

3434 LAWRENCE AVENUE



3434 Lawrence Avenue  
Toronto, ON

Director, Leasing  
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 FIRST  
CAPITAL

# 3434 Lawrence Avenue

Toronto, ON

sf: 36,833

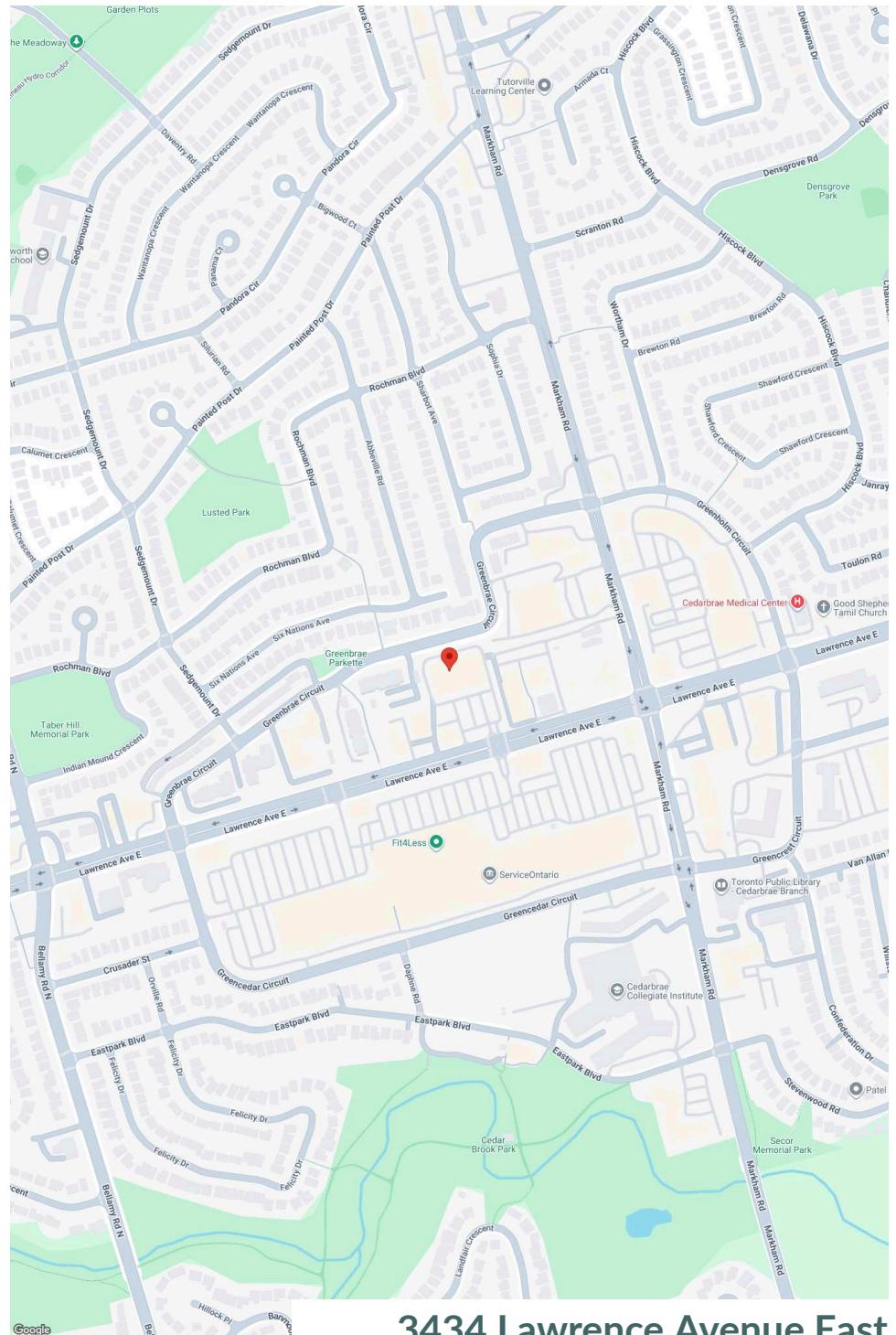
In December 2021, First Capital submitted a rezoning application to the City of Toronto to redevelop 3434 Lawrence Avenue East.

The plan includes two “L”-shaped buildings between 8 and 29 storeys high. It will also add a new public street, a large courtyard and a public park. The site is across from Cedarbrae Centre, a popular shopping Centre home to many national and local retailers.

3434 Lawrence, located at the major intersection of Lawrence Avenue East and Markham Road, is situated directly adjacent to the Lawrence East TTC bus, providing convenient access to the Lawrence East TTC station.

We're pleased to contribute to the growth of the Scarborough community, and look forward to working with the City of Toronto and local area residents throughout the municipal review process.

**Availability: 7,010 sf**



**3434 Lawrence Avenue East**

# 3434 Lawrence Avenue

## Demographics



### Traffic Count

Lawrence Ave E /  
Markham Rd /  
Greencedar Circuit :  
49,850



### Walk Score

95



### Transit Score

100

1km

3km

5km



### Household Income

\$84,864

\$86,895

\$88,739



### Households

4,861

49,940

104,292

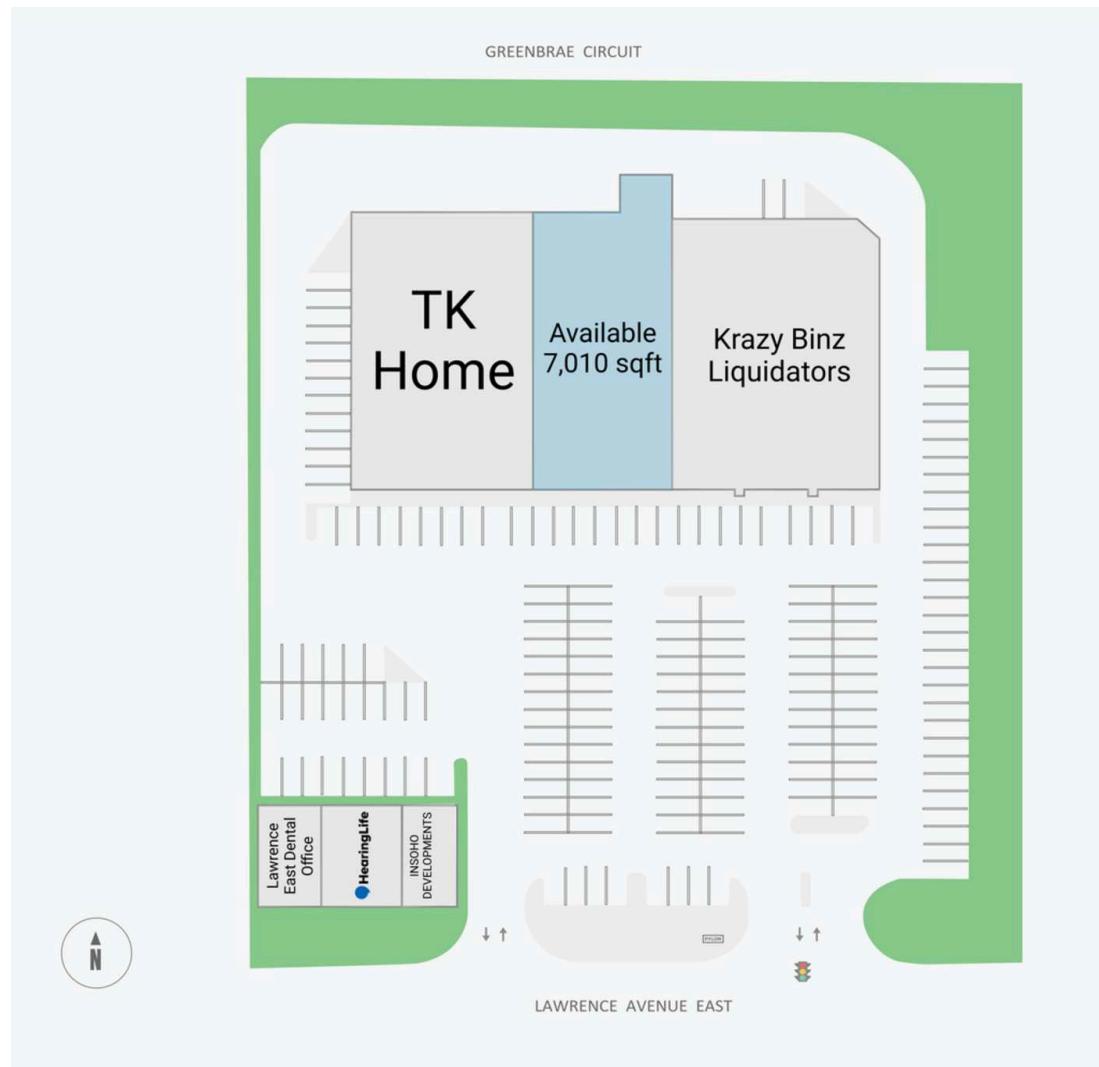


### Population

14,778

143,317

296,937



## Current Tenants

Krazy Binz Liquidators  
TK Home  
INSOHO  
DEVELOPMENTS

Hearing Life  
Lawrence East Dental  
Office

## Current Availability

7,010 sf      20592-A01003B

### Contact



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