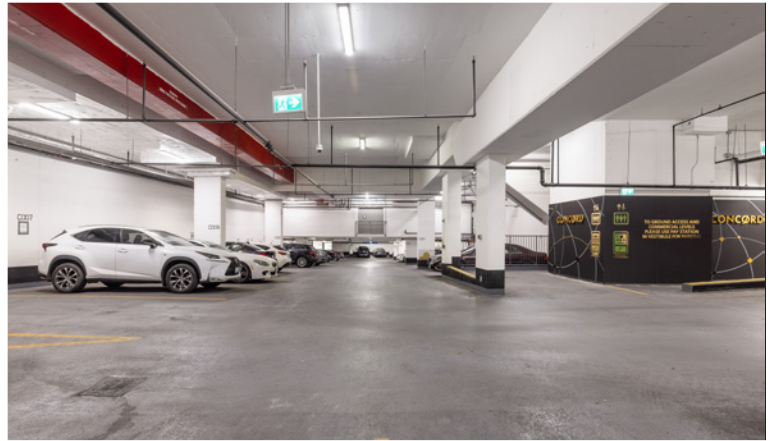


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Experience seamless accessibility for your business's success, as our premium parkade caters to the bustling foot traffic your retail venture deserves. With 120 stalls, our facility ensures plentiful parking for your valued customers and employees.



The medical services provided on the second floor of Gloucester Medical Office Centre are of high quality and professionalism, and they perfectly complement the retail options available on the ground level.



THE
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ON YONGE

For Leasing Enquiries

retail@concorddex.com

CONCORD

The developer retains the right to modify, substitute, or revise ceiling heights or exterior window systems without prior notice. The actual square footage may differ from the indicated floorplan. The renderings provided are preliminary concepts created by a rendering artist, and the actual layout and features may significantly vary from what is shown in photographs and renderings. This disclaimer does not constitute an offer for sale or lease. Errors and omissions excepted (E. & O.E.).