

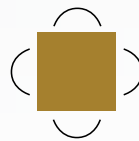
# RETAIL SPACE FOR LEASE

1091 ST. CLAIR AVE. W., TORONTO, ON



## Len Goudy

Broker of Record  
Goudy Real Estate Corp.  
Real Estate Brokerage  
(416) 830-0880



**Goudy Real Estate Corp.**  
Real Estate Brokerage  
Commercial Real Estate  
Sales & Leasing

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# AERIAL & SITE DETAILS

1091 ST. CLAIR AVE. W., TORONTO, ON



## DETAILS:

Located in a sought after neighbourhood close to Corso Italia (Toronto's second little Italy) through to Earls court, Carleton Village and the Stockyards District.

Space would be good for retail, service, or office use. The previous tenant was a cash/loans store and the furniture and fixtures are in place.

**GROUND FLOOR:** 915 SF

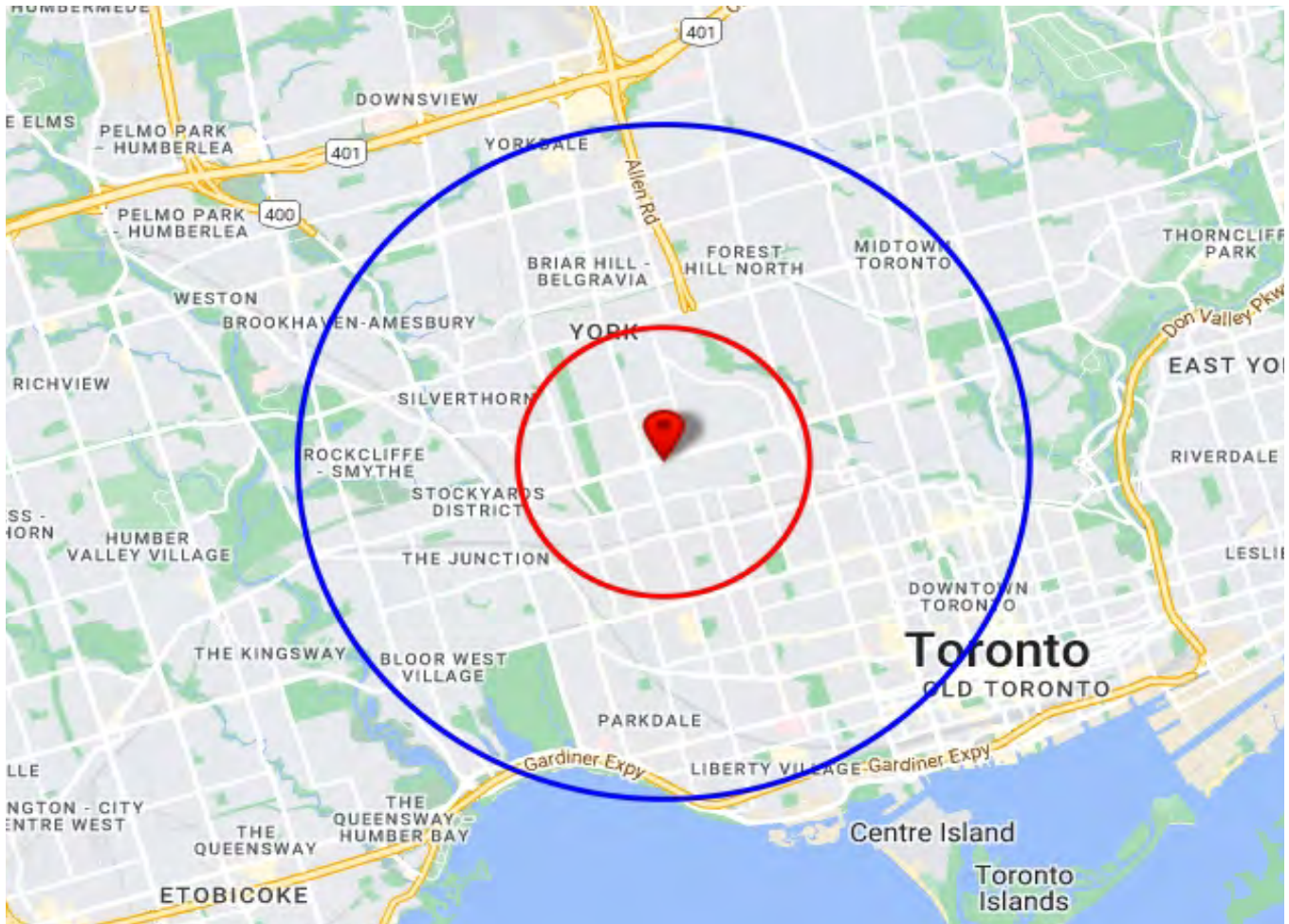
**BASEMENT:** 835 SF

**RENT:** \$45 psf based on the ground floor and there is no rent on the basement

**TMI:** Approximately \$1,035 per month for 2022 and is based on the commercial section of the realty taxes which are \$680.90 per month plus 66% of the insurance, gas, water/waste which is approximately \$354.29 per month.

# TRADE AREA MAP

1091 ST. CLAIR AVE. W., TORONTO, ON



2020 Daytime Population	1091 St Clair Ave W, Toronto, ON M6E 1A8 0 - 2 km		1091 St Clair Ave W, Toronto, ON M6E 1A8 0 - 5 km	
		%		%
<b>Total Estimated Population</b>	<b>117,992</b>		<b>673,673</b>	
<b>Total Daytime Population</b>	<b>80,146</b>		<b>667,567</b>	
Daytime Population at Home	46,937	58.6%	264,331	39.6%
0 to 14 years	14,953	18.7%	78,191	11.7%
15 to 64 years	18,803	23.5%	113,026	16.9%
65 years and over	13,180	16.4%	73,113	11.0%
Daytime Population at Work	33,210	41.4%	403,237	60.4%
Work At Usual Place	24,776	30.9%	320,533	48.0%
Work Mobile	3,332	4.2%	46,250	6.9%
Work At Home	5,102	6.4%	36,454	5.5%

Source: Sitewise

# TRADE AREA DEMOGRAPHICS

1091 ST. CLAIR AVE. W., TORONTO, ON

2020 Demographic Snapshot	1091 St Clair Ave W, Toronto, ON M6E 1A8 0 - 2 km		1091 St Clair Ave W, Toronto, ON M6E 1A8 0 - 5 km	
		%		%
<b>Total Population</b>				
2015 estimated	111,793		618,368	
2020 estimated	117,992		673,673	
2025 Projected	124,204		724,931	
% Pop. Change (2015-2020)	5.5%		8.9%	
% Pop. Change (2020-2025)	5.3%		7.6%	
<b>2020 Total Population by Age</b>	<b>117,992</b>		<b>673,673</b>	
0 to 4 years	5,588	4.7%	29,003	4.3%
5 to 19 years	14,792	12.5%	80,374	11.9%
20 to 24 years	6,756	5.7%	45,452	6.7%
25 to 34 years	22,855	19.4%	145,209	21.6%
35 to 44 years	20,817	17.6%	115,396	17.1%
45 to 54 years	15,324	13.0%	81,537	12.1%
55 to 64 years	13,999	11.9%	75,611	11.2%
65 to 74 years	9,189	7.8%	54,511	8.1%
75 years & over	8,671	7%	46,580	7%
<b>Median Age</b>	39.0		37.9	
<b>2020 Total Census Families</b>	<b>28,808</b>		<b>155,572</b>	
Average Persons Per Family	3.0		2.9	
Total Couples	22,534	78.2%	125,942	81.0%
Without children at home	9,893	34.3%	65,384	42.0%
With children at home	12,641	43.9%	60,559	38.9%
Lone-parent families	6,274	21.8%	29,629	19.0%
Children Per Census Family	1.1		1.0	
<b>2020 Educational Attainment (15 years+)</b>	<b>100,941</b>		<b>582,188</b>	
Less than a bachelor degree	66,385	65.8%	316,027	54.3%
Bachelor degree & higher	34,556	34.2%	266,161	45.7%
<b>2020 Households</b>	<b>47,023</b>		<b>303,472</b>	
Persons per household	2.46		2.18	
Average household income	\$ 101,781		\$ 135,017	
<b>2020 Occupied Dwellings</b>	<b>47,023</b>		<b>303,472</b>	
Owned dwellings	24,678	52.5%	133,004	43.8%
Rented dwellings	22,345	47.5%	170,468	56.2%

Source: Sitewise