

2102

Queen Street E

Stunning 1,845 SF Corner Retail Opportunity



*Artist's Rendering of Planned Exterior Improvements

Lennard:

201-60 Columbia Way, Markham
905.752.2220

lennard.com

2102 Queen Street E

1,845 SF stunning corner retail opportunity nestled in the vibrant heart of the Beach.



Available Space
1,845 SF



Zoning
MCR



Availability
December 1, 2024



Net Rent
\$49.00 PSF

Additional Rent
\$11.36 PSF



Listing Agents

Ken Karulas*

Senior Vice President

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*Sales Representative

Property Highlights

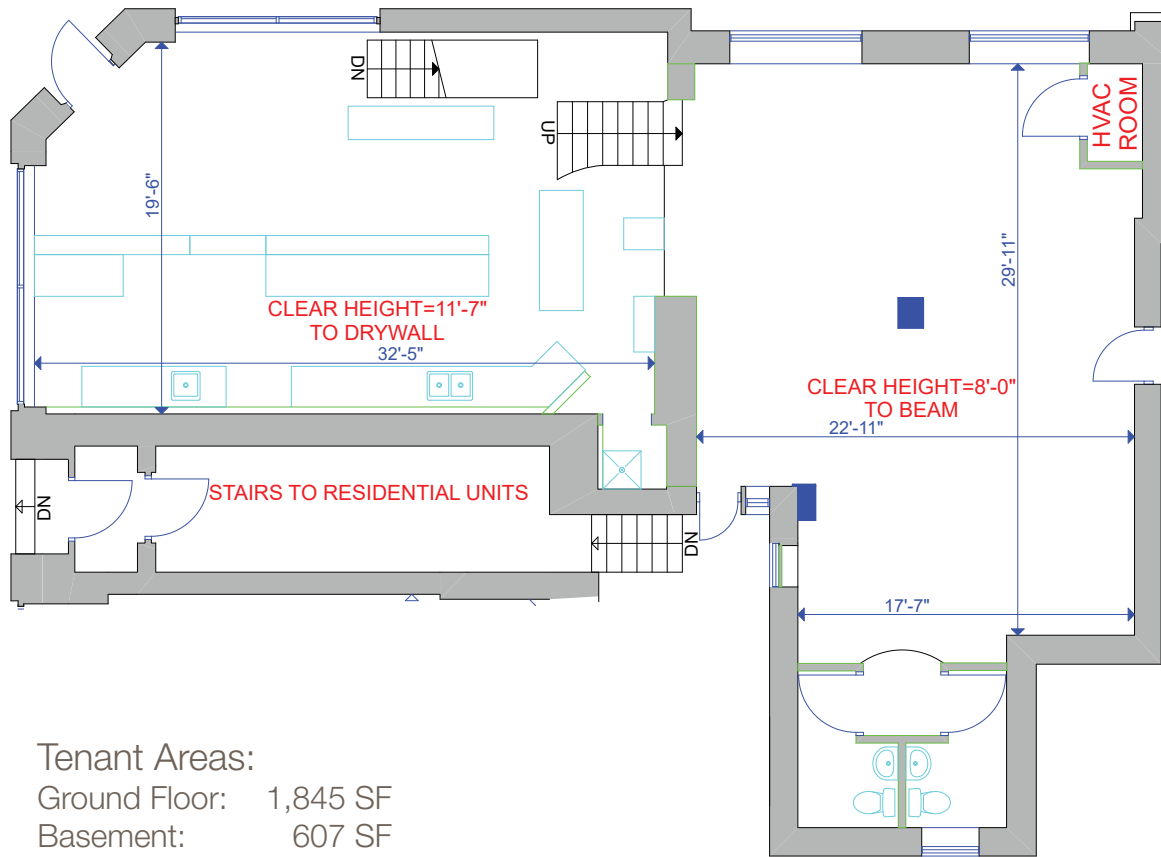
- High pedestrian traffic counts, making it a bustling hub of activity.
- Multiple TTC routes converge right at the corner, ensuring exceptional access and visibility.
- Landlord is open to a variety of different uses that would positively impact the area, making this space versatile for various users.
- Currently operating as a charming café/bistro, presenting a beautiful opportunity to expand in a similar business line, capitalizing on its established clientele and inviting atmosphere.
- Embrace the potential of this remarkable location and become a cornerstone of the greater Beach community.



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Floor Plan

Ground Floor

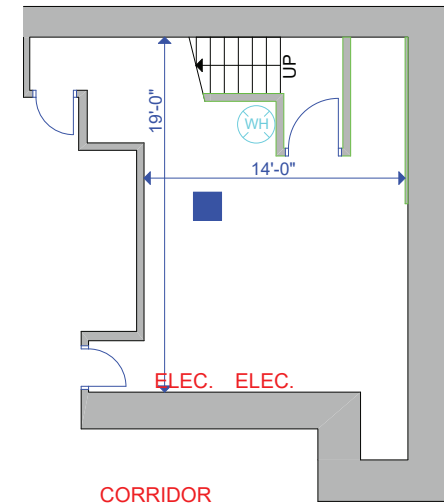


Tenant Areas:

Ground Floor: 1,845 SF
Basement: 607 SF

Layout may not be exactly as shown

Basement



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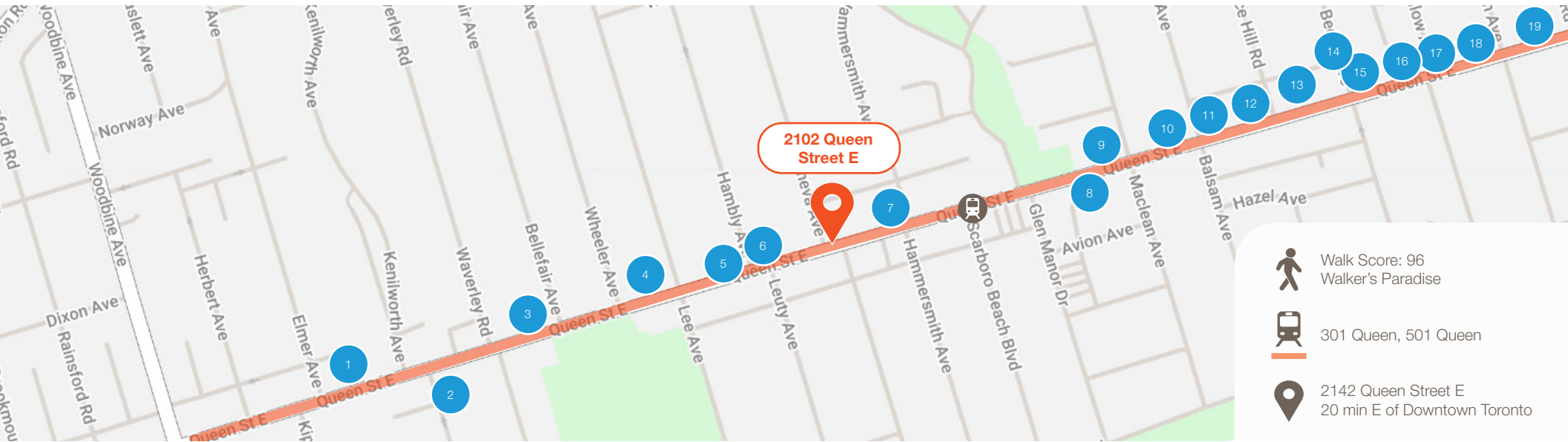


The Neighbourhood

The Beaches, a relaxed neighbourhood with a small-town vibe, is a top summer destination, drawing families and tourists to its sandy beaches and quaint boardwalk. Vibrant Queen Street East features colourful indie shops, intimate bistros and hip bars, along with homey bakeries and ice cream parlours. Kew Gardens park offers skating and tennis, and hosts The Beaches International Jazz Festival.

	1 KM	3 KM
Total Population	17,244	118,426
Total Daytime Population	9,191	89,376
Median Age	43.9	41.4
Median Household Income	\$110,046	\$98,298
Total Households	7,783	49,779

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Local Retailers Include:

- | | |
|-------------------------------|--------------------------------------|
| 1 - The Beaches Dollar & More | 10 - Tori's Bakeshop |
| 2 - Mira Mira Diner | 11 - Balsam Dental |
| 3 - LCBO | 12 - Pet Valu |
| 4 - Foodland | 13 - Ed's Real Scoop |
| 5 - Circle K | 14 - Neil's Haircutting |
| 6 - Scotiabank | 15 - Fox Theatre |
| 7 - Mehfill Indian Cuisine | 16 - Bagels on Fire |
| 8 - Home Hardware | 17 - Beach Plaza Variety |
| 9 - The Breacher Cafe | 18 - Sandy's Your Independent Grocer |
| | 19 - The Hide Out On The Beach |



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