



**301 COLLEGE STREET**

TORONTO, ON

The information contained herein has been obtained from sources deemed to be reliable but does not form part of any future contract and is subject to independent verification by the reader. The property is subject to prior letting, withdrawal from the market and change without notice.



大統華 **T&T**  
*Supermarket*

## 301 COLLEGE STREET TORONTO, ON

Located steps from the University of Toronto and minutes from Toronto Western Hospital, 301 College Street is a 15-storey condominium with ground and second floor retail offerings, including the only chain grocery store in the neighbourhood. 301 College Street benefits from its easy access to the College and Spadina streetcars as well as being surrounded by an affluent and dense residential population and just north of the popular Kensington Market.



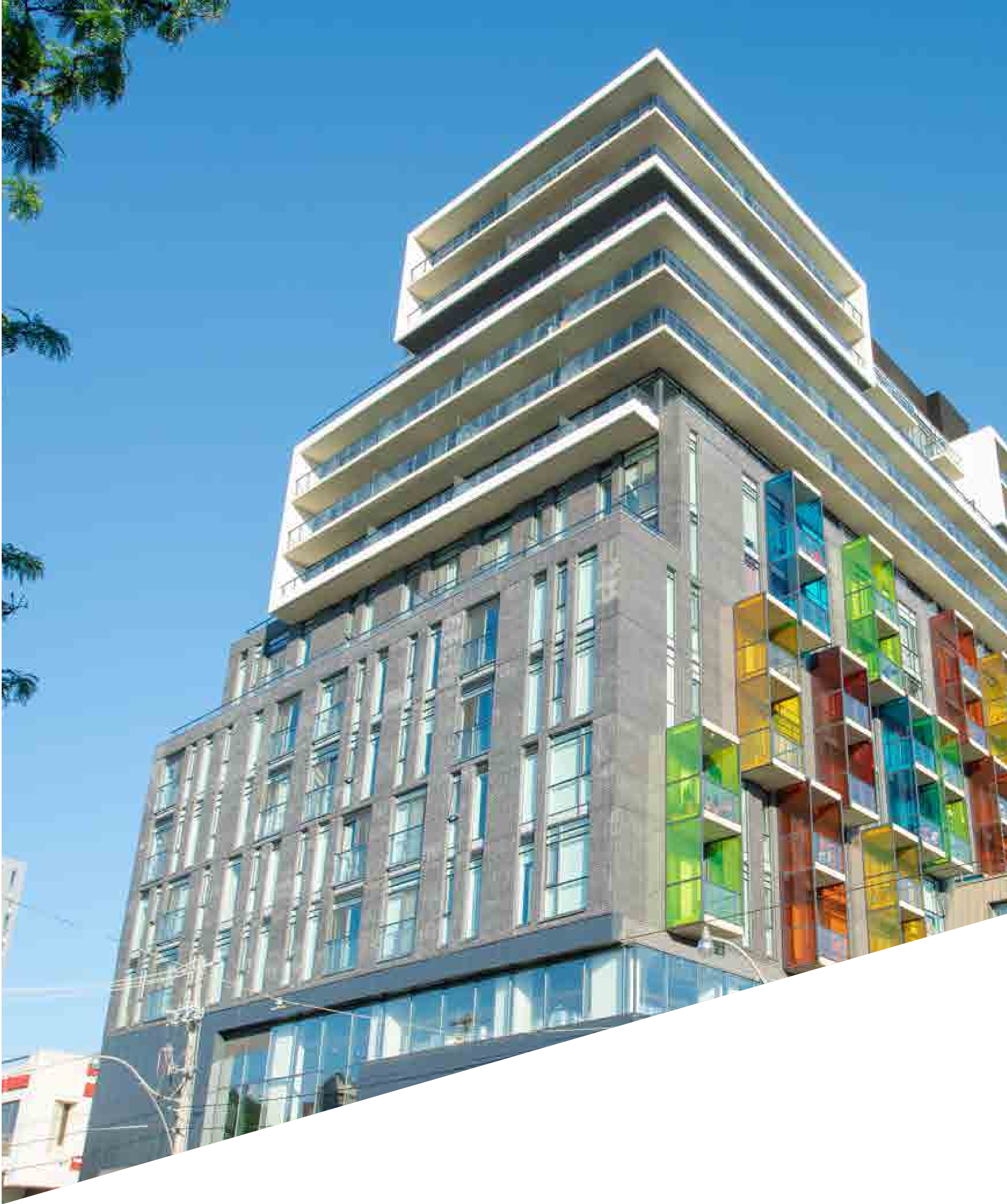

301 COLLEGE STREET | TORONTO, ON





# PROPERTY HIGHLIGHTS

|                                  |                                   |
|----------------------------------|-----------------------------------|
| ADDRESS                          | 301 College Street<br>Toronto, ON |
| MAJOR INTERSECTION               | College Street and Spadina Avenue |
| GLA<br>(SQ. FT)                  | 30,429                            |
| NUMBER OF STORES<br>AND SERVICES | 2                                 |



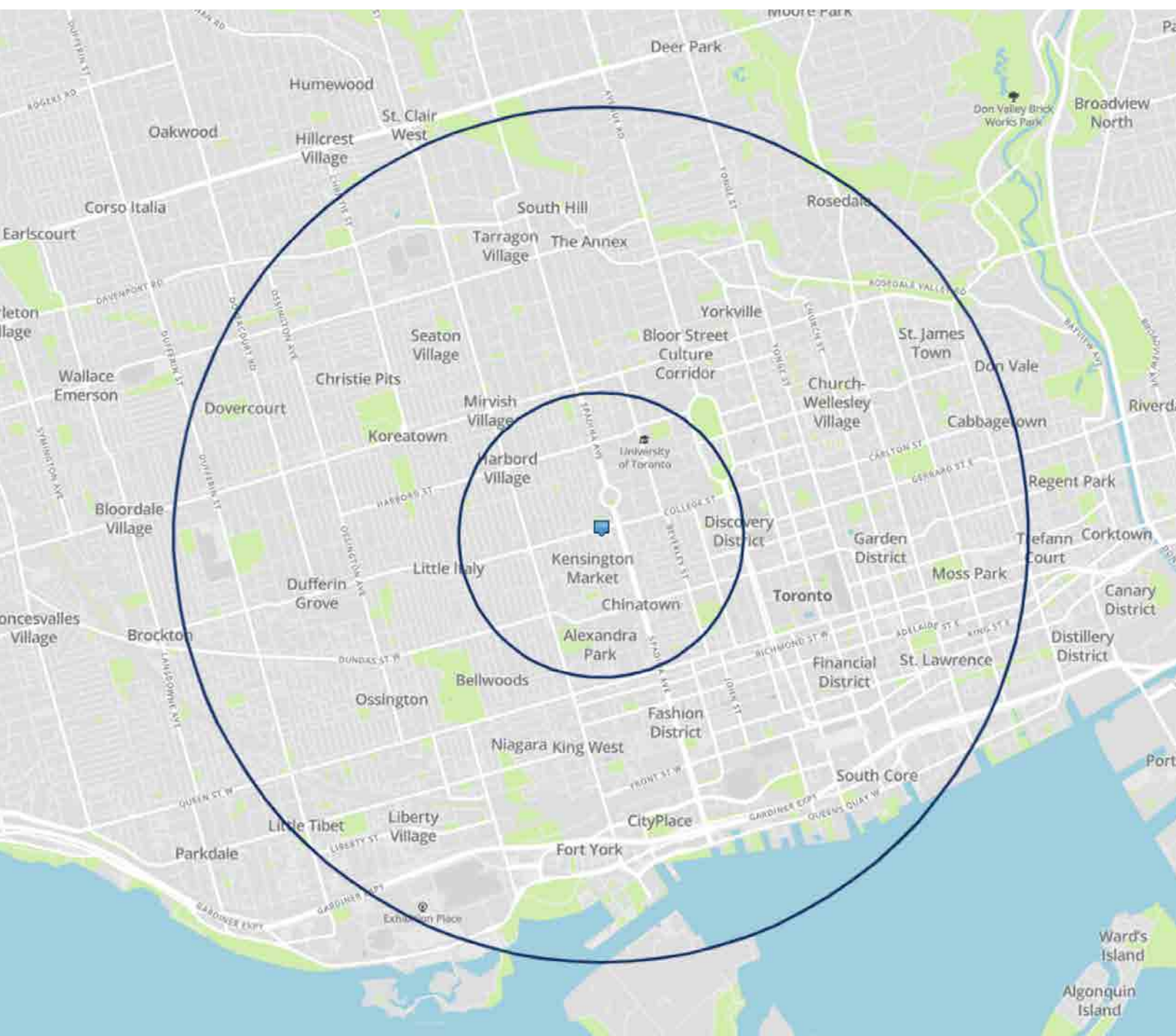
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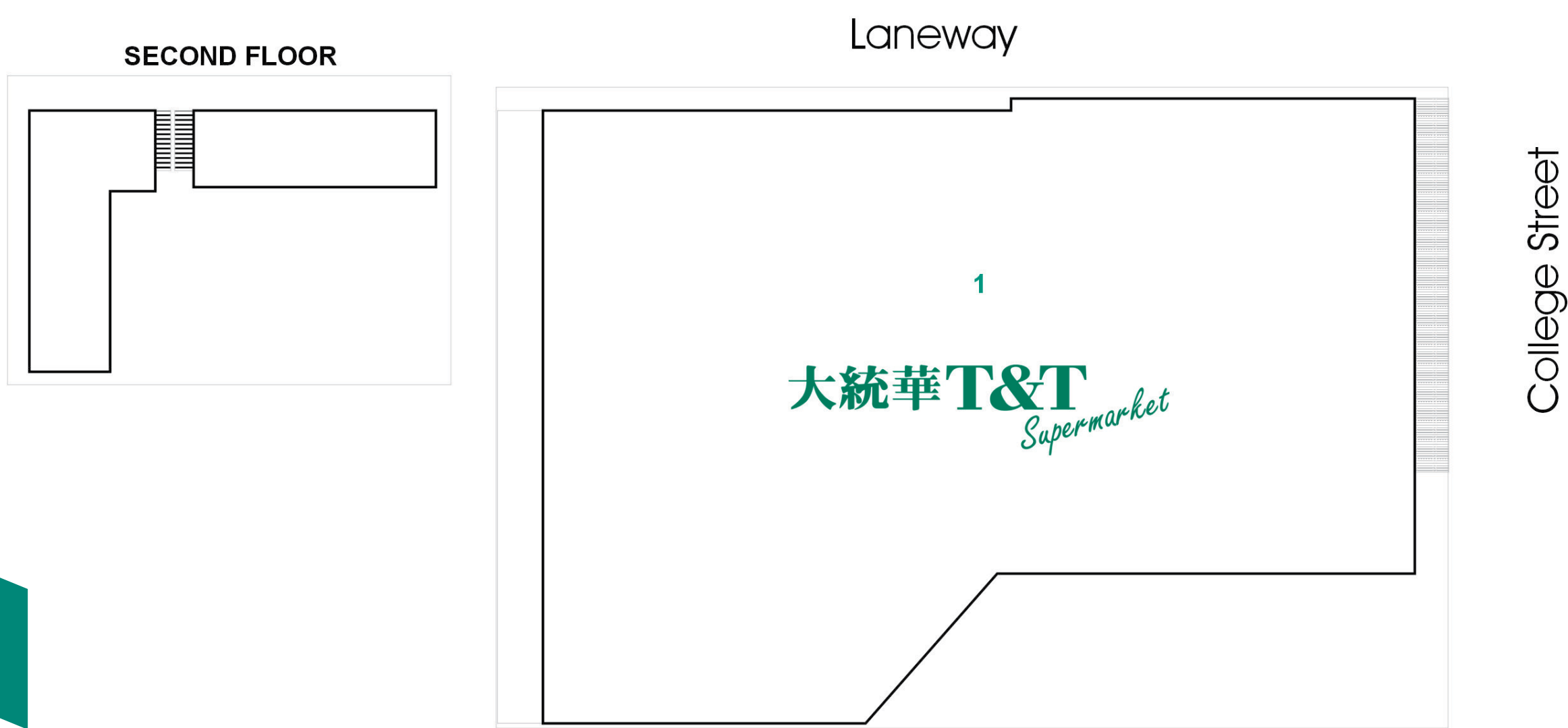
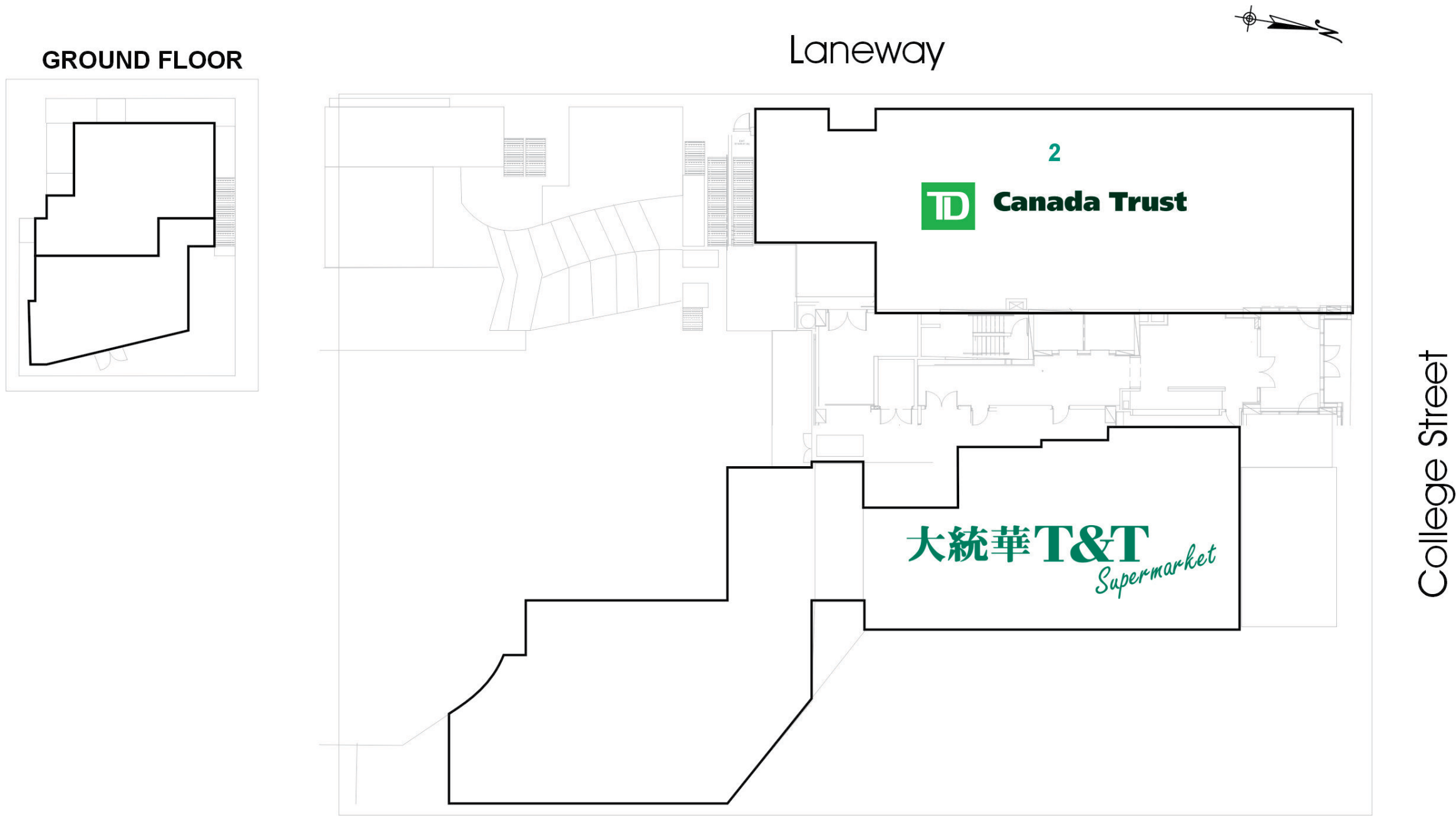
# DEMOGRAPHICS



## TRADE AREA (2024 ESTIMATES)

|   |                          |           |           |
|---|--------------------------|-----------|-----------|
|    | DISTANCE                 | 1 KM      | 3 KM      |
|  | FAMILIES WITH CHILDREN   | 31%       | 26%       |
|  | TRADE AREA POPULATION    | 30,790    | 452,529   |
|  | AVERAGE HOUSEHOLD INCOME | \$113,942 | \$142,162 |

# SITE PLAN AND TENANT DIRECTORY



| UNIT | TENANT            | SQ FT  |
|------|-------------------|--------|
| 1    | T & T Supermarket | 26,016 |
| 2    | TD Canada Trust   | 4,314  |

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