

Prime Retail  
For Lease

1151 Queen Street East  
Toronto, ON



# 1151 Queen Street East Prime Retail



## Prime Retail for Lease

**Size:** 1,150 SF

**Asking:** Negotiable

**Additional Rent:** \$13.79 PSF (estimate for 2024)

**Available:** Immediately

**Highlights:**

- Prime retail located in vibrant Leslieville offering significant exposure along Queen Street East
- Suite offers new polished concrete flooring with 12 ft ceiling heights
- Offers entrance along Queen East approx. 40 ft of retail frontage
- HVAC capacity of 22 tonnes nominal cooling

# Floor Plan

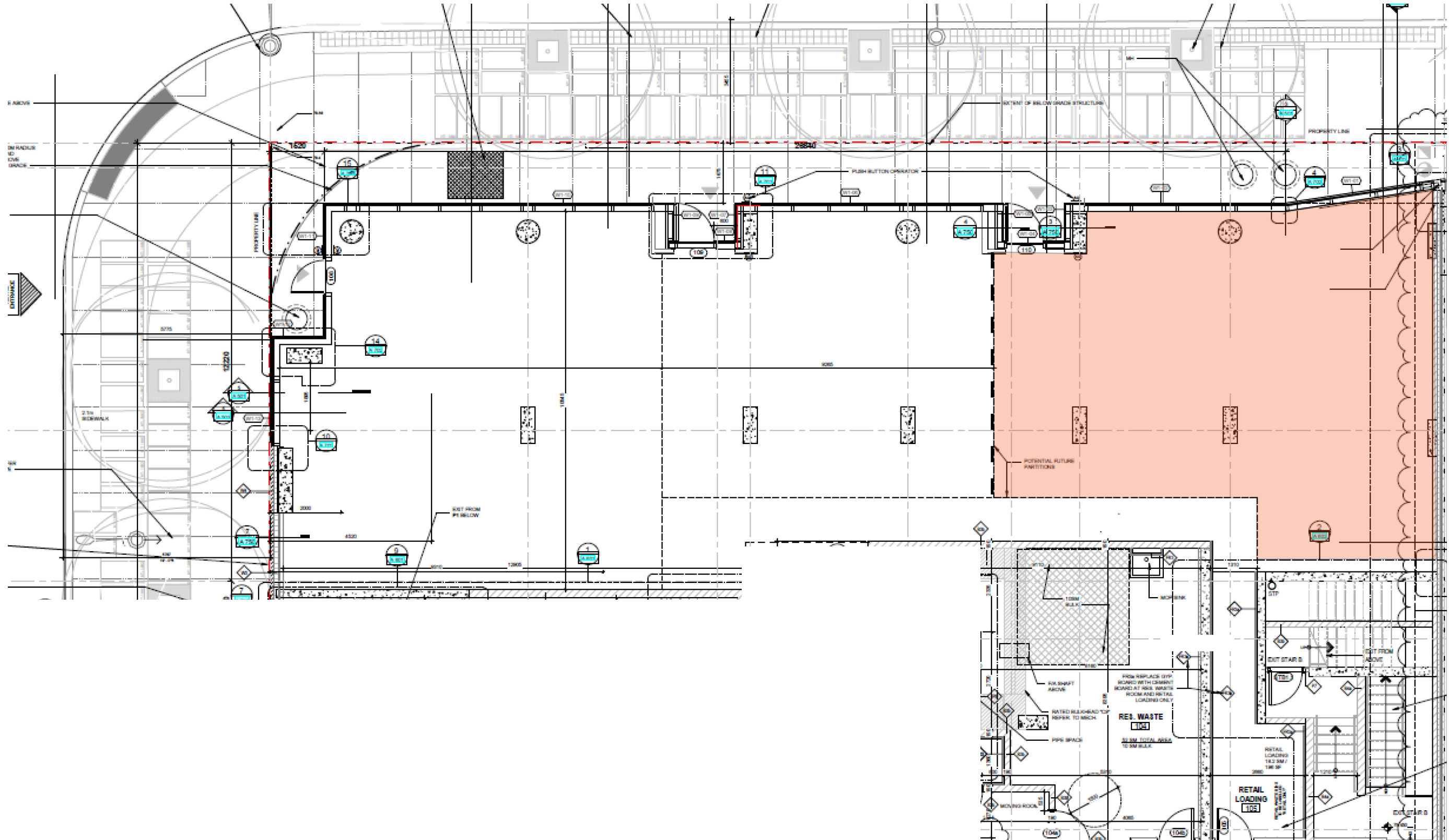
## Legend

- Retail Space  
1,150 SF
- Demising wall

Queen Street East



Larchmount Avenue



## The Location

### NEIGHBOURHOOD

1151 Queen Street East is located in Toronto's bustling Leslieville neighbourhood, surrounded by an abundance of retail shops, restaurants and entertainment.

Leslieville has a family-friendly atmosphere that's made it one of the city's most sought-after neighbourhoods. The property benefits from the adjacent studio district, new Riverside Square master plan development and historic Broadview Hotel, creating significant pedestrian traffic.

Easily accessible, the property is steps away from the TTC Queen streetcar offering direct connection to Toronto's financial core.

### STATISTICS



**Population: 104,654**



**Median Age: 40**



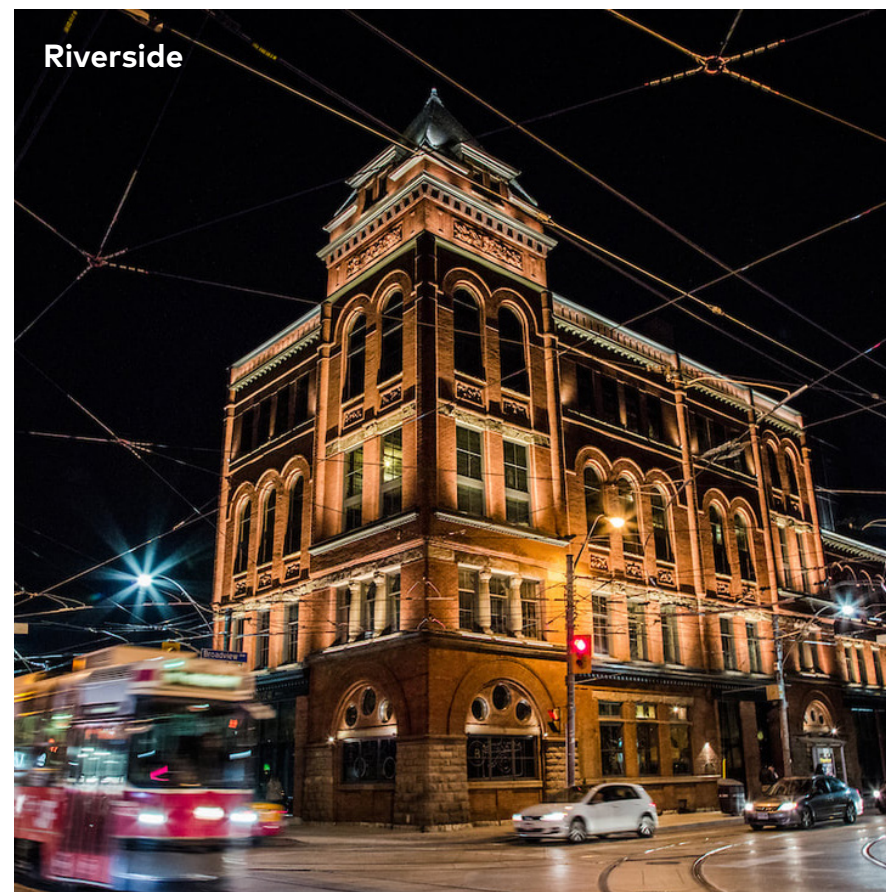
**Average Persons per Family: 3**



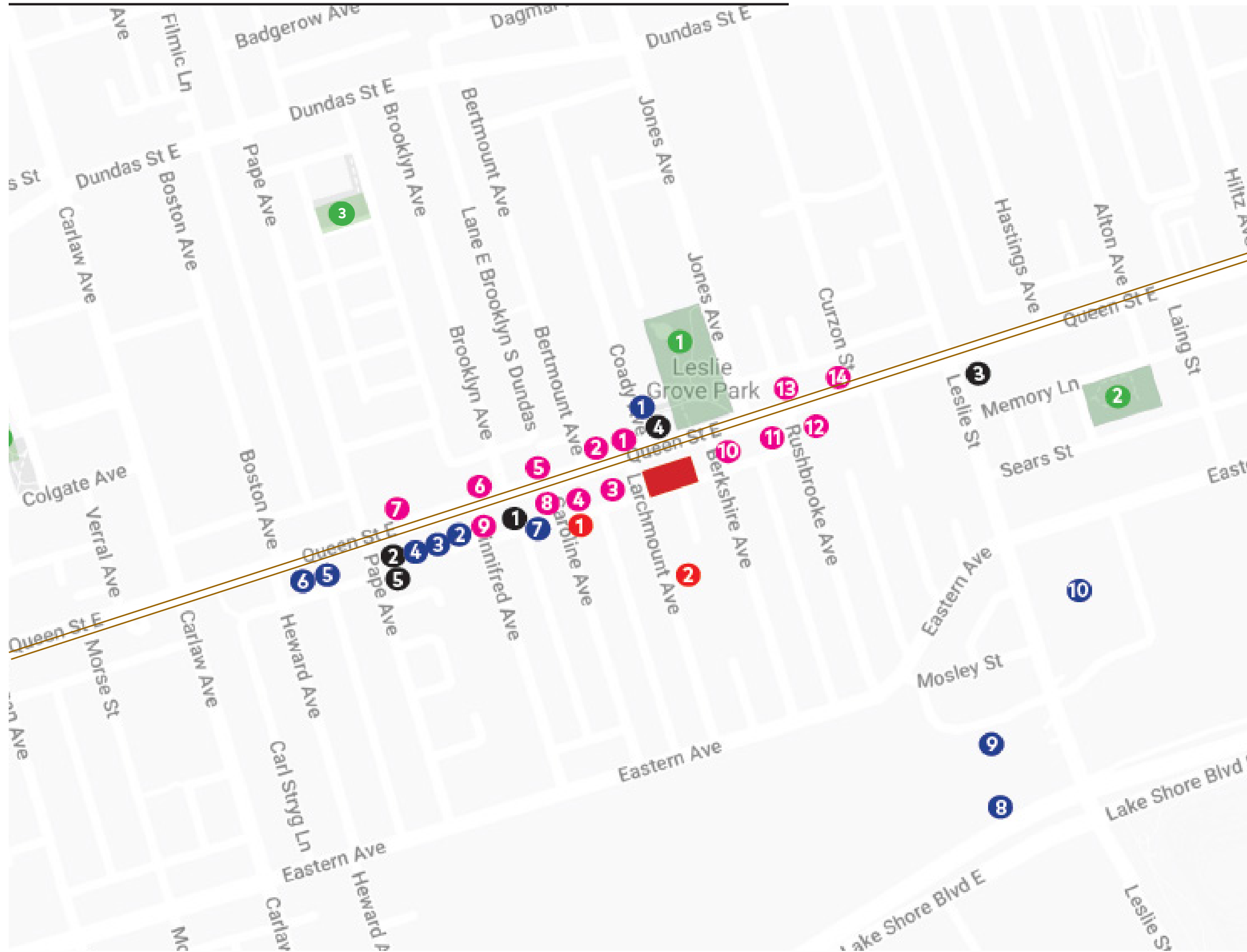
**Average Household Income: \$127,446**



**Average Household Spend: \$139,972**



# Neighbourhood Map



## Legend

1151 Queen Street East

501 Queen Streetcar

### Restaurant

1. La Paella Leslieville
2. Dave's Hot Chicken
3. Hanoi 3 Seasons
4. Bobette & Bell Bakery
5. Goods and Provisions
6. Greta Solomon's
7. Pasaj
8. Remarkable Bean
9. Mercatino E Vini
10. Kibo Sushi House
11. Radical Road Brewing
12. KaSpace Cafe
13. Descendant Detroit Style Pizza
14. Nodo

### Park

1. Leslie Grove Park
2. Maple Leaf Forever Park
3. Hideaway Park

### School

1. Off the Beat Music School
2. Bruce Public School

### Service

1. Joseph's Barber Shop
2. Tina Dry Cleaning
3. Leslieville Dentistry
4. BSIDE Beauty Salon
5. Leslieville Prosthodontics

### Retail

1. Scout Gift Shop
2. Wine Rack
3. Health Hut
4. Anvil Jewellery
5. ZigZag Collectibles
6. Garden's Path Floral Design
7. The Pharmacy Lab
8. Farm Boy
9. Fresh Co.
10. Loblaws

# Renderings

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