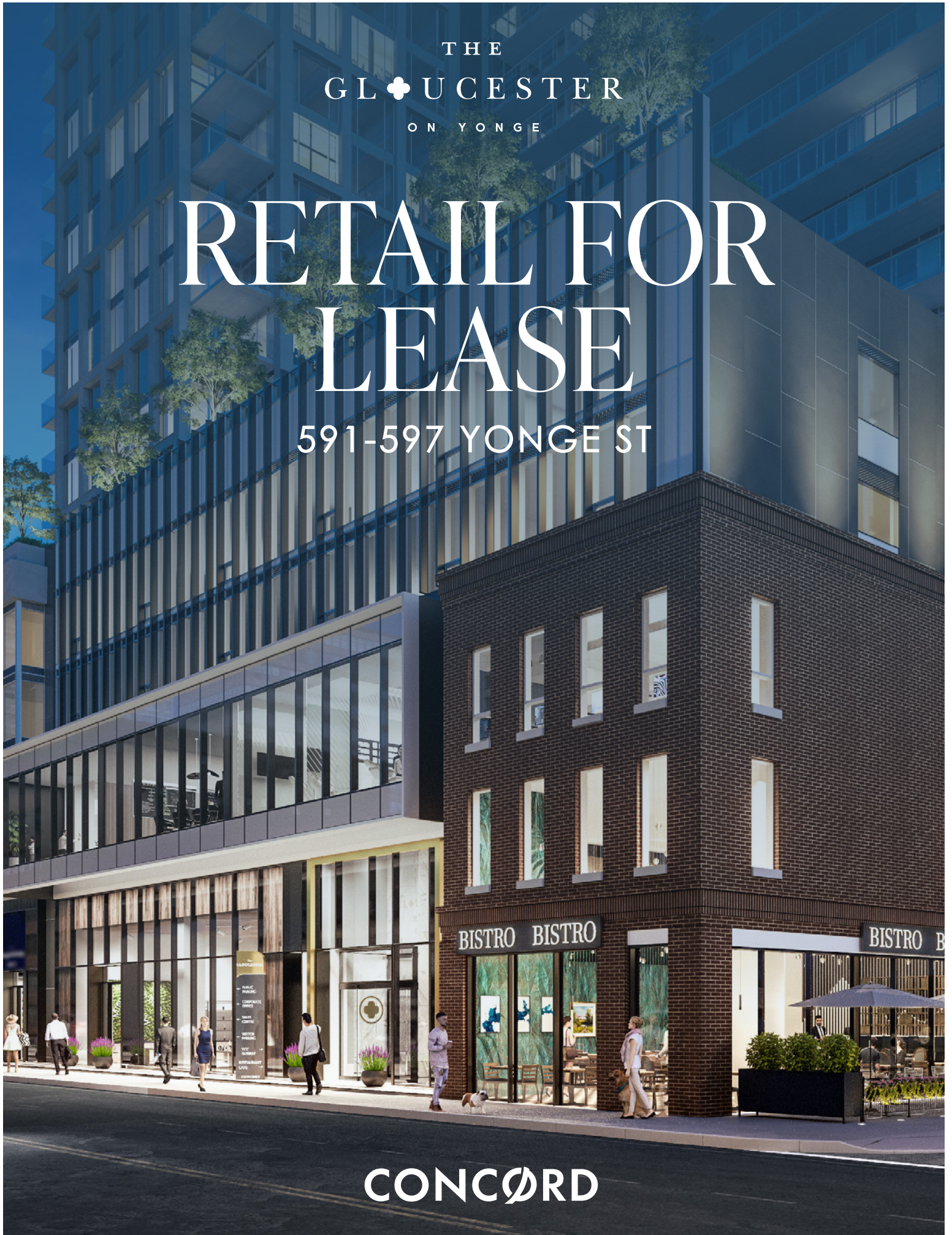


THE
GL + UCESTER
ON YONGE

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

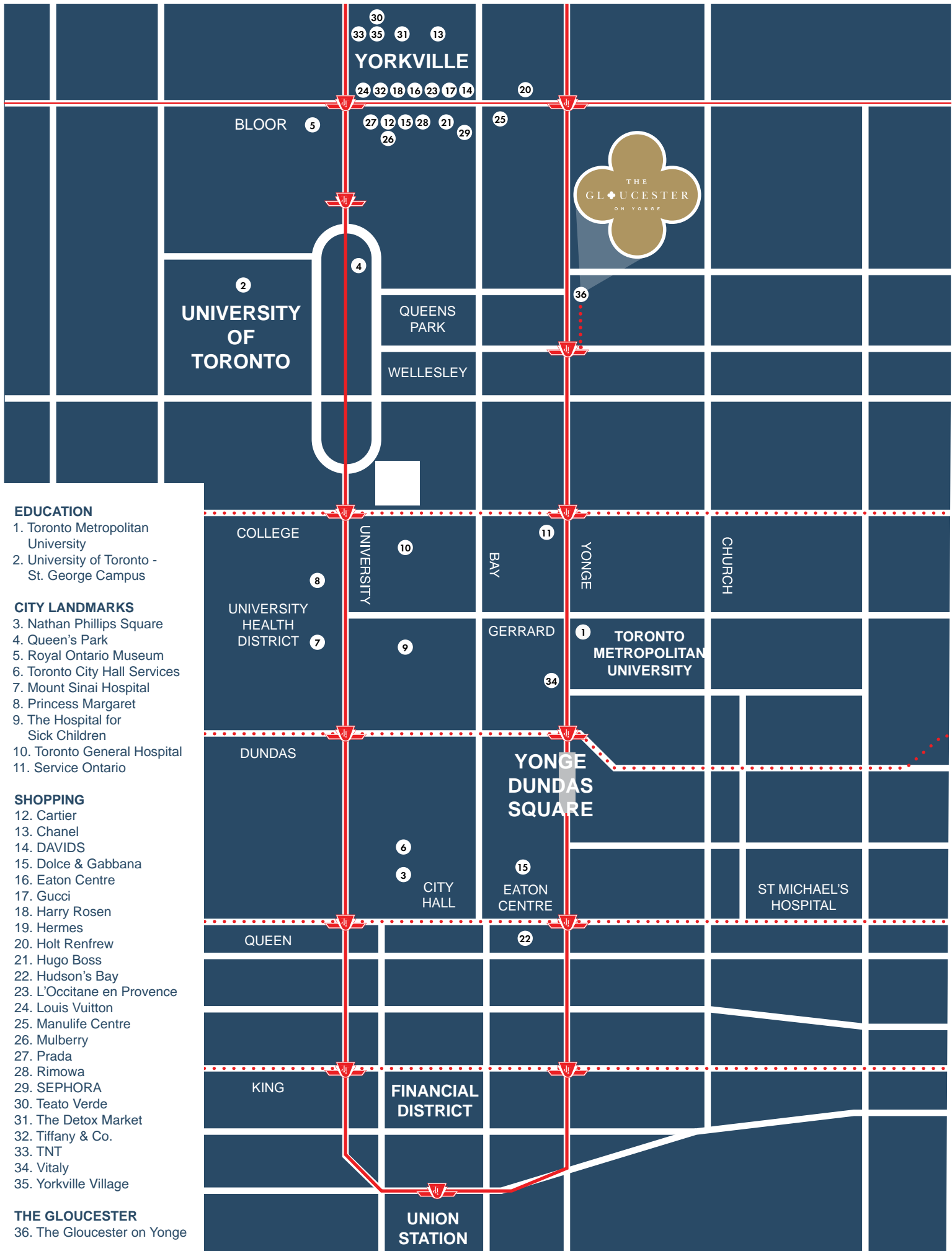
Source: Statistics Canada, 2022

Neighbourhood Map



YONGE STREET





YORKVILLE

UNIVERSITY OF TORONTO



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:

1,165 SF - 4,819 SF

Term:

5-10 Years

Available:

Immediately

Additional Rent:

\$33.50 PSF



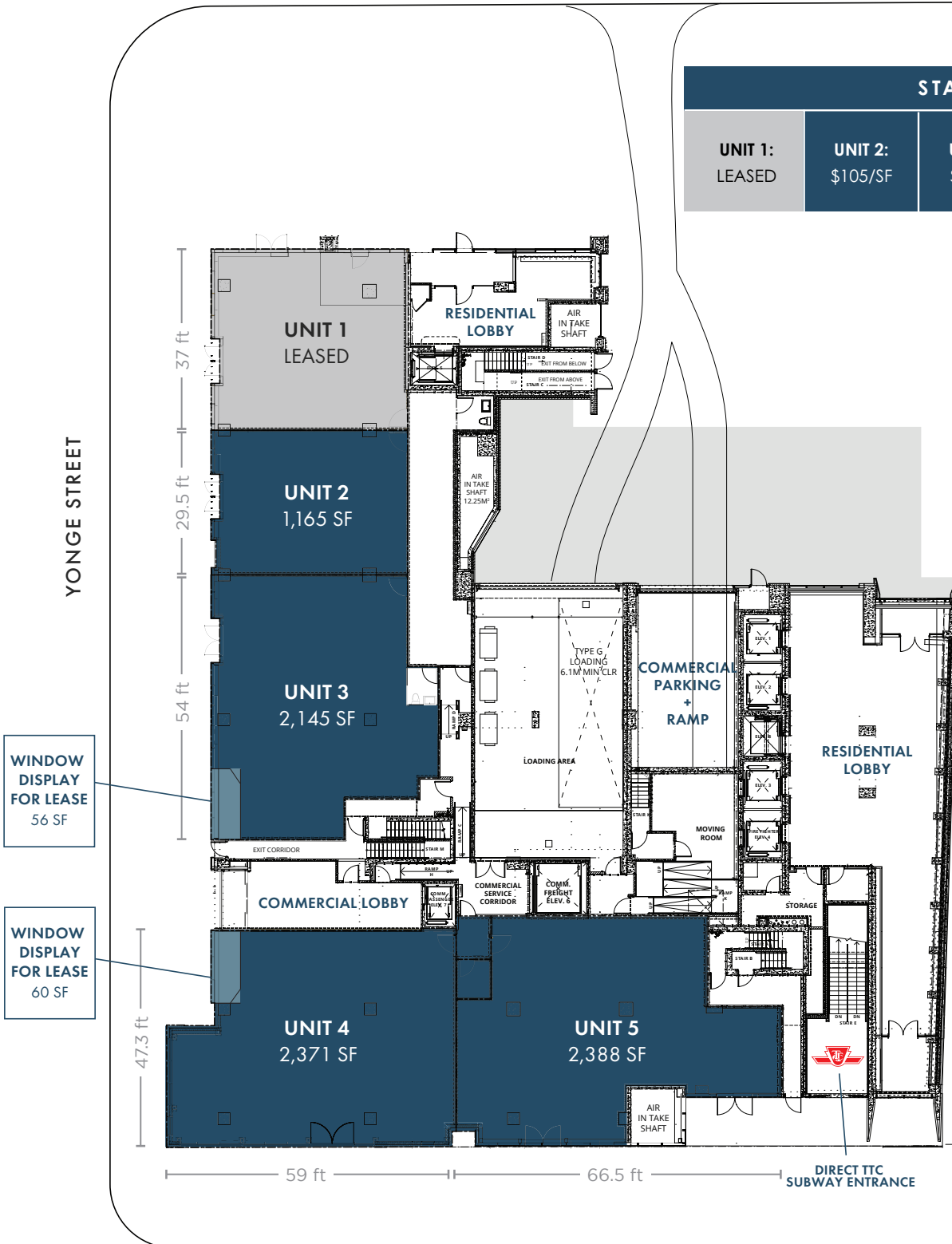
*All measurements are approximate. Lease Rates are subject to change without prior notice. Additional Rent may vary through time. Refer to lease agreement for detail definitions.

Floor Plan



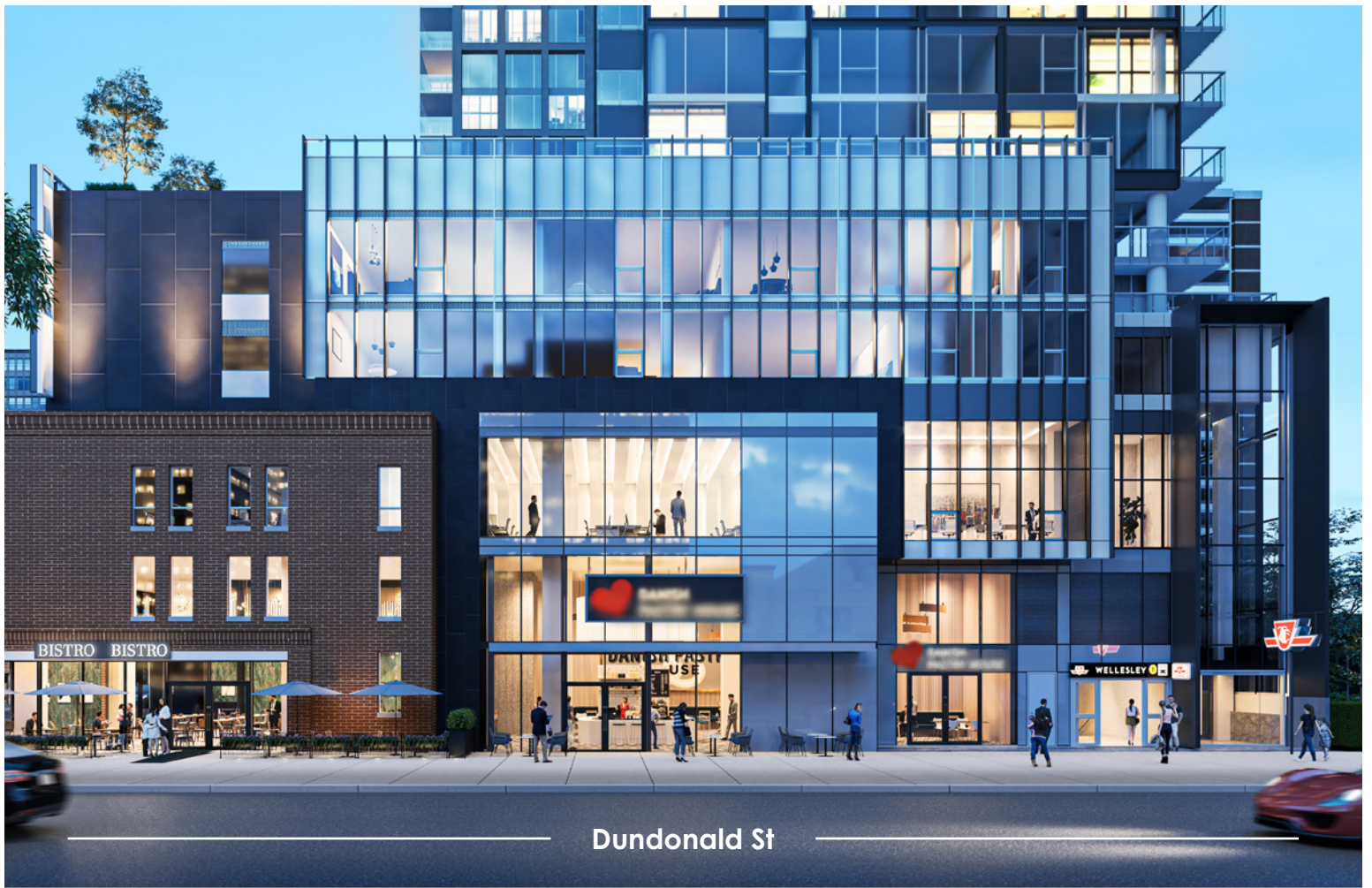
GLOUCESTER STREET

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



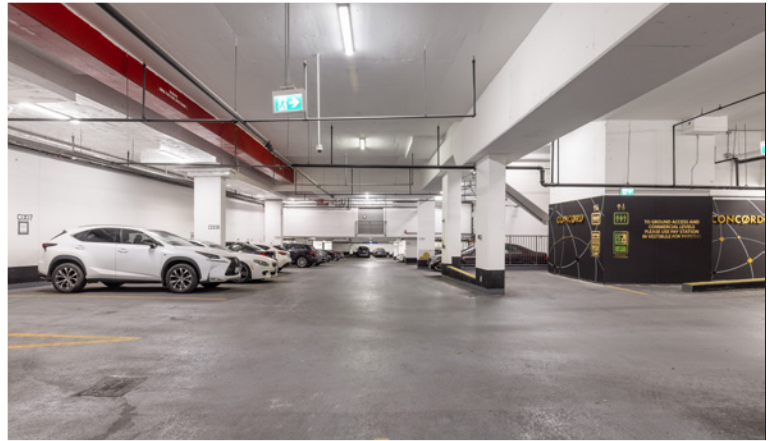
DUNDONALD STREET

*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.



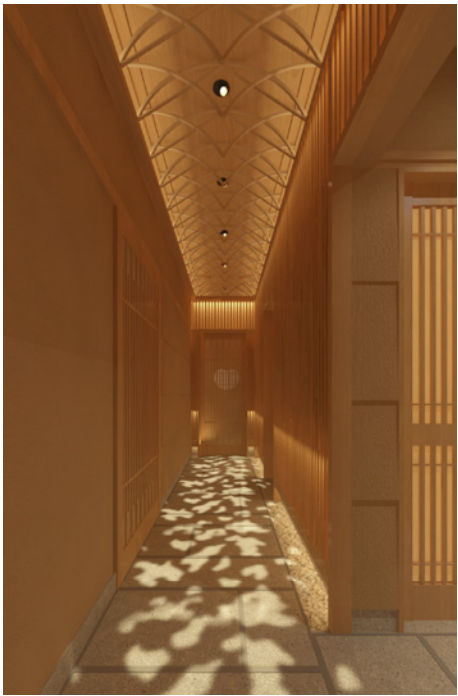


Experience seamless accessibility for your business's success, as our premium parkade caters to the bustling foot traffic your retail venture deserves. With 120 stalls, our facility ensures plentiful parking for your valued customers and employees.



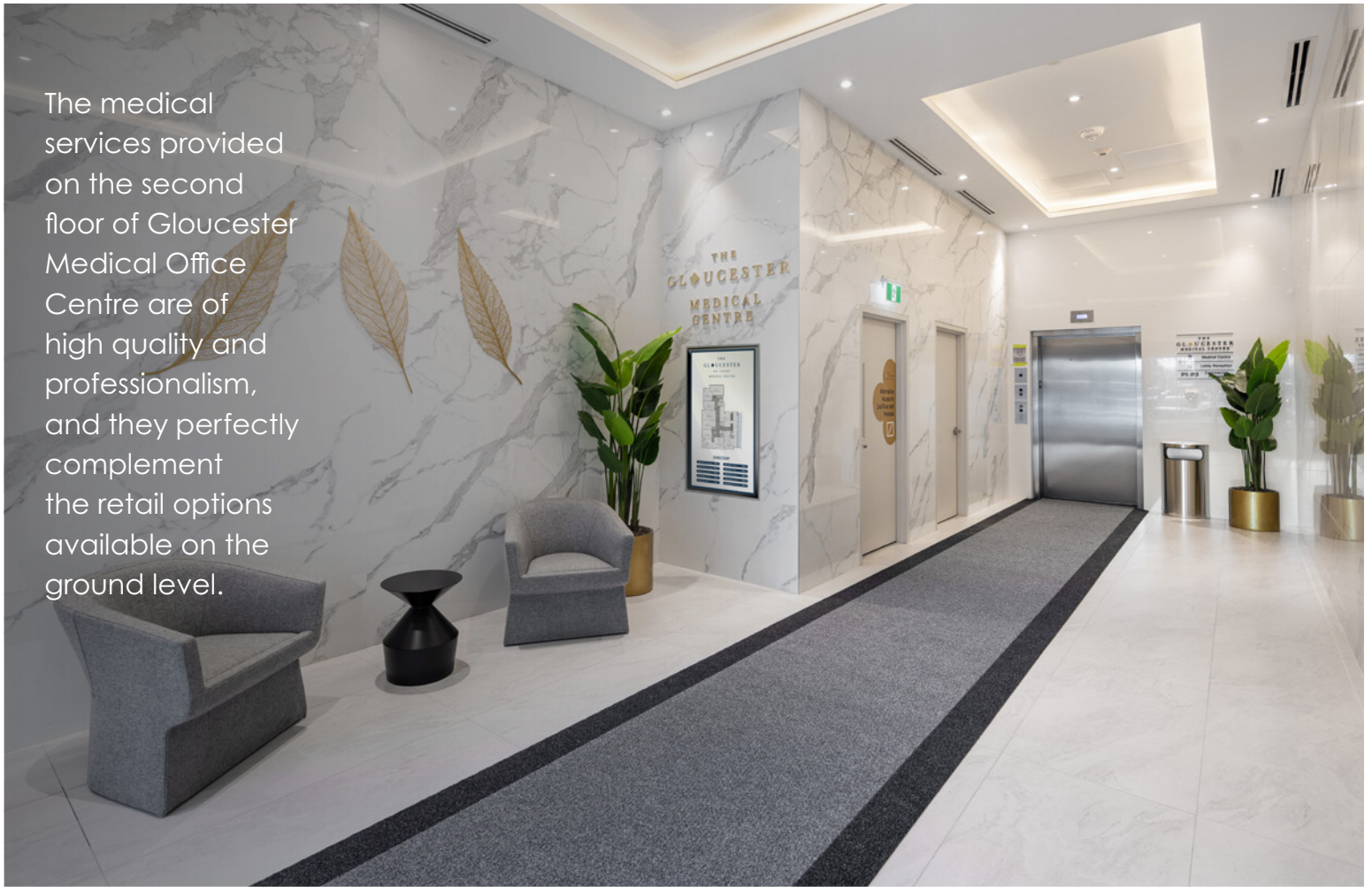
Retail Unit 1

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

CONCORD

Concord Adex Inc. 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.).