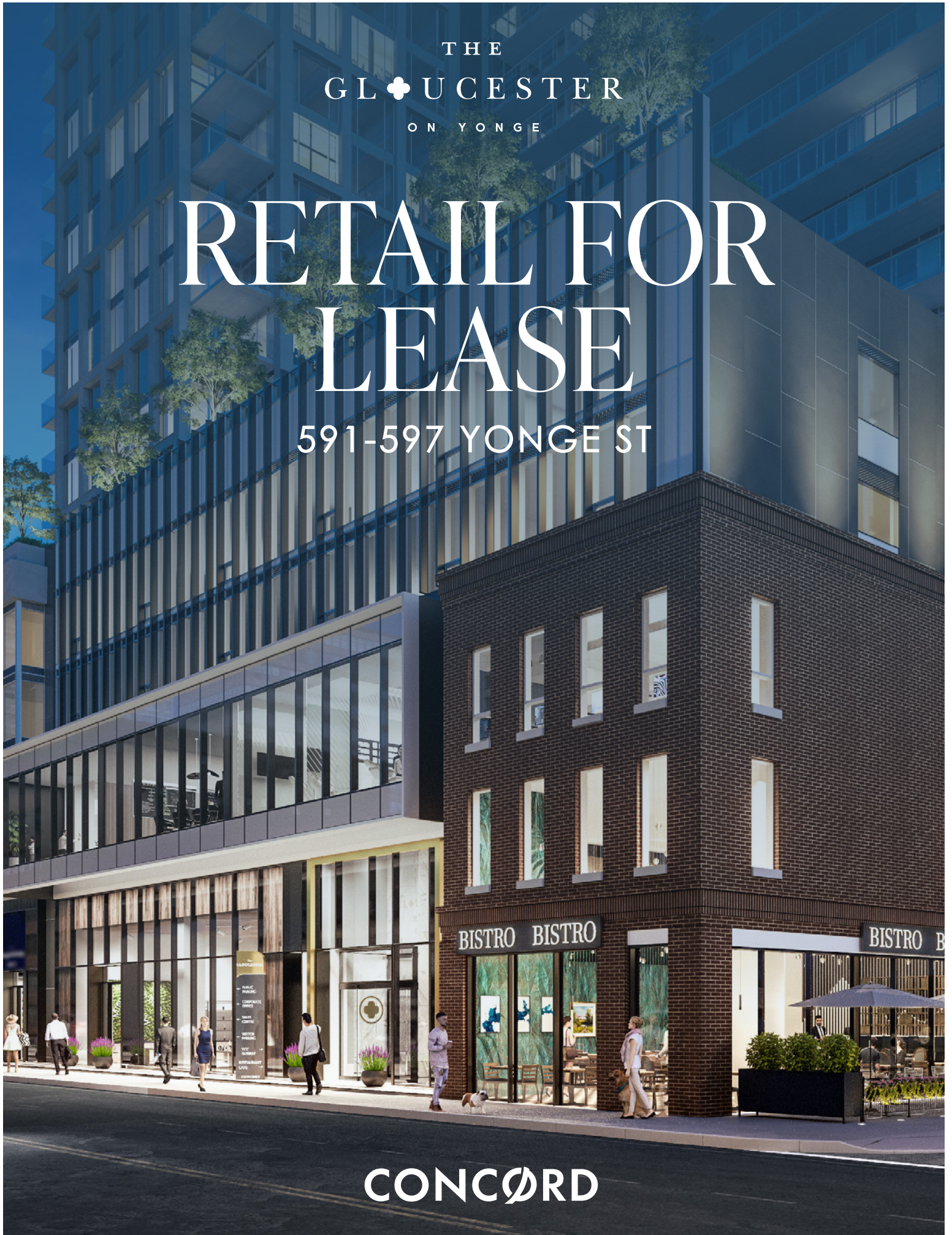


THE  
GL + UCESTER  
ON YONGE

# 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

WHISKEY ROOM

★ ROASTERY ★





0.5KM

**32,735**

POPULATION



1KM

**85,190**

POPULATION



1.5KM

**135,035**

POPULATION



# Demographics

		0.5KM	1KM	1.5KM
	<b>Daytime Population</b>	36,506	130,709	230,630
	<b>Median Age</b>	32.4	34.4	35.6
	<b>Total Households</b>	20,163	50,193	76,183
	<b>Average HH Income</b>	\$92,936	\$121,965	\$131,248
	<b>Growth Rate (2016-2022)</b>	19%	20%	17%

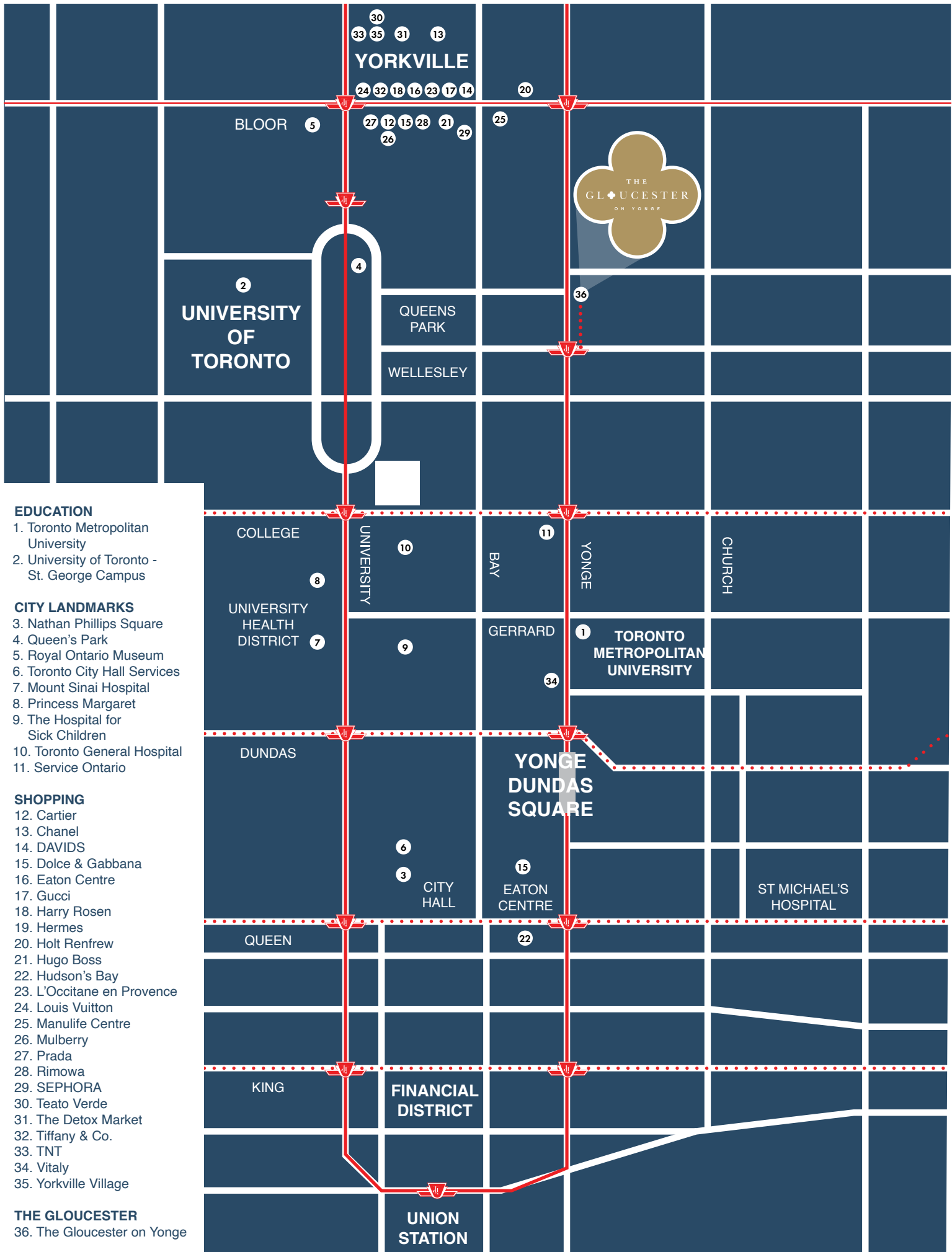
Source: Statistics Canada, 2022

# Neighbourhood Map



YONGE STREET





**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:**

**1,165 SF - 4,819 SF**

**Term:**

**5-10 Years**

**Available:**

**Immediately**

**Additional Rent:**

**\$33.50 PSF**



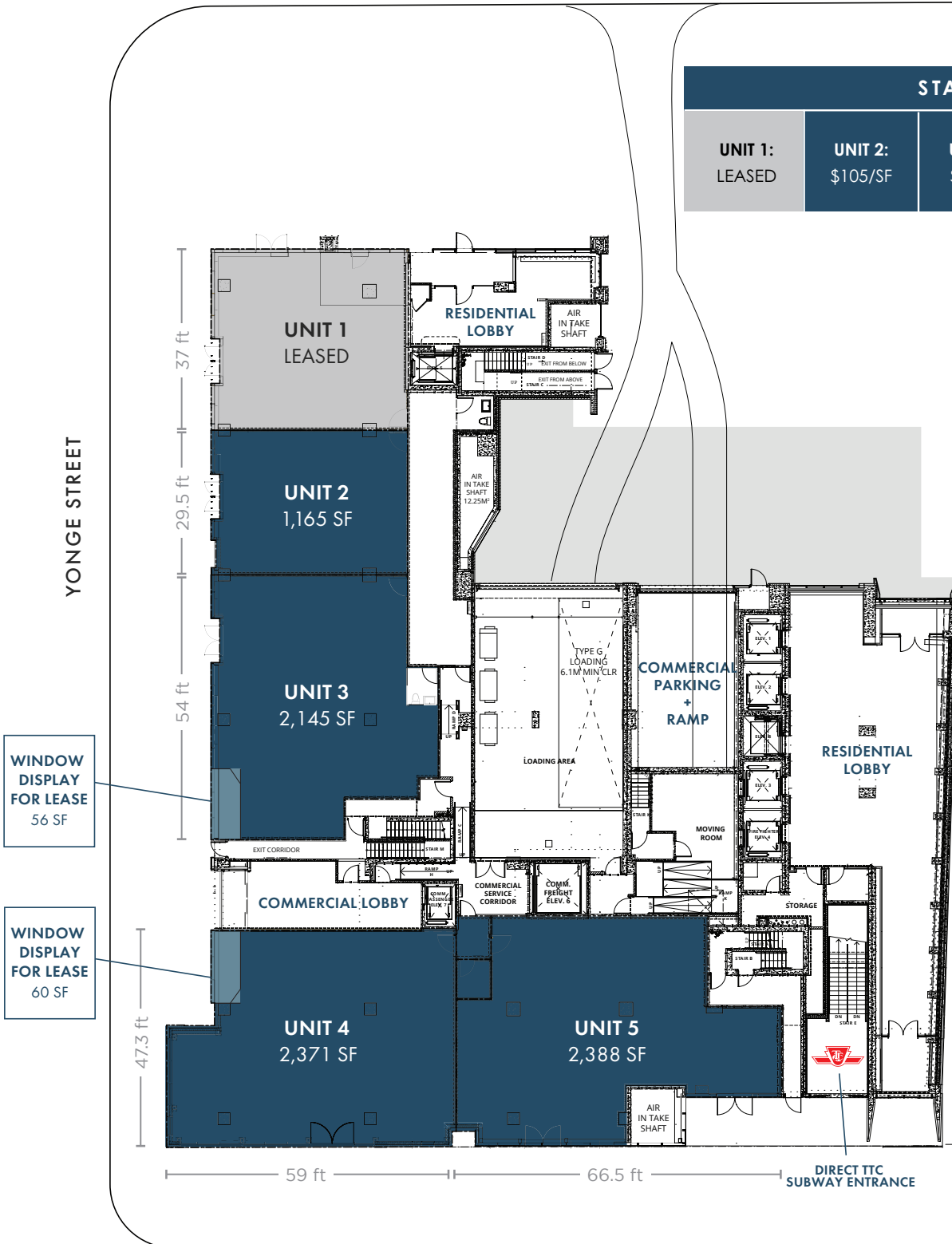
\*All measurements are approximate. Lease Rates are subject to change without prior notice. Additional Rent may vary through time. Refer to lease agreement for detail definitions.

# Floor Plan



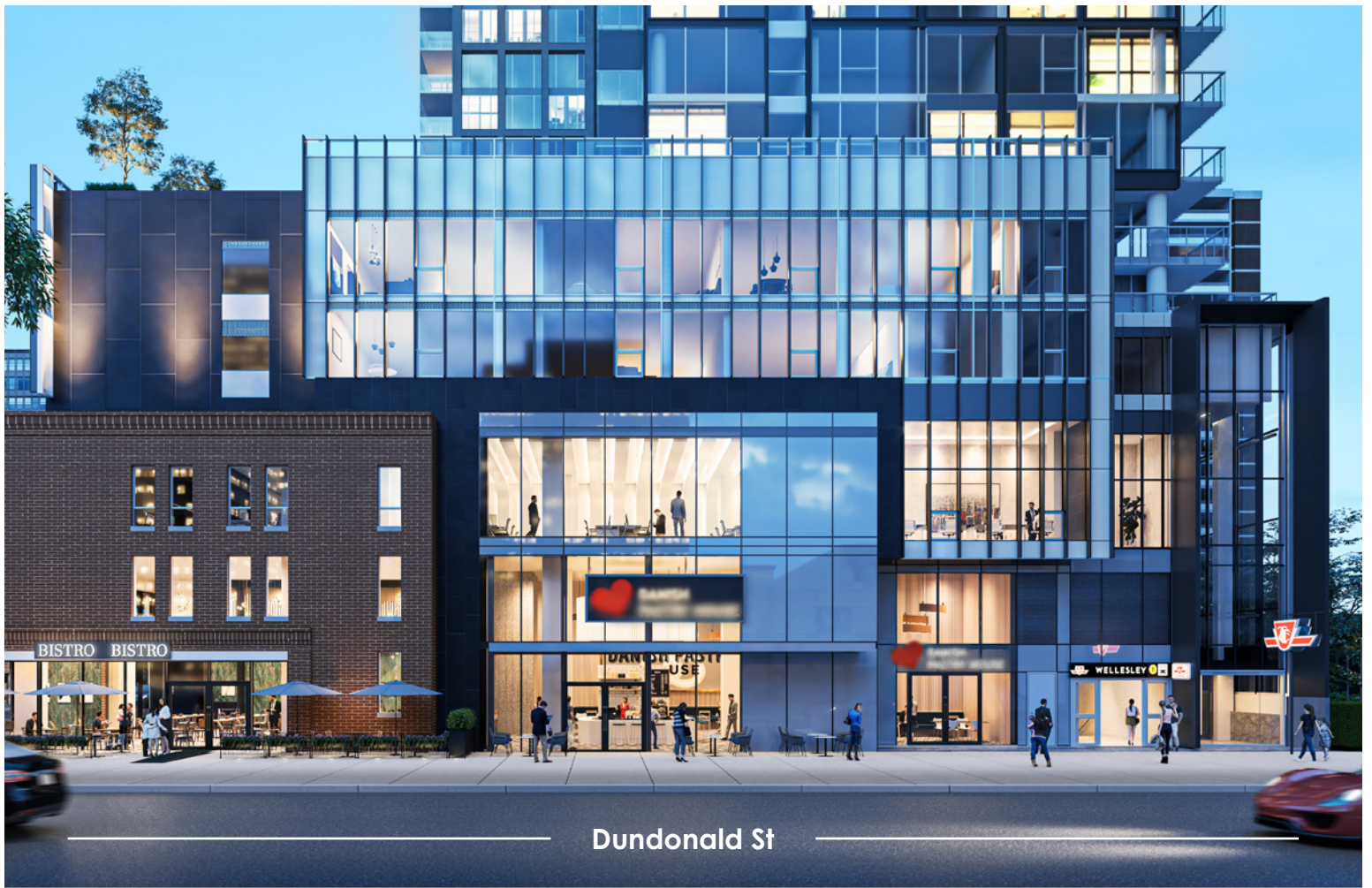
GLOUCESTER STREET

STARTING				
UNIT 1: LEASED	UNIT 2: \$105/SF	UNIT 3: \$79/SF	UNIT 4: \$85/SF	UNIT 5: \$65/SF



DUNDONALD STREET

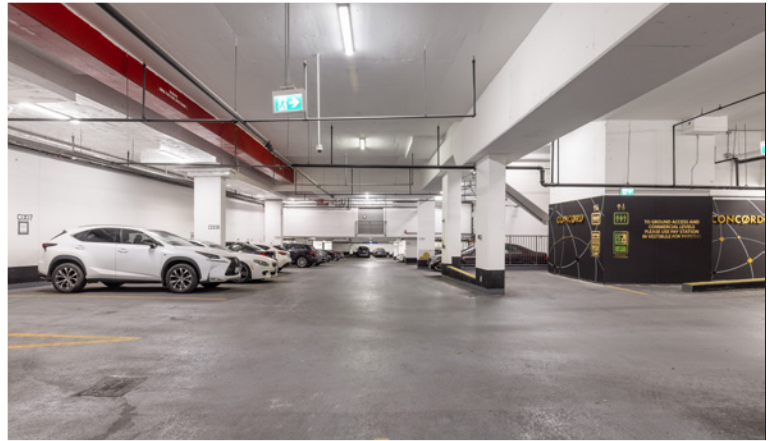
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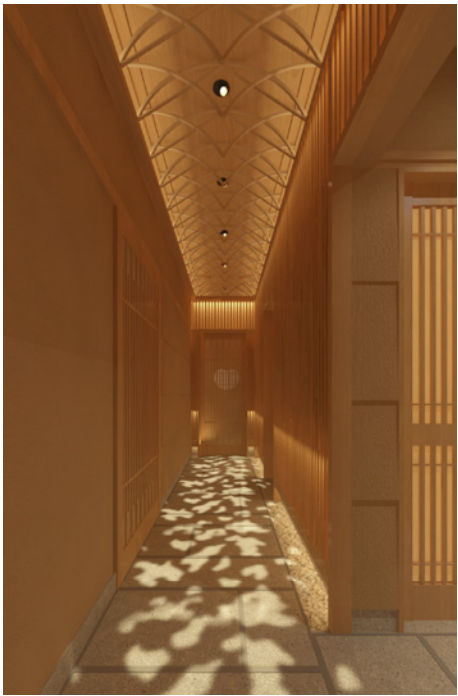
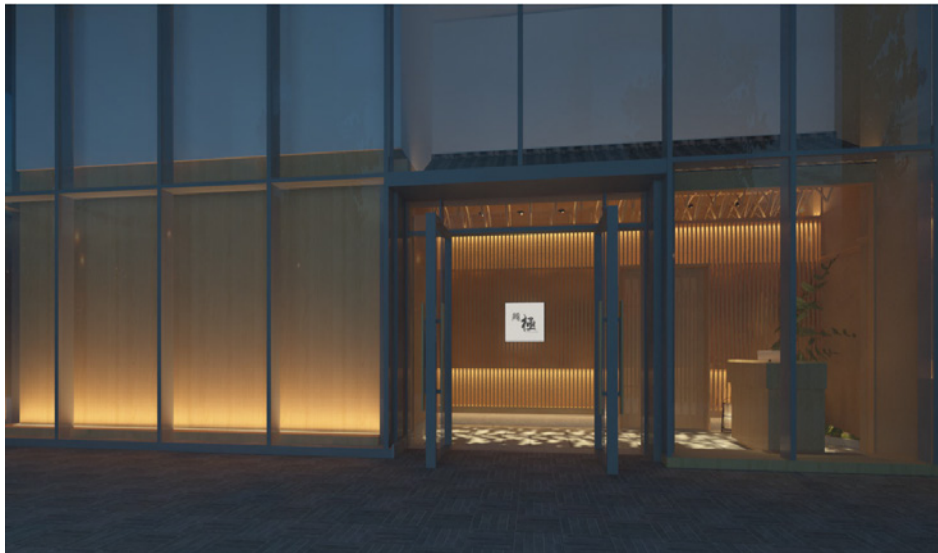


Experience seamless accessibility for your business's success, as our premium parkade caters to the bustling foot traffic your retail venture deserves. With 120 stalls, our facility ensures plentiful parking for your valued customers and employees.



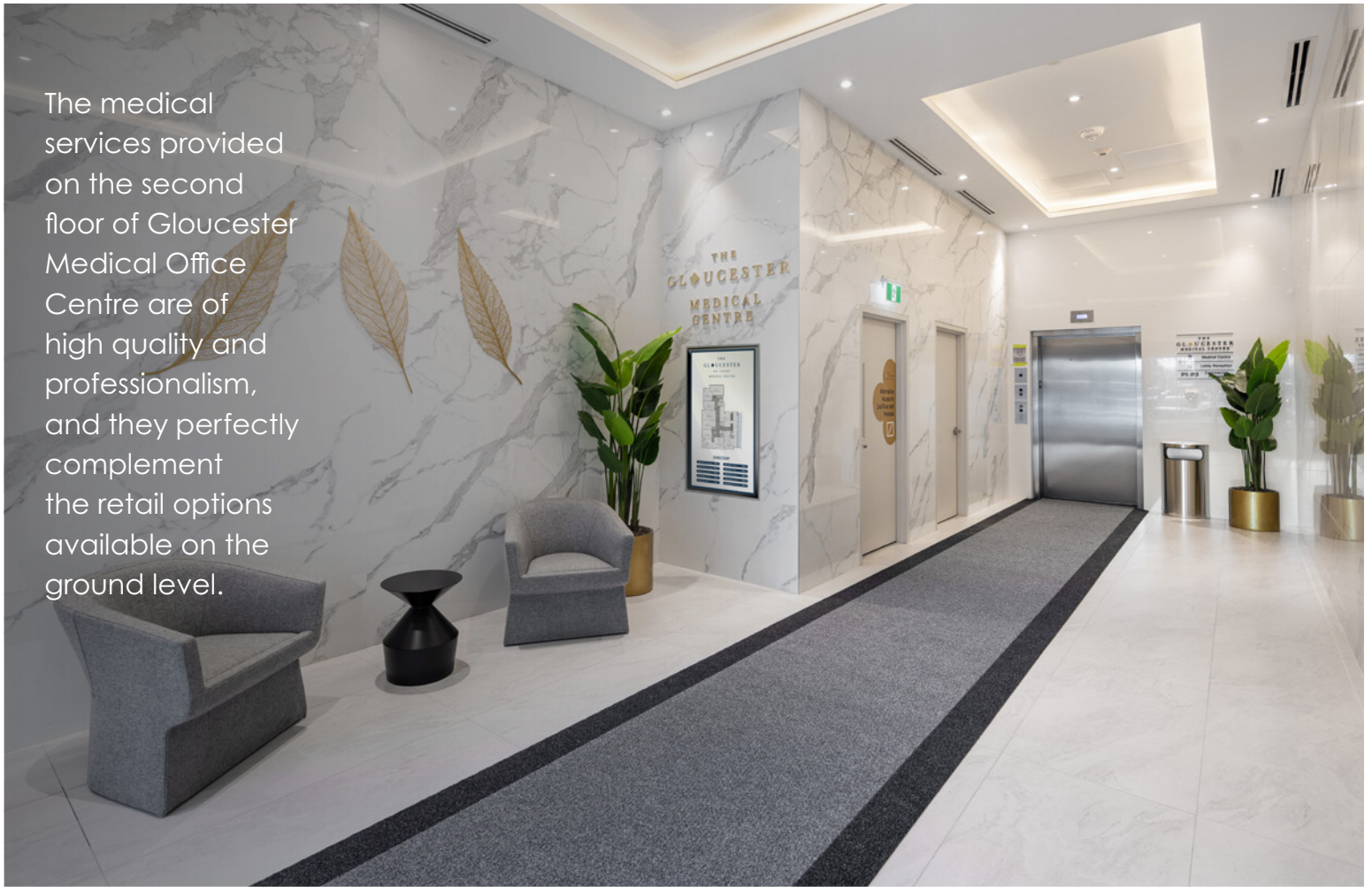
# Retail Unit 1

SUSHI KAWAMI – OPENING SPRING 2024



\*All Interior design and visual renderings are for reference only.

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  
GL + UCESTER  
ON YONGE

For Leasing Enquiries



[retail@concordadex.com](mailto:retail@concordadex.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.).