



Yonge & Roselawn



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Situated right in the heart of Toronto's vibrant Yonge-Eglinton neighbourhood is Yonge & Roselawn. The proposed purpose-built rental mixed-use development will consist of two residential towers, twenty-four and thirty stories, connected by a seven-storey podium, with retail space spread across the ground and second floors.

Heritage facades located at 2430 and 2434 Yonge Street will be retained in situ and incorporated into the new façade, along with a widened landscaped boulevard along Roselawn Ave, a public park and two mid-block connections increasing accessibility within the neighbourhood. The distinct suite layouts, state-of-the-art amenities and high sustainability targets will be a spectacular addition to the Yonge & Eglinton neighbourhood.

Address:	2440 Yonge Street Toronto ON
Intersection:	Yonge Street + Roselawn Avenue
Type:	Mixed-Use
Retail GLA:	Over 65,000 sf
Residential:	636 Units










Yonge and Roselawn **NEIGHBOURHOOD**

Yonge & Eglinton, situated in the vibrant Midtown Toronto, is known for its dynamic blend of residential and commercial uses, including a plethora of dining, entertainment, and shopping options. The area is a major transit hub with the intersection of the Yonge subway line and the upcoming Eglinton Crosstown LRT, ensuring high footfall and easy accessibility.

Retailers benefit from bustling pedestrian traffic throughout the day, thanks to the dense population of local residents, office workers, and visitors. The neighbourhood's central location and ongoing growth make it an ideal choice for retailers aiming for high visibility and ease of access.



Location FEATURES

-  5-minute walk to Yonge Eglinton Centre (400m)
-  5-minute walk to Eglinton Subway station (400m)
-  8-minute walk to North Toronto Collegiate (650m)
-  10-minute walk to Eglinton Park (750m)
-  5-minute drive to Sherwood Park (1.3 km)
-  7-minute drive to Sunnybrook Hospital (2.6 km)
-  9-minute drive to York U Glendon Campus (3.5 km)

 Nearest Bus line
Yonge St at Montgomery Ave (94m)

 Nearest Rail line
Eglinton Subway Station (400m)

 **\$222,000** Average Household Income (3km)

 **196,300** Total Population (3km)

 **90,000** Households in surrounding area (3km)

 **10.8%** Population Growth by 2028 (1km)

 **37** Median Age (1km)



Transit Score
88



Walk Score
98



Bike Score
73

1km Notable LOCATIONS



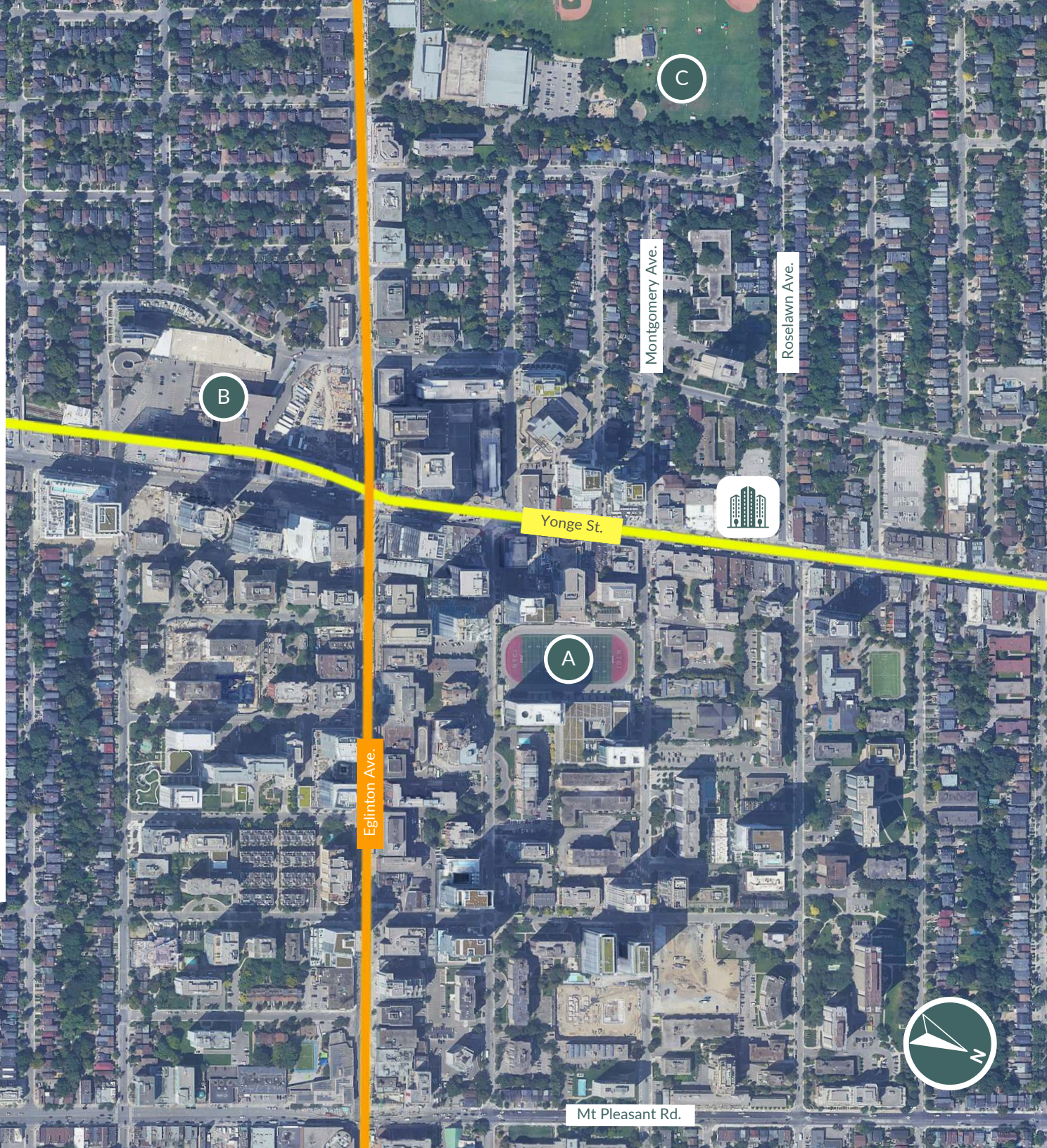
Yonge & Roselawn

- A North Toronto Collegiate Institute
- B Eglinton Station
- C Eglinton Park

 Notable Locations

 Future Eglinton Crosstown LRT

 TTC Yonge-University Subway Line



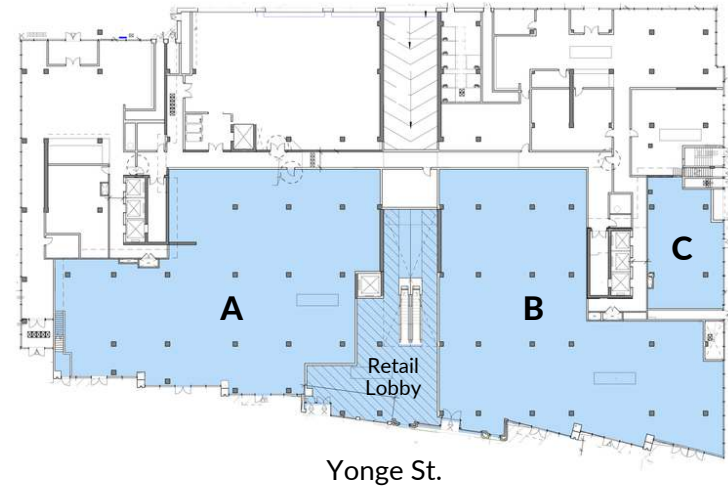
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RETAIL OPPORTUNITIES

Unit	Size (sf)
A	10,339
B	10,207
C	1,729
D	33,388

This development offers great opportunities for new or expanding businesses, with spaces ranging from 1,700 to 33,000+ square feet. It has frontage along Yonge Street, one of the busiest streets in Toronto. This location is ideal for service-based businesses, retailers, restaurants, or quick-service restaurants (QSRs). Yonge and Roselawn is a perfect location for your business.

First Floor



Second Floor

