5,000 SF Retail Space with 32' Frontage GROCERY ANCHORED RETAIL FOR LEASE



9625 Yonge Street Richmond Hill, ON

5,000 SF in Richmond Hill's Busiest Commercial Hub



WELCOME TO 9625 Yonge St.

Strategically located in the heart of Richmond Hill, 9625 Yonge Street provides an unparalleled retail opportunity in a high traffic, grocery anchored plaza.

This 5,000 SF unit was a former Walk in Clinic but has no structural walls and can be used as is with some existing improvements, or can be repurposed by a new retail or medical tenant.

The unit is located in a busy grocery anchored plaza, with over 283 Parking spaces, just 500 meters north from Hillcrest Mall, and surrounded by residential density with great exposure from Yonge Street.

Details

	UNIT 2A: UNIT 2B:	9,200 SF LEA 5,000 SF (Fix
	UNIT 3:	- 8,991-SF- LEA
	-UNIT-8:	-7,523-SF LEA
	FRONTAGE	Approx 32'
	CEILING HEIGHT	17' + clear heig
	ASKING NET RENT	Contact Listin
	ADDITIONAL RENT	\$9.50 PSF (20
	OCCUPANCY	Immediate
	TERM	5-10 Years Non negotiabl
	PARKING	Over 283 desi

Highlights

Abundant Surface Parking			
High Pedestrian and Auto traffic	OCCUPANCY	Immediate	
Shadow anchored by a flagship T&T Supermarket		F 10 V	
Truck Level Shipping/Receiving with Two Loading Bays	TERM	5-10 Years Non negotiabl	
100% Air Conditioned			
Pylon Signage Available	PARKING	Over 283 desig	
 5 Minutes from the Richmond Hill GO station and just steps from YRT Yonge Street Bus 			
Currently built out as a fixtured walk in / medical clinic with over 30 exam rooms /			

Currently built out as a fixtured walk in / medical clinic with over 30 exam rooms private offices.



(tured Clinic Space) ight ng Agent 024 Est.) ble redevelopment clause after 6 years

esignated parking spaces

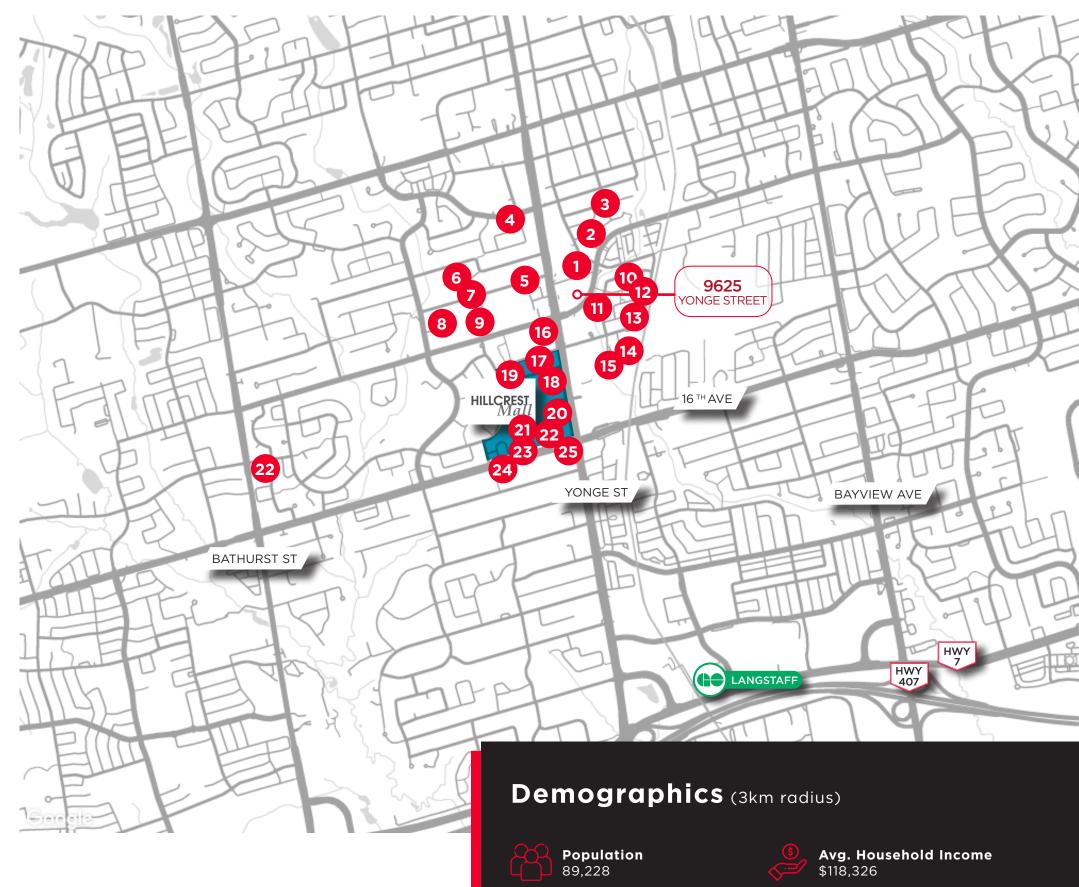


NEIGHBOURHOOD AMENITIES

Nando's Peri-Peri	Choice of the Oreint
Dear Saigon	April Sweets
T&T Supermarket	Gong Cha Bubble Tea
Crust Baking Co.	Marshalls
Chillax & Co	Shoppers Drug Mart
Uncle Reza's	Starbucks
Wild Wing	Indigo
RBC Royal Bank	вмо
Petro Canada	A&W Canada
National BankShishlix	Hudson's Bay

- Coco Fresh Tea & Juice
- Pho Tai Bac

- Mart
- Saint Germain Baker
- Ramona's Kitchen
- Swiss Chalet





Daytime Population 79,914

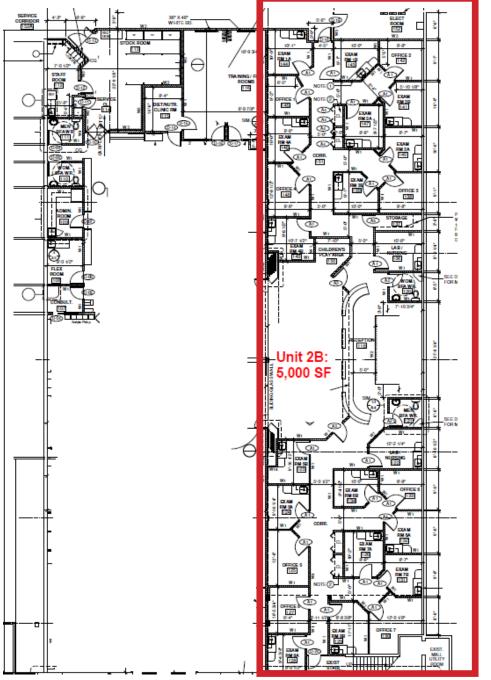




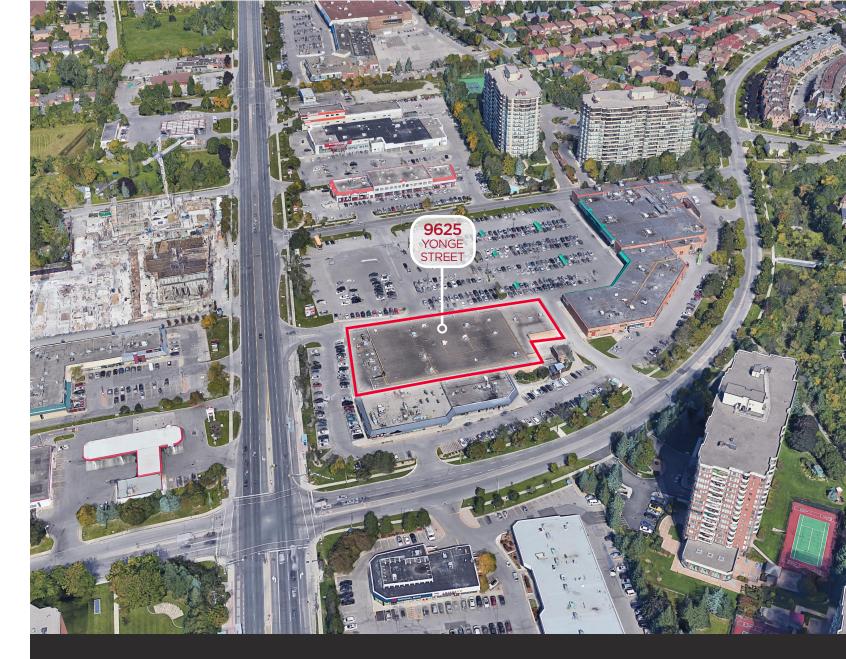
Traffic Count 37,310

Floor Plans

Unit 2B: 5,000 SF (Clinic side)









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