

3434 LAWRENCE AVENUE



**3434 Lawrence Avenue**  
Toronto, ON

Leasing Representative  
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CU

# 3434 Lawrence Avenue

Toronto, ON

sf: 36,833

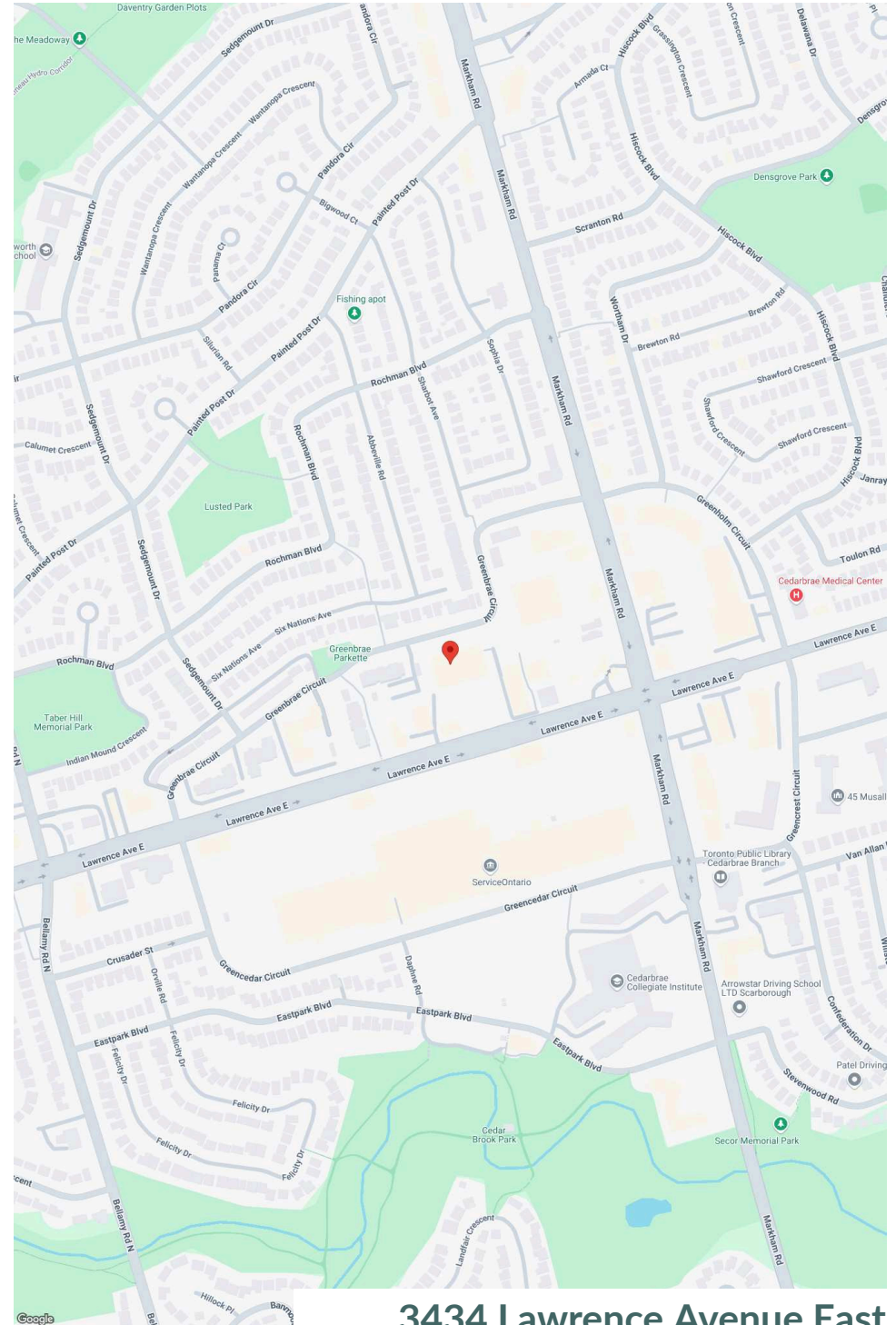
3434 Lawrence Avenue East is just minutes from the 401 Highway and located directly across from Cedarbrae Mall, this centre is anchored by Mark's, Fit 4 Less, Healthy Planet and more.

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

The proposal presents two contemporary "L" shaped buildings ranging from 8 to 29 stories, and includes a new public street connecting Lawrence Avenue East to Greenbrae Circuit, a large pedestrianized courtyard, and a public park adjacent to Lawrence Avenue East. The site is located directly across the street from FCR's Cedarbrae Mall, an established neighbourhood destination providing local retail amenities.

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.

**Availability: 7,010 sf**



**3434 Lawrence Avenue East**

# 3434 Lawrence Avenue

## Demographics




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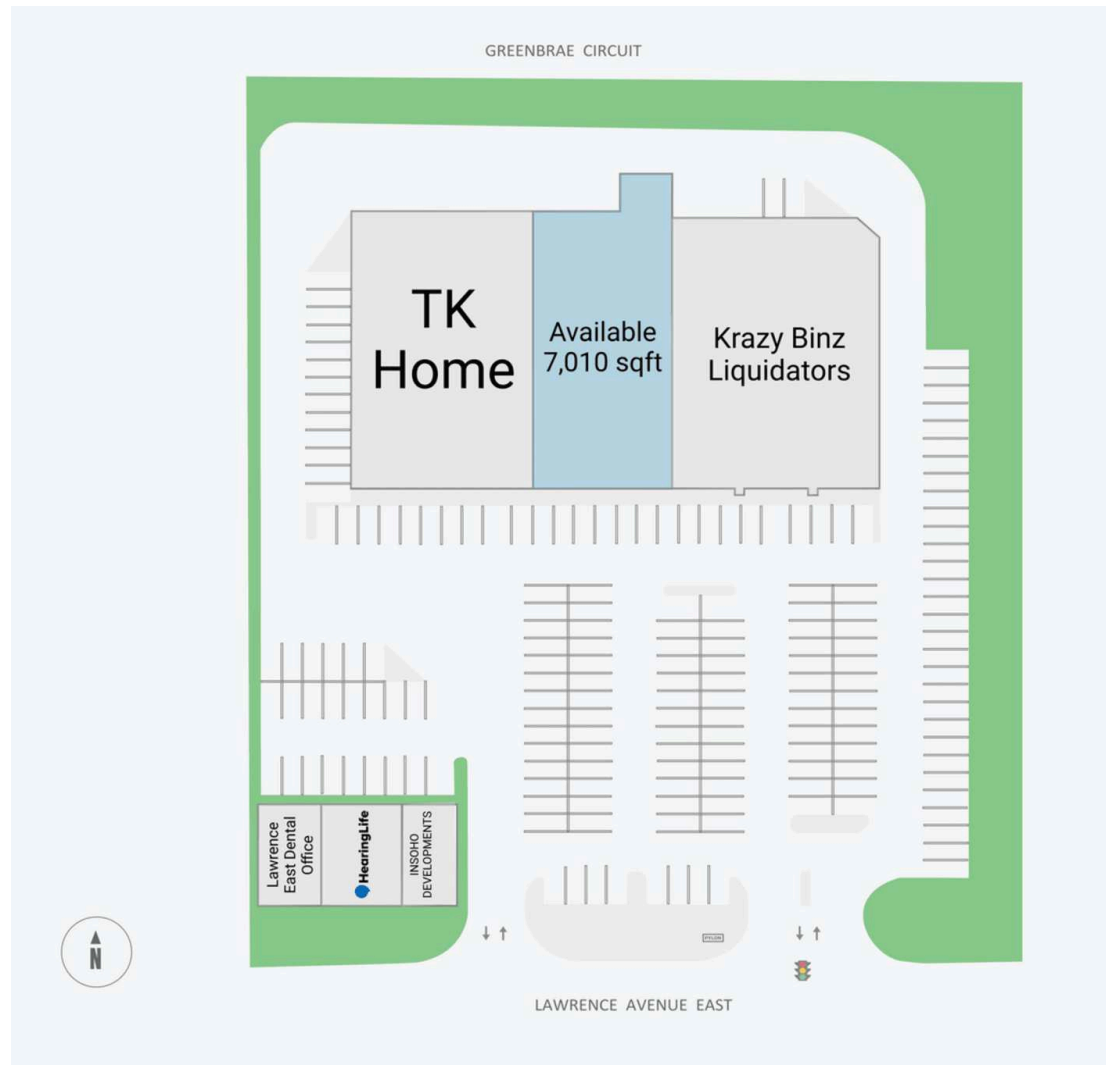
 **Traffic Count** Lawrence Ave E /  
Markham Rd /  
Greencedar Circuit :  
49,850

 **Walk Score** 95

 **Transit Score** 100



	1km	3km	5km
 <b>Household Income</b>	\$84,864	\$86,895	\$88,739
 <b>Households</b>	4,861	49,940	104,292
 <b>Population</b>	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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