

## AVENUE & LAWRENCE ASSETS



**Avenue & Lawrence Assets**  
Toronto, ON

Senior Director, Leasing  
Matt Ashton  
matt.ashton@fcr.ca  
416.216.4203

FCR Leasing  
fcr.ca  
leasing@fcr.ca  
403.257.6888





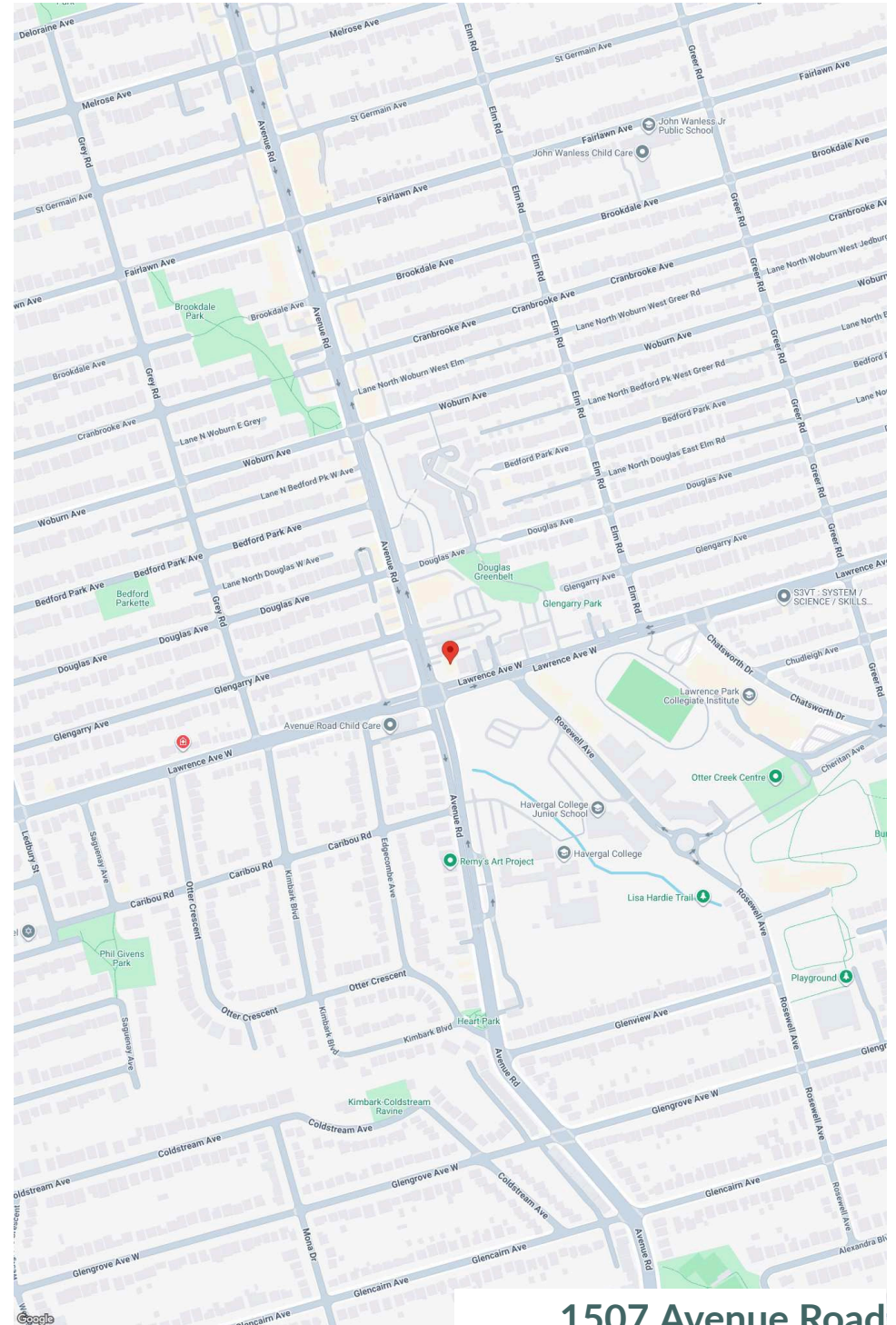
# Avenue & Lawrence Assets

Toronto, ON

sf: 47,500

Avenue and Lawrence Assets are located 20 minutes from downtown Toronto and 5 minutes from the Yonge Street on-ramp to Highway 401. Situated in Bedford Park near Havergal College, this location is positioned to meet the everyday needs of residents in the neighbourhood. The overall land assembly has been completed with the acquisition of the adjacent property. The proposed redevelopment will include 665 residential units and over 50,000 square feet of retail space, offering a mix of retail and residential options to the community.

**Availability:** 715 - 3,192 sf



1507 Avenue Road



## Avenue & Lawrence Assets Demographics



Traffic  
Count

Avenue Rd / Lawrence Ave  
W : 50,101



Walk  
Score

79



Transit  
Score

72



Household Income

1km

\$295,239

3km

\$169,735

5km

\$151,108



Households

18,196

156,382

395,516

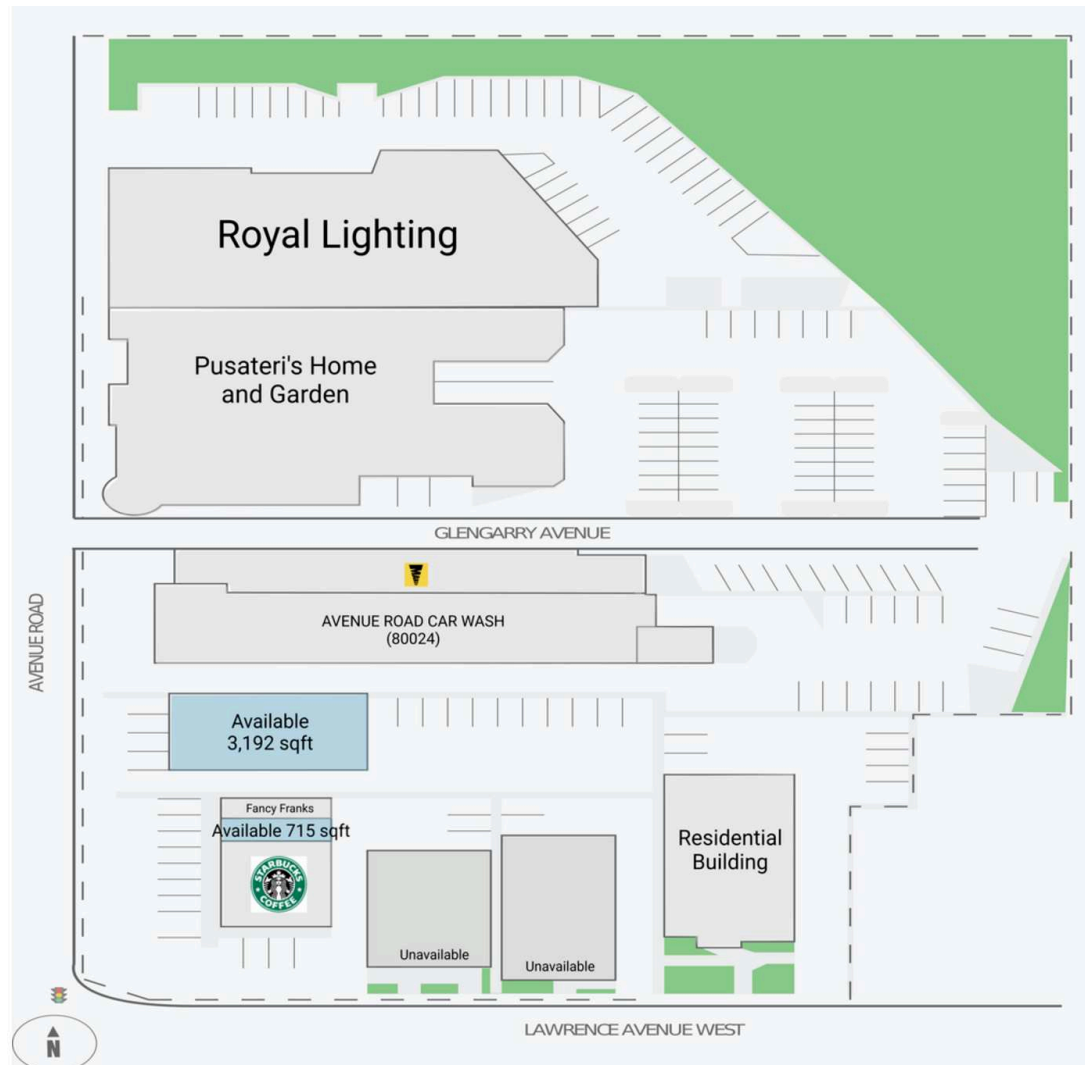


Population

32,963

304,456

792,418



## Current Tenants

Maker Pizza  
Pusateri's Home and  
Garden  
AVENUE ROAD CAR  
WASH (80024)

Pusateri's Fine Foods  
Starbucks  
Fancy Franks  
Cosmopolitan Homes  
Royal Lighting

## Current Availability

715 sf	21734-A01001B
3,192 sf	21735-A01001A

## Contact



**Matt Ashton**  
Senior Director,  
Leasing  
matt.ashton@fcr.ca  
416.216.4203