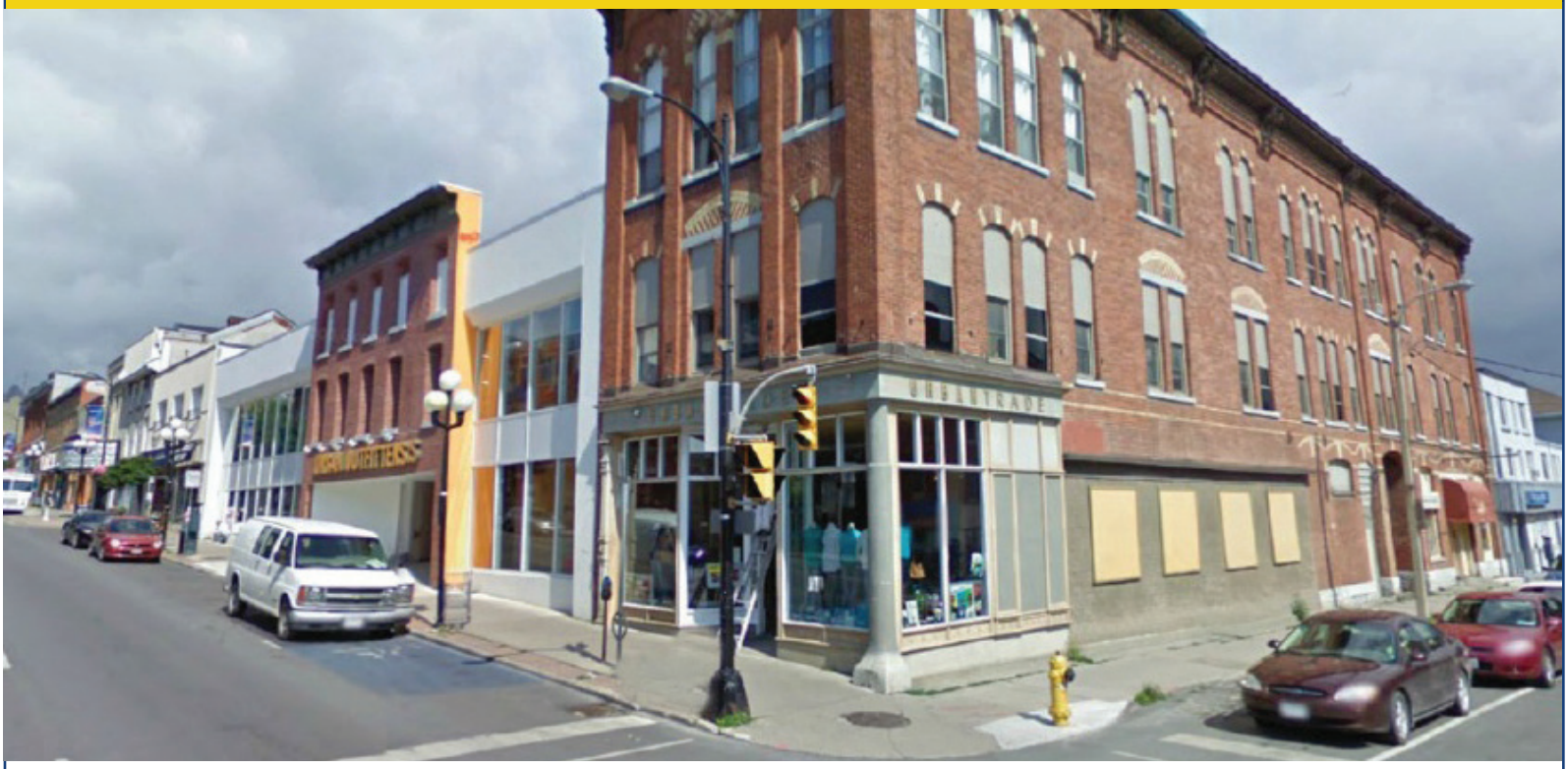
FOR LEASE

201 Princess Street
Kingston, ON

$32 PSF NET | 1,949 SF | RETAIL



PROPERTY HIGHLIGHTS

- Exceptional retail space at corner location on lower Princess St. in the heart of downtown Kingston.
- The space is served by two levels - ground floor (1,949 SF) and lower level (1,750 SF) which is useable retail space with 8' ceilings.
- High ceiling on main level and high in lower as well. Lower level is accessed through a wide staircase in centre location.
- Great street presence.
- New Crown Condo development (184 units) scheduled

Lease Rate:

Ground Floor:	$32 PSF NET
Lower Level:	Included
Additional Rent:	$11 PSF (2020 Estimate)*
	**Applicable to Ground Floor Only*
Zoning:	C
Parking:	Street Parking, Municipal Lots

Providing Solutions

Gary Croke
Broker
613-384-1997 ext. 14
gcroke@rtcr.com

20 Gore Street, Suite 102
Kingston, Ontario
K7L 2L1
www.rtcr.com

All information provided is deemed reliable but is not guaranteed and should be independently verified.

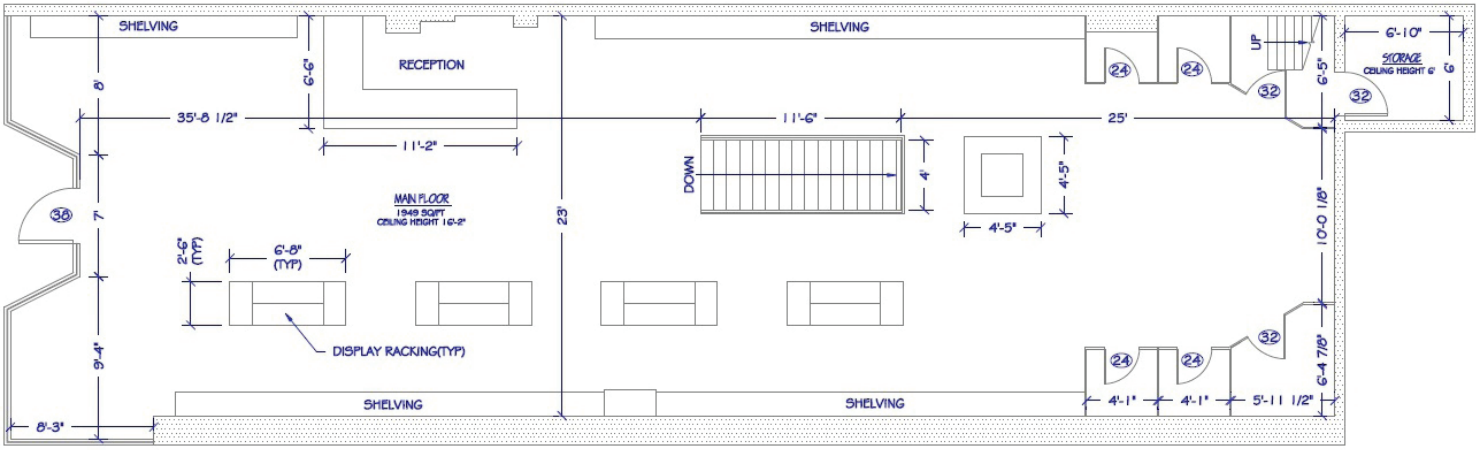
Rogers & Trainor
Commercial Realty Inc.
Brokerage

FOR LEASE

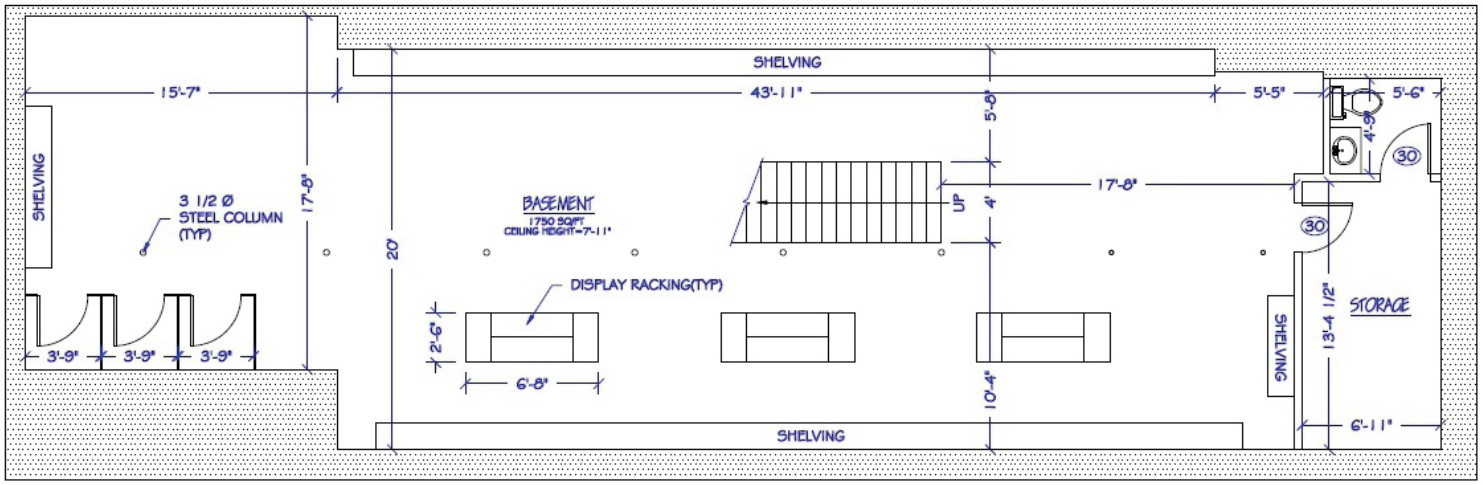
201 Princess Street
Kingston, ON
$32 PSF NET | 1,949 SF | RETAIL

FLOOR PLANS

GROUND FLOOR



LOWER LEVEL



GROUND FLOOR

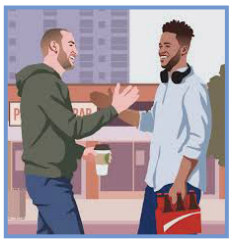
LOWER LEVEL

All information provided is deemed reliable but is not guaranteed and should be independently verified.

FOR LEASE

201 Princess Street
Kingston, ON
$32 PSF NET | 1,949 SF | RETAIL

NEIGHBOURHOOD



"FRIENDS & ROOMIES"

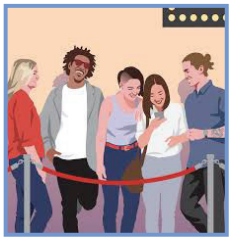
Approx. 39% of Households

Young, diverse, city dwellers, mostly young singles. More than a third are under 35, more than half are under 45. These young people are able to turn modest incomes into active social lives enjoying nightly entertainment and theatre. In their diverse neighbourhoods they enjoy cultural sampling and cultural influences. They find their entertainment on their streets and social media networks. Young and looking for romance, they frequent dance clubs, fitness centres, art galleries and sporting events.

"SOCIAL NETWORKERS"

Approx. 12% of Households

More than 45 percent are under 35 years old, interests and lifestyle is comparable to "Friends & Roomies" simply a younger demographic. These twenty-somethings are ethnically diverse, have mixed educations and earn modest incomes from entry-level jobs. They take advantage of their lively urban streets to frequent bars, dance clubs, cinemas and art galleries.



DOWNTOWN KINGSTON

Where history and innovation thrive, working towards building Canada's most sustainable city.

Kingston is a beautiful city between Toronto and Ottawa in the 401 corridor known for its vibrant historic downtown and waterfront on Lake Ontario. Kingston attracts heavy tourist flow all year round. It is home to 3 Post-Secondary Institutions all minutes from Downtown.

Restaurants & Retailers:
250 +/-

3 Post-Secondary Institutions
- Queen's University
- St. Lawrence College
- Royal Military College

Student Population:
45,000

Downtown Population:
21,345

Average Age:
35

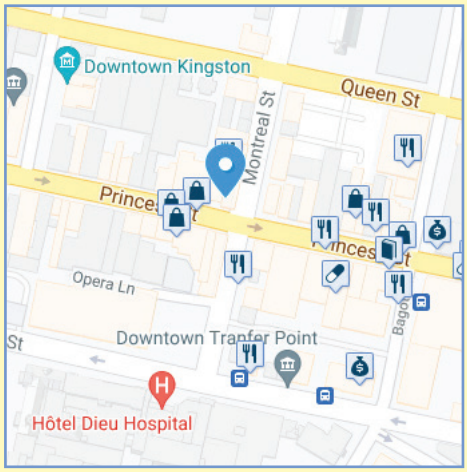
WalkScore
99

Pedestrian Traffic:
5,113

Traffic Counts
North 4,021
South 3,700
East 8,144
West 9,195

1 Block North of the Downtown Transit Hub

10 Bus Routes



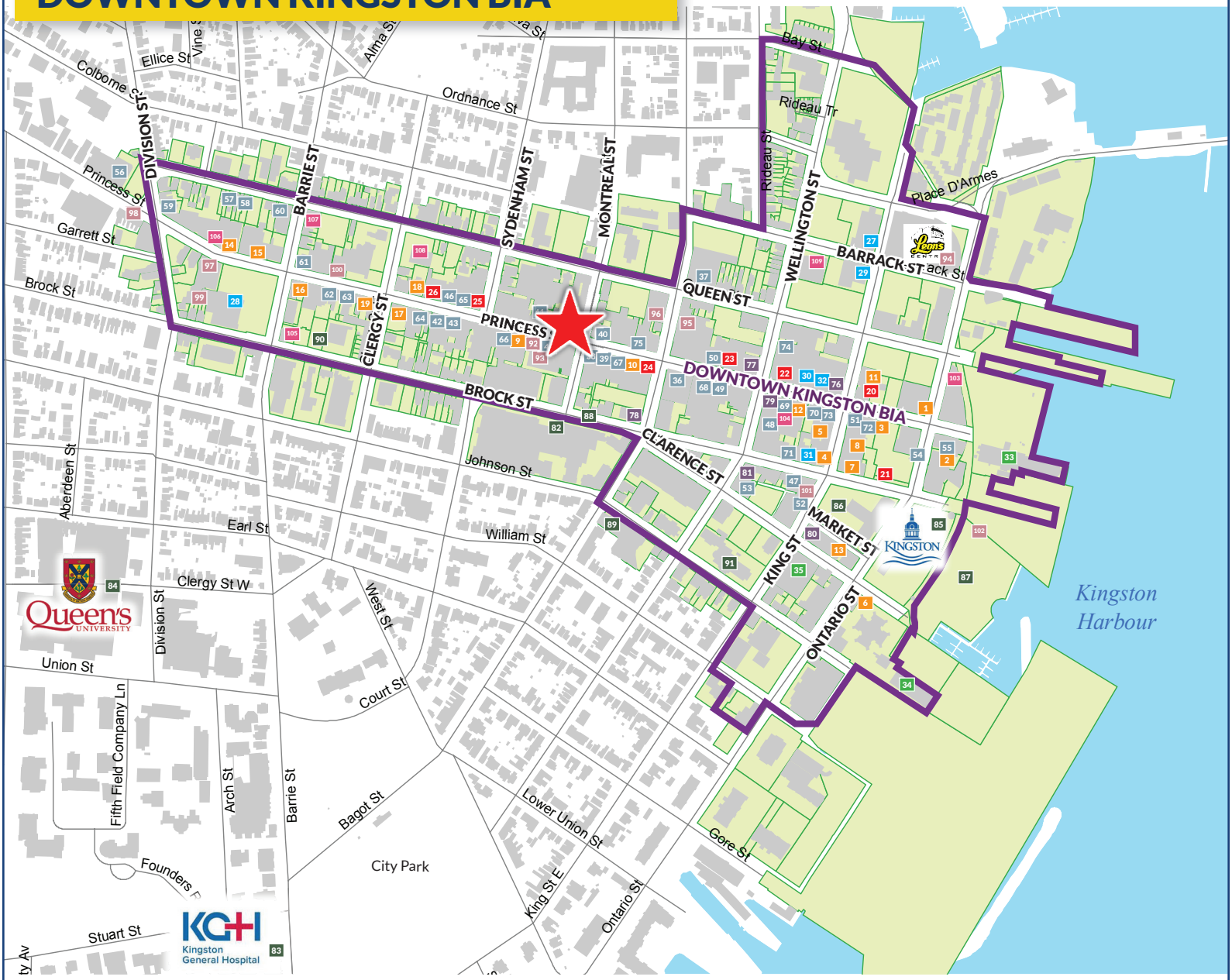
All information provided is deemed reliable but is not guaranteed and should be independently verified.

FOR LEASE

201 Princess Street
Kingston, ON

$32 PSF NET | 1,949 SF | RETAIL

DOWNTOWN KINGSTON BIA



DINING
1 Lonestar Texas Grill
2 Milestones
3 Pan Chancho
4 Jack Astor's
5 Black Dog Tavern
6 Diane's Fish House
7 Olivea
8 Tango
9 Copper Penny
10 Grecos
11 Red House
12 Toucan
13 Tir Nan Og
14 The Grizzly Grill
15 Tommy's
16 Pizza Studio
17 The WORKS Craft Burgers
18 McDonalds
19 Tim Hortons

CAFE/BAKERY
20 Coffee & Company
21 Sipps
22 Starbucks
23 Card's Bakery
24 Crave Coffee & Bakery
25 Balzac's
26 Northside Espresso

GROCERY
27 Food Basics
28 Metro
29 LCBO
30 Tara's Natural Foods
31 Cooke's Fine Foods
32 General Brock's Commissary

HOTELS
33 Holiday Inn
34 Delta Waterfront by Marriott
35 4 Points by Sheraton

RETAIL
36 Shoppers Drug Mart
37 Staples
38 Dollarama
39 Dollar Tree
40 The Rocking Horse
41 Roots
42 Lululemon
43 Trailhead
44 Urban Outfitters
45 Heel Boy
46 The Running Room
47 Runner's Choice
48 Becker Shoes
49 Hatley Boutique
50 Cloth
51 Roundstone
52 Gracie's Clothing
53 Happy Thoughts
54 Waterfront Gifts
55 Chris James
56 Shoppers Drug Mart
57 Bridal Creations
58 Murano's Formalwear
59 The UPS Store
60 Frontenac Cycle
61 Phase 2 Clothing
62 Canada Computers
63 What'll I Wear
64 Art Noise
65 Agent 99
66 Midori Gifts
67 I Mode
68 Send in the Clowns
69 Minotaur
70 Modern Primitive
71 House of Angelis
72 Fancy That
73 A-One Clothing
74 Martello Alley
75 Overstocks

FINANCIAL
76 Royal Bank
77 Scotiabank
78 CIBC
79 TD Bank
80 Bank of Montreal
81 Wellington Foreign Exchange

INSTITUTIONS
82 Hotel Dieu
83 Kingston General Hospital
84 Queen's University
85 Kingston City Hall
86 Springer Market Square
87 Confederation Basin
88 Kingston Transit Hub
89 Kingston Frontenac Public Library
90 St. Mary's Cathedral
91 St. George's Anglican Cathedral

ENTERTAINMENT
92 The Grand Theatre
93 The Screening Room
94 The Leon's Centre
95 Improbable Escapes
96 Sherlock's Escapes
97 Stages Night Club
98 Trinity Social
99 The Spot
100 Barcadia
101 Studio 22 Gallery
102 1000 Islands Cruises

FITNESS
103 Pole Fitness Kingston
104 Salti Yoga
105 Symphony Spa & Yoga
106 Samatva Yoga
107 Studio 330
108 Queen Street CrossFit
109 Goodlife Fitness

All information provided is deemed reliable but is not guaranteed and should be independently verified.