

2300 LAWRENCE AVENUE EAST

TORONTO, ON M1P 2R2



PROPERTY DESCRIPTION

Located at the intersection of Kennedy Road & Lawrence Avenue East in Scarborough, this grocery-anchored mixed-use center offers a total of 148,770 sq. ft featuring retailers such as Dollarama, Bluenotes, and Lone Tai Supermarket.

FEATURES

- Ample parking
- Located in a heavy traffic area
- Easily accessible by vehicle and public transit
- Serves a loyal customer base

UNIT	SIZE	LEASE RATE
#218	1,248 SF	\$11.00 psf + \$19.01 TMI
#221	777 SF	\$14.00 psf + \$19.01 TMI



HALLMARK REALTY LTD
Each office independently owned and operated

MARIYA LILLY
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685 Sheppard Ave E Ste 401,
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LOCATION OVERVIEW

Position your business for success at 2300 Lawrence Ave E, conveniently situated at the intersection of Kennedy Road & Lawrence Avenue East. This vibrant mixed-use center, anchored by a bustling grocery store, offers a total of 148,770 sq. ft of prime commercial space.

Located in the heart of Scarborough, this prime business destination ensures visibility, accessibility, and connectivity, setting the stage for your business's growth and success.



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UNIT 218

With 1,248 square feet of versatile office space, Unit 218 presents an exceptional opportunity for your business to flourish. Enjoy the convenience of a well-connected location at an attractive asking net rent of \$11.00 per square foot plus TMI at \$19.01 per square foot.

UNIT 221

Perfect for businesses seeking a compact yet impactful space, Unit 221 offers 777 square feet of adaptable office space. Priced competitively at a net rent of \$14.00 per square foot plus TMI at \$19.01 per square foot.



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FOR LEASE

OFFICE BUILDING

ADDITIONAL PHOTOS

UNIT 218 - 2300 LAWRENCE AVE E

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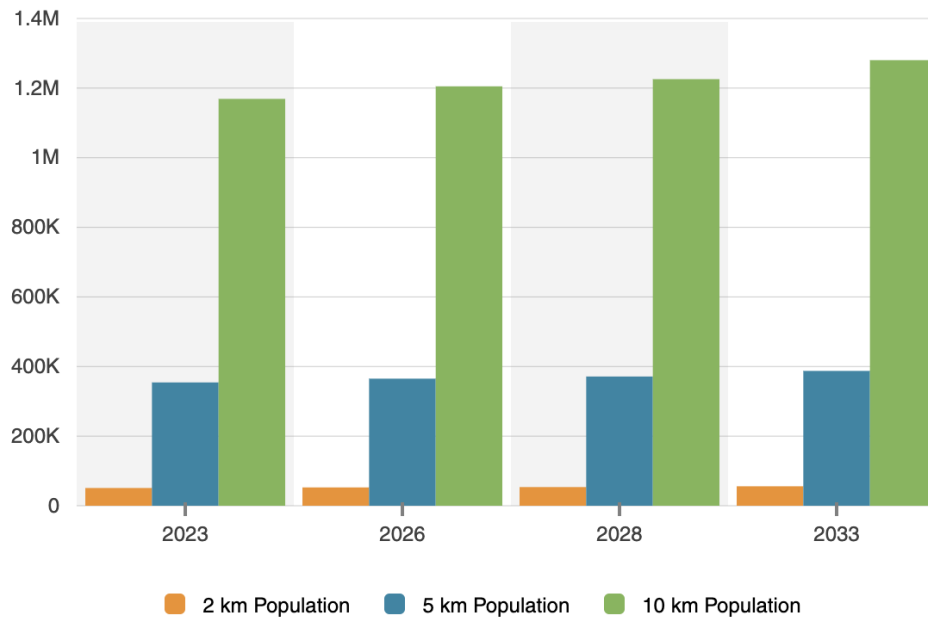
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Population



POPULATION

2 KM

5 KM

10 KM

2023 Population	50,966	354,289	1,169,009
2028 Population Projection	53,608	371,305	1,225,708
Annual Growth 2023-2028	1.0%	1.0%	1.0%
Daytime Population	48,340	360,517	1,074,987
Median Age	39.8	40	40.4

HOUSEHOLDS & INCOME

2 KM

5 KM

10 KM

2023 Households	17,220	130,506	425,755
2026 Household Projection	17,927	135,810	443,266
Avg Household Income	\$83,899	\$83,732	\$107,452
Private Households	50,324	349,614	1,156,843



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