

RETAIL SPACE FOR LEASE

609 Roehampton Ave.,
Bayview & Eglinton Ave., E., Toronto



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Sales Representative

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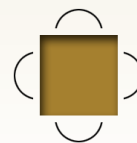
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Commercial Real Estate Sales & Leasing

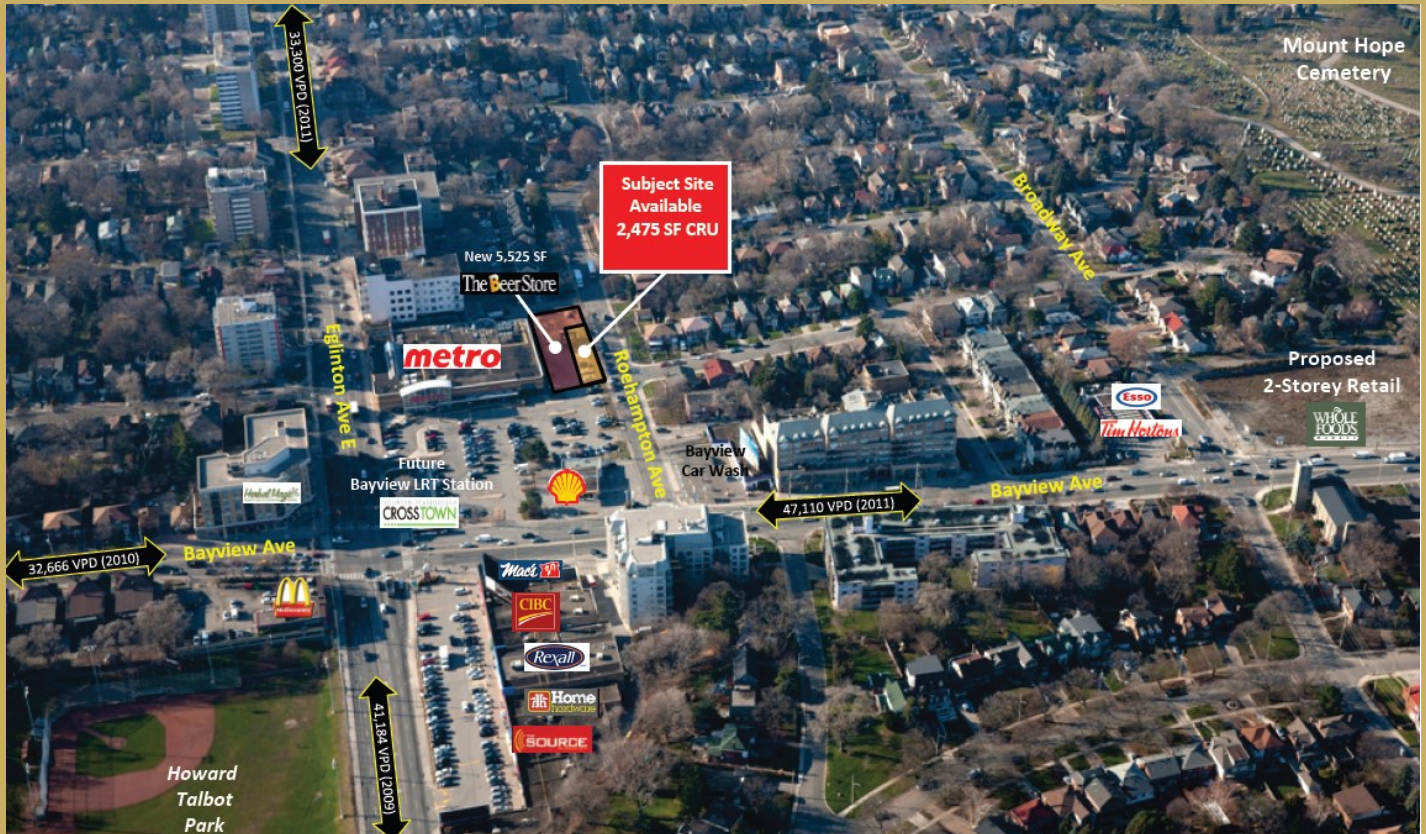
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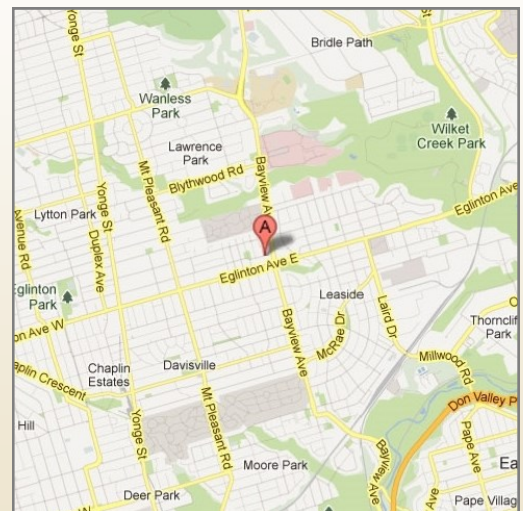
609 Roehampton Ave., Toronto

Aerial View / Features



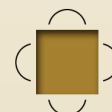
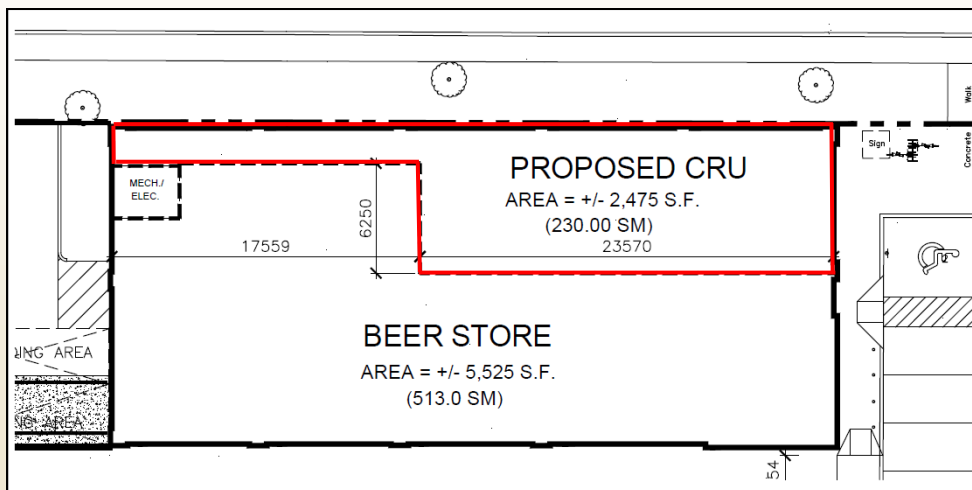
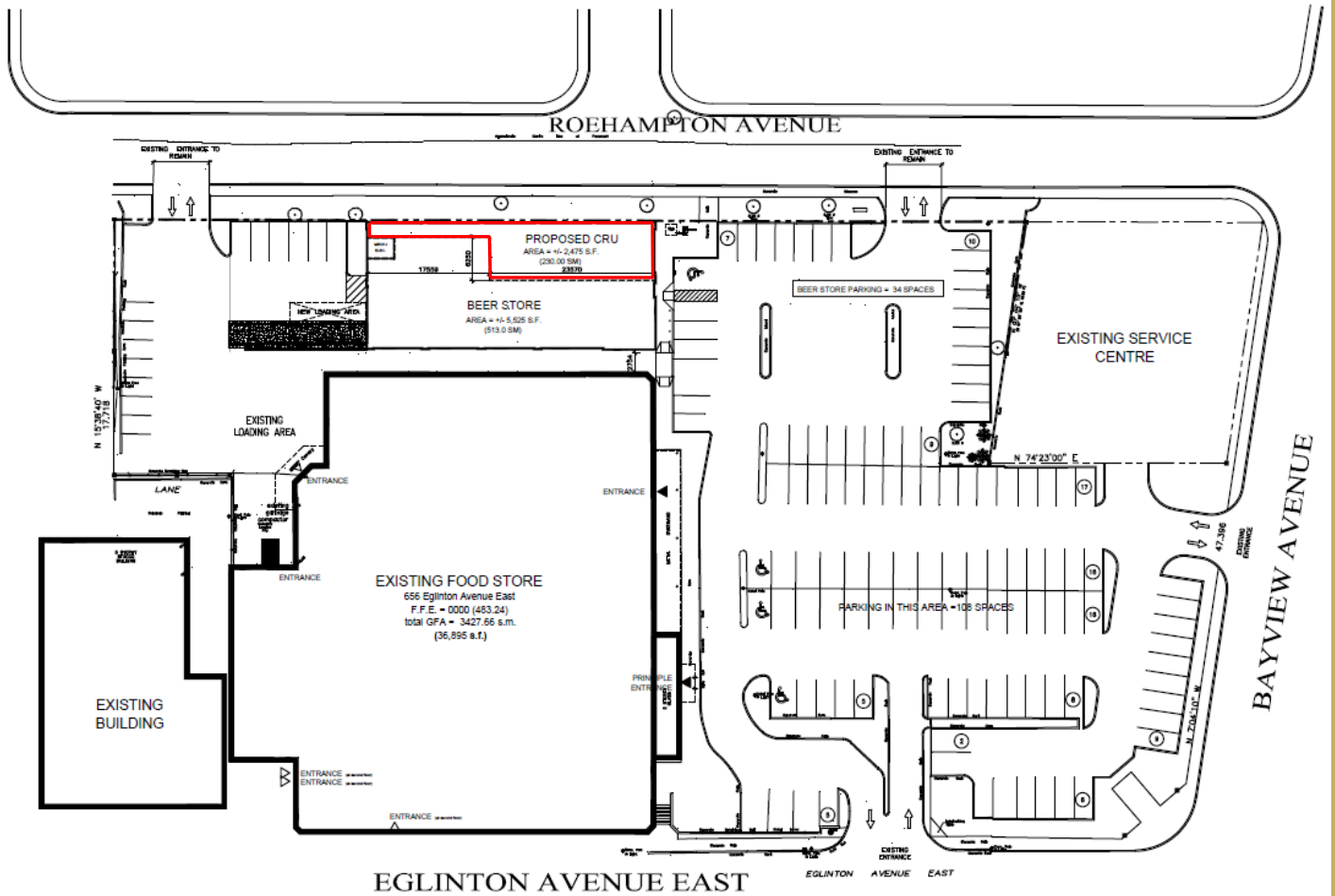
End-cap unit available at Bayview & Eglinton

- Brand new 2,475 sf end-cap unit
- Ready for immediate occupancy
- Next to 24 hour Metro grocery store and The Beer Store
- Across the street from a high school
- Bayview LRT station to be located on this corner
- Ideal for specialty retail or services, coffee shop, café, or all-day grill, other restaurant uses as well as for walk-in clinic or medical or dental offices
- 2012 estimated population within 3km is 127,431
- 2012 estimated household income within 3km is \$166,975



609 Roehampton Ave., Toronto

Site Plan / Features



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Demographics

2012 Demographic Snapshot	609 Roehampton Ave, Toronto ON 1 kilometer ring		609 Roehampton Ave, Toronto ON 3 kilometer ring		609 Roehampton Ave, Toronto ON 5 kilometer ring	
		%		%		%
Total Population						
2007 estimated	16,150		123,332		410,716	
2012 estimated	16,047		127,431		431,270	
2017 projected	15,731		130,632		447,464	
% Pop. Change (2007-2012)	-0.6%		3.3%		5.0%	
% Pop. Change (2012-2017)	-2.0%		2.5%		3.8%	
2012 Total Population by Age	16,047	%base	127,431	%base	431,270	%base
0 to 4 years	1,026	6.4%	6,776	5.3%	23,003	5.3%
5 to 19 years	2,640	16.5%	17,952	14.1%	61,334	14.2%
20 to 24 years	1,003	6.3%	7,846	6.2%	27,418	6.4%
25 to 34 years	2,139	13.3%	20,851	16.4%	68,816	16.0%
35 to 44 years	2,516	15.7%	21,634	17.0%	69,845	16.2%
45 to 54 years	2,663	16.6%	19,875	15.6%	66,239	15.4%
55 to 64 years	1,978	12.3%	15,107	11.9%	50,948	11.8%
65 to 74 years	1,142	7.1%	9,080	7.1%	32,149	7.5%
75 years & over	940	6%	8,310	7%	31,518	7%
Median Age	40.2		39.8		40.1	
2012 Total Census Families	4,098	%base	30,843	%base	104,044	%base
Average Persons Per Family	3.0		3.0		3.0	
Total Couples	3,601	87.9%	26,758	86.8%	88,288	84.9%
Without children at home	1,496	36.5%	12,551	40.7%	40,504	38.9%
With children at home	2,105	51.4%	14,207	46.1%	47,784	45.9%
Lone-parent families	497	12.1%	4,085	13.2%	15,756	15.1%
Children Per Census Family	1.1		1.1		1.1	
2012 Educational Attainment (15 years+)	13,185	%base	107,865	%base	362,532	%base
Less than a bachelor degree	5,859	44.4%	47,484	44.0%	183,196	50.5%
Bachelor degree & higher	7,326	55.6%	60,380	56.0%	179,335	49.5%
2012 Households	7,216	%base	61,335	%base	198,704	%base
Persons per household	2.21		2.06		2.14	
Average household income	\$ 170,680		\$ 166,975		\$ 150,843	
2012 Occupied Dwellings	7,216	%base	61,335	%base	198,704	%base
Owned dwellings	4,907	68.0%	29,207	47.6%	94,070	47.3%
Rented dwellings	2,309	32.0%	32,128	52.4%	104,634	52.7%
Dominant building type	Houses		Apartment, buil...		Apartment, buil...	
Dominant period of construction	Before 1946		Before 1946		Before 1946	
Dominant Demographics						
Official Home Language	English		English		English	
Non-official Home Language	Other Languag...		Other Languag...		Other Languag...	
Top 3 visible minorities	Chinese South Asian Filipino		Chinese South Asian Black		South Asian Chinese Black	