

RETAIL FOR SUBLEASE

VICTORIA PARK & LAWRENCE

1925 VICTORIA PARK AVE
TORONTO

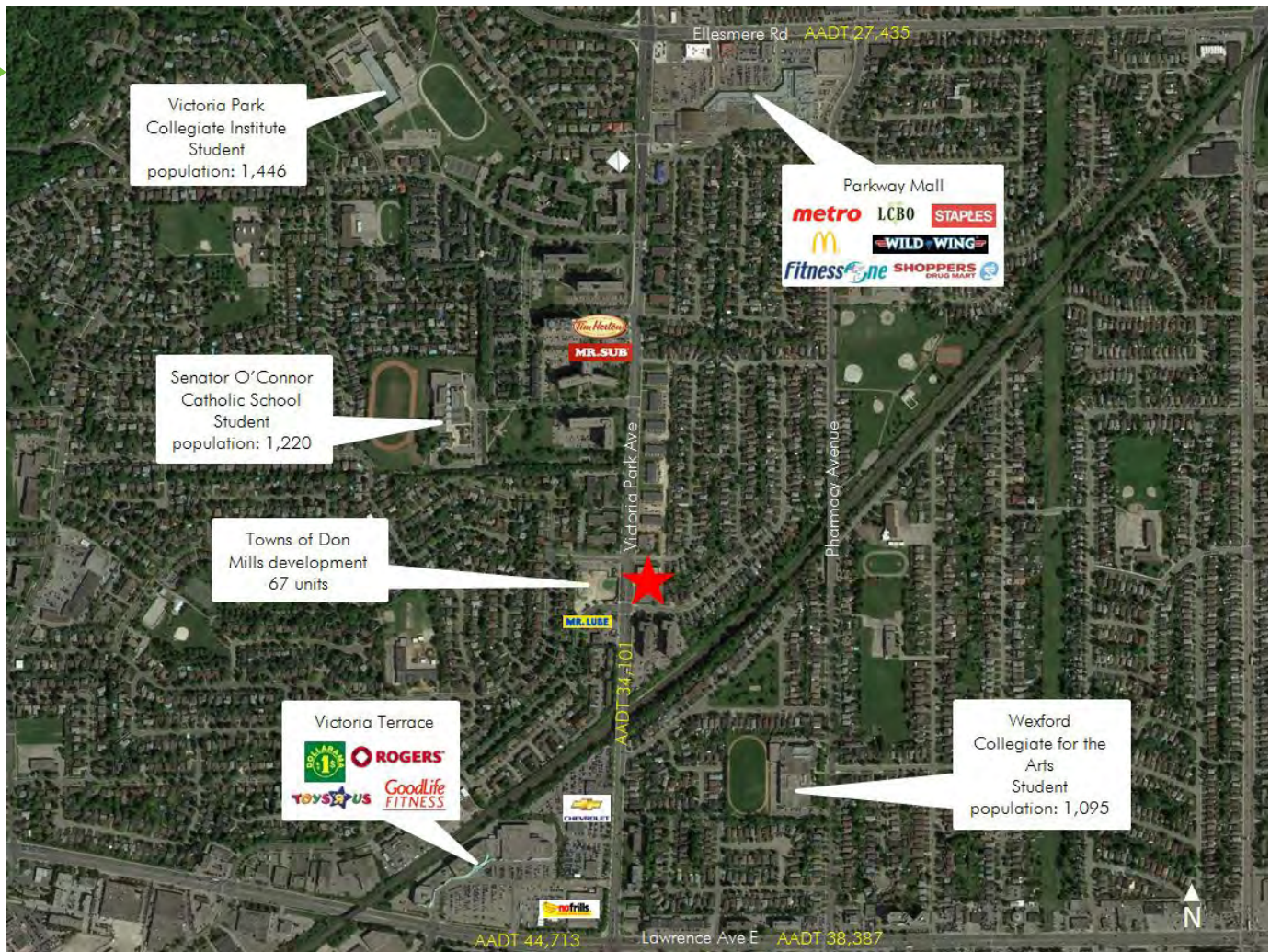


NATIONAL RETAIL GROUP

CBRE

1925 VICTORIA PARK AVENUE

SURROUNDING AREA



PROPERTY HIGHLIGHTS

ASKING RENT: Contact Listing Agents

SIZE: 12,193 SF

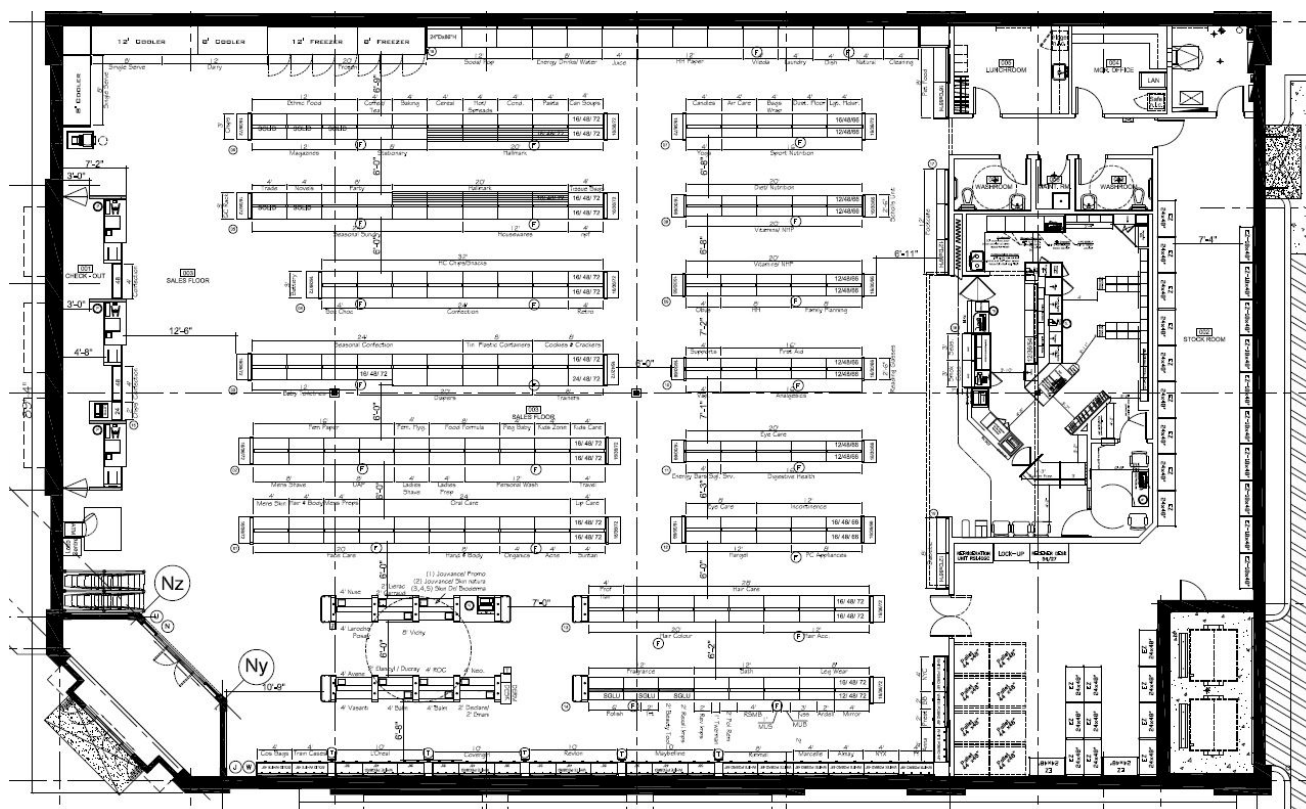
ADDITIONAL RENT: \$16.75 psf (est. 2016)

TERM: November 30, 2026

PARKING SPACES: 44

OCCUPANCY: 60 Days Notice

- Strong vehicular traffic with over 34,000 vehicles per day on average
- Large freestanding building with ample parking
- High 18+ feet ceiling heights
- Located in close proximity to retailers such as Toys 'R' Us, Metro, LCBO, Tim Horton's and No Frills



DEMOGRAPHICS	1 KM	3 KM	5 KM
2015 Est. Population	16,999	108,950	320,862
AVG HH Income	\$79,387	\$81,454	\$80,439
Daytime Population	12,467	113,931	338,634





TORONTO, ON

Victoria Park Avenue is a major north-south arterial in Toronto. Directly across Victoria Park Avenue features a pre-construction residential development which aims to bring a modern urban community aura to the neighbourhood. In addition, two shopping centres are located within the node: Victoria Terrace at Lawrence Avenue East and Victoria Park Avenue, and Parkway Mall at Ellesmere Avenue and Victoria Park Avenue. The site is surrounded by residential and provides easy access to both vehicular and pedestrian traffic. The Subject Property has exceptional transportation access with TTC at the doorstep and Highway 401/the Don Valley Parkway are minutes away.



NEIGHBOURING USES

For additional information, contact:

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