

2280 EGLINTON AVE W, TORONTO

For Lease | Transit-Connected Retail Space Directly on the Eglinton Crosstown LRT



VALUE INSIGHT
REALTY
REAL ESTATE ADVISORY GROUP

2280 Eglinton Avenue West Toronto



PROPERTY HIGHLIGHTS

- Brand new retail opportunities within a newly completed mixed-use development
- Directly connected to Fairbank Station on the Eglinton Crosstown LRT
- Prominent retail frontage along Eglinton Avenue West at a signalized intersection
- Unit A: features a built-in internal exhaust shaft, making it well-suited for a variety of food service and ventilation-dependent uses.
- Directly across from Shoppers Drug Mart and surrounded by established neighbourhood amenities
- High-exposure central Toronto location with significant vehicular, pedestrian, and transit traffic
- High ceilings and shared loading access
- Ideal for café, medical, dental, wellness, boutique fitness, beauty, convenience, specialty food, and service-oriented uses

PROPERTY DETAILS

Type: **For lease**
Size: **3,200 SF**
Net rent: **\$40/SF**
TMI: **\$20/SF**
Availability: **Immediate**

AVAILABLE UNITS

Unit A: **2,635 SF**
Unit C: **2,791 SF**
Unit D: **1,616 SF**
(Corner unit)
Units C+D: **4,407 SF**
(Combined)



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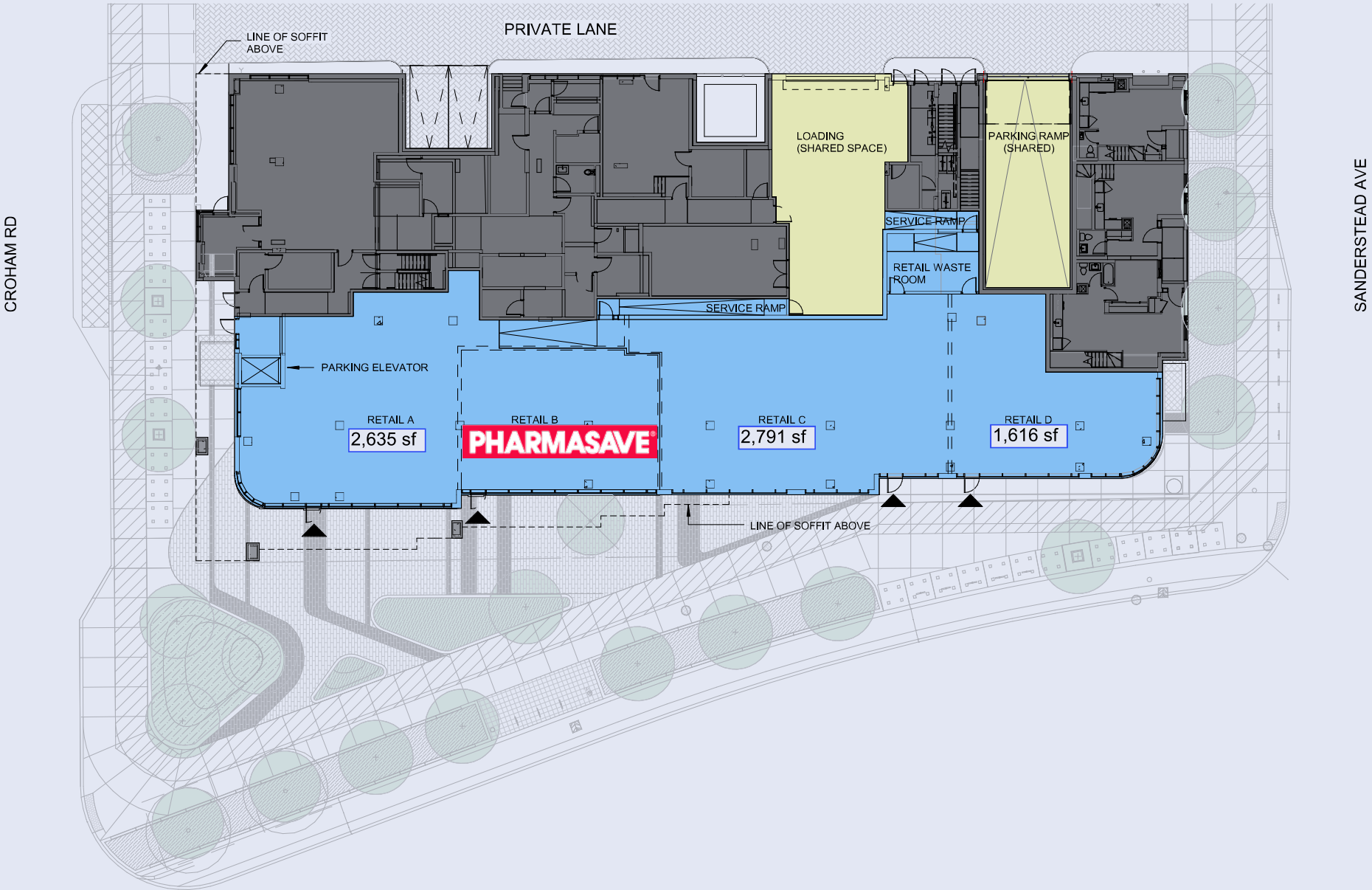
2280 Eglinton Avenue West Toronto



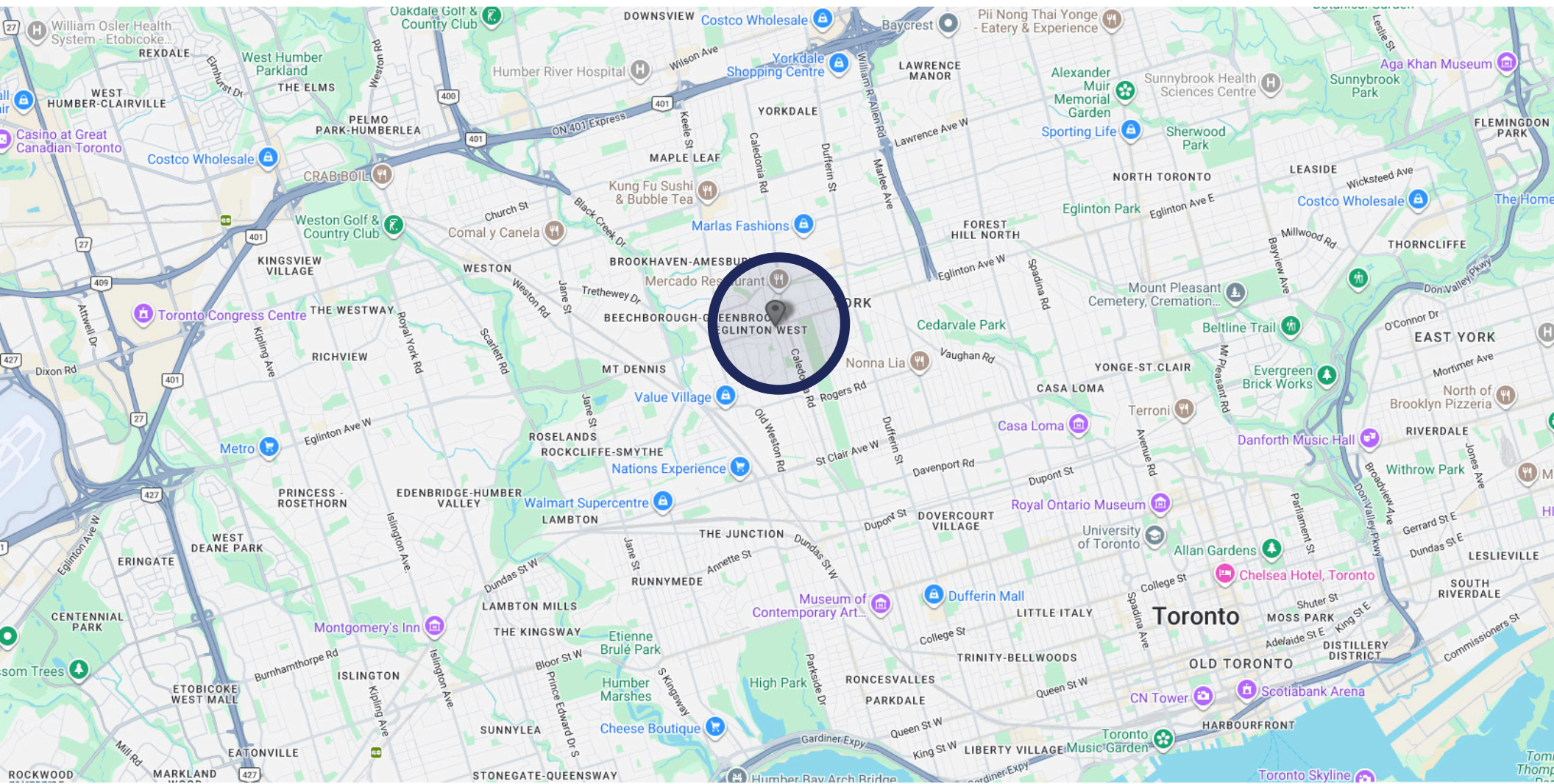
INTERNAL EXHAUST SHAFT



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AREA DEMOGRAPHICS

Within 1 km radius of property



POPULATION
19,181



AVERAGE INCOME
\$108,151*

* Annually per household



MEDIAN AGE
38.7

**OWNER & PORTFOLIO
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