

RETAIL PLAZA

FOR LEASE



2428 Islington Avenue, Toronto, ON, M9W 3X8



This plaza offers excellent exposure at the busy intersection of Islington Avenue and Elmhurst Drive, surrounded by a dense residential neighbourhood and strong daily traffic.

- Join Tim Hortons, Circle K, IDA Pharmacy, and several other established restaurants in a high-traffic plaza
- Multiple units available for lease including ground floor retail spaces and second floor office spaces



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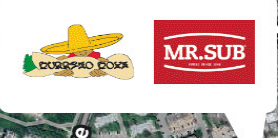


The Behar Group Realty Inc., Brokerage



Thistletown Collegiate Institute
575 Students (23'-24')

14-hour Traffic Volumes
Islington & Elmhurst (12.5.23)
Vehicles - 15,964
Pedestrians - 1,498
Bikes - 27



SPACE	SPACE SIZE	LEASE RATE	ADDITIONAL RENT
Ground Floor Retail			
#102	2,280 SF	\$25.00 SF/yr	\$21.34 SF/yr
#101	520 SF	\$1,750.00 per month (net)	\$924.77 per month
Second Floor Office Space			
#215/215A	900 SF	\$1,500.00 per month (gross)	
#203B	212 SF	\$900.00 per month (gross)	
#201B	250 SF	\$900.00 per month (gross)	
#204	400 SF	\$1,450.00 per month (gross)	
Lower Level			
#16	900 SF	\$1,500.00 per month (gross)	

DEMOGRAPHICS	1 KM	3 KM	5 KM
Total Population	11,879	81,235	262,172
Daytime Population	9,431	90,382	292,576
Total Households	4,441	26,483	86,415
Average Household Income	\$101,741	\$110,665	\$109,359

**All prices subject to applicable HST. Tenant to pay their own utilities.

Data Source: Environics Estimates 2025

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THE BEHAR GROUP™

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As of December 1, 2023, new legislation has come into effect (TRESA -phase 2). These changes affect how you interact with real estate agents and brokerages.

Please read the Information guide published by RECO. Click here: [RECO Information Guide](#)

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This property is a Listing of The Behar Group Realty Inc. ("TBG") and the Designated Representative(s) named on these materials. The Landlord/Seller is our client to whom the Designated Representative(s) owes Fiduciary Duties.

Unless you are also a Client of TBG or the Designated Representative for this Listing (and you consent to Multiple Representation), then you are a Self Represented Party (SRP). It is important that you understand and acknowledge the risks and role as a SRP. Please read the RECO Information Guide, and before asking for assistance from the Designated Representative listed on this flyer be prepared to sign and acknowledge the RECO Information and Disclosure form for Self Represented Parties: [Click Here](#).

TBG strongly recommends that consumers retain the services of a qualified and experienced real estate agent.

For all transactions completed with TBG, you will be required to sign a Confirmation of Cooperation and Representation Agreement, whether you are a SRP or not, to ensure acknowledgement of representation disclosure.

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