

National Retail Group | For Lease

CBRE

# Premium Retail Space

10443 Yonge Street  
Thornhill, ON



## Contact Us

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# Property Details

10443 Yonge Street  
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Exceptional retail opportunity fronting on Yonge Street between Major Mackenzie Drive and Elgin Mills Road E. Quick Service Restaurant space with drive thru.

- Size** 2725 sq. ft.
- Rental Rate** \$38.00 per sq. ft.
- TMI (2022)** \$12.00 per sq. ft.
- Zoning** Commercial Retail



Excellent frontage on Yonge St. with substantial (90) on-site surface parking shared with existing tenants. Excellent signage available on 3 pylons.



Average daily traffic count of 32,751 (2018) along Yonge St. Two driveway entrance/exit points, one with full turns.



Strong average household income of \$140,121 within a 5km radius of the site.



Zoning permits a variety of retail, services and education. Co-tenants include Benjamin Moore.



Maps are for discussion purposes only and are not warranted for accuracy

## Additional Photos



## Demographics



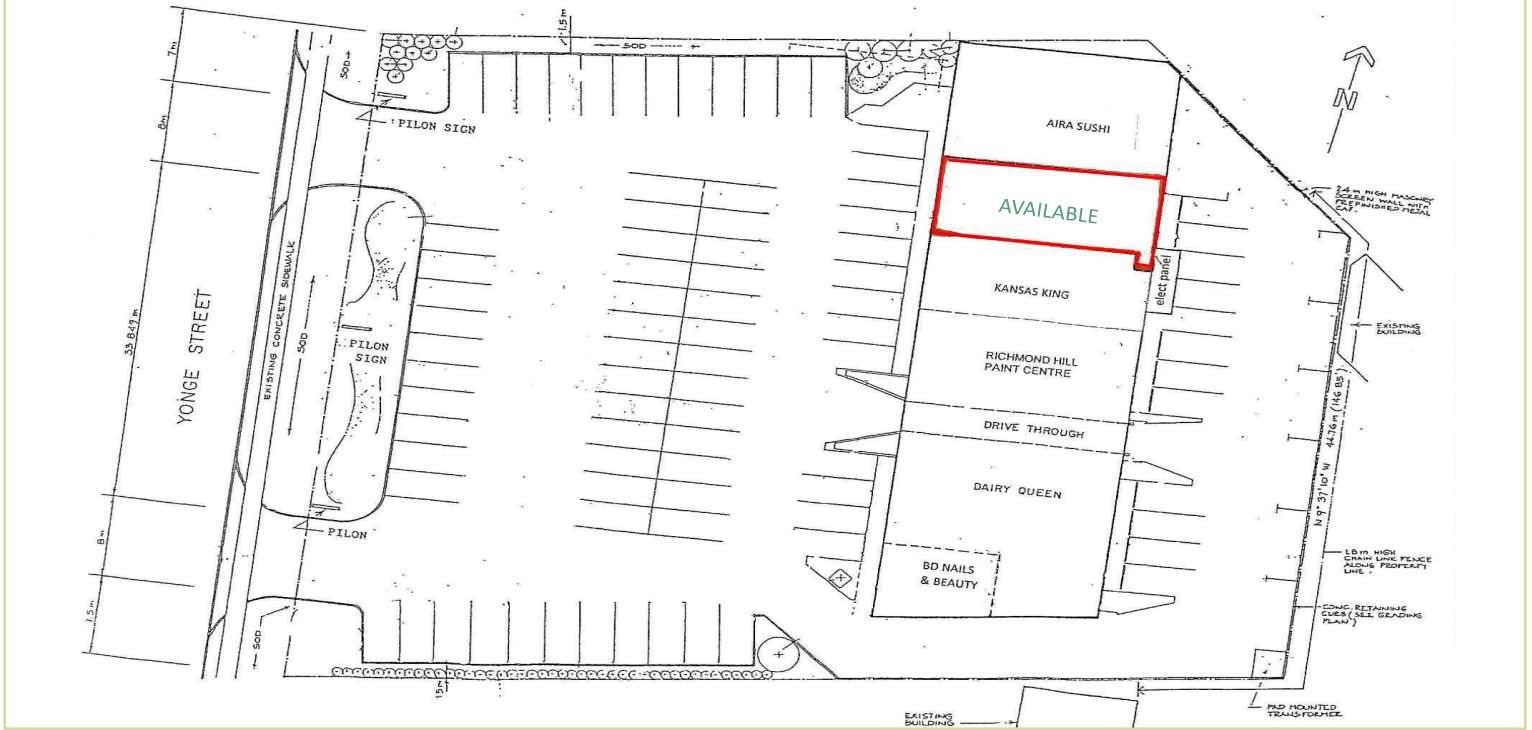
| 2022 Estimates & Projections | 1 KM     | 3 KM      | 5 KM      |
|------------------------------|----------|-----------|-----------|
| Total Population             | 9,164    | 98,615    | 176,652   |
| Households                   | 3,635    | 32,301    | 60,742    |
| AVG Household Income         | \$93,948 | \$128,458 | \$140,121 |
| Daytime Population           | 10,052   | 74,994    | 146,244   |
| Total Businesses             | 556      | 1,887     | 3,348     |



| 2022 Estimates & Projections | 3 MIN     | 5 MIN     |
|------------------------------|-----------|-----------|
| Total Population             | 13,283    | 69,361    |
| Households                   | 4,878     | 23,731    |
| AVG Household Income         | \$104,244 | \$120,385 |
| Daytime Population           | 13,986    | 54,739    |
| Total Businesses             | 768       | 1,599     |

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# Site Plan



## OUR TRACK RECORD, YOUR OPPORTUNITY.

Our knowledge in development and expertise in asset positioning add value in property disposition, redevelopment, existing and expanding portfolios.

Our team partners with developers and landlords to assist with their business objectives and develop innovative real estate strategies bringing optimal tenant mix to our clients projects. CBRE's fully-integrated platform and focus on customer service derives real advantage from bricks and mortar retail.

As a market leader in retail sales and leasing our team is uniquely qualified to address a broad range of client requests, anticipate potential challenges and develop solutions for any size mandate.



## WHAT WE DO

- Creating value in existing and expanding portfolios
- We can unlock value in property disposition and store downsizing
- Site sourcing for landlord and/or retailer expansion
- Develop project analysis, optimal tenant mix and leasing support
- National market leasing platform
- Global tenant relationship
- Unparalleled access to real-time leasing information in both urban and suburban markets
- Site selection analysis, market sales, and optimization of store networks
- GIS Mapping, demographics, and feasibility studies
- Leading edge of all market trends and forecasting
- Ongoing project liaison

## Our Team



Retail Sales & Leasing

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## NRG - National Retail Group

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