



PROPERTIES
GROUP

RIDEAU TOWN CENTRE, KINGSTON, ONTARIO



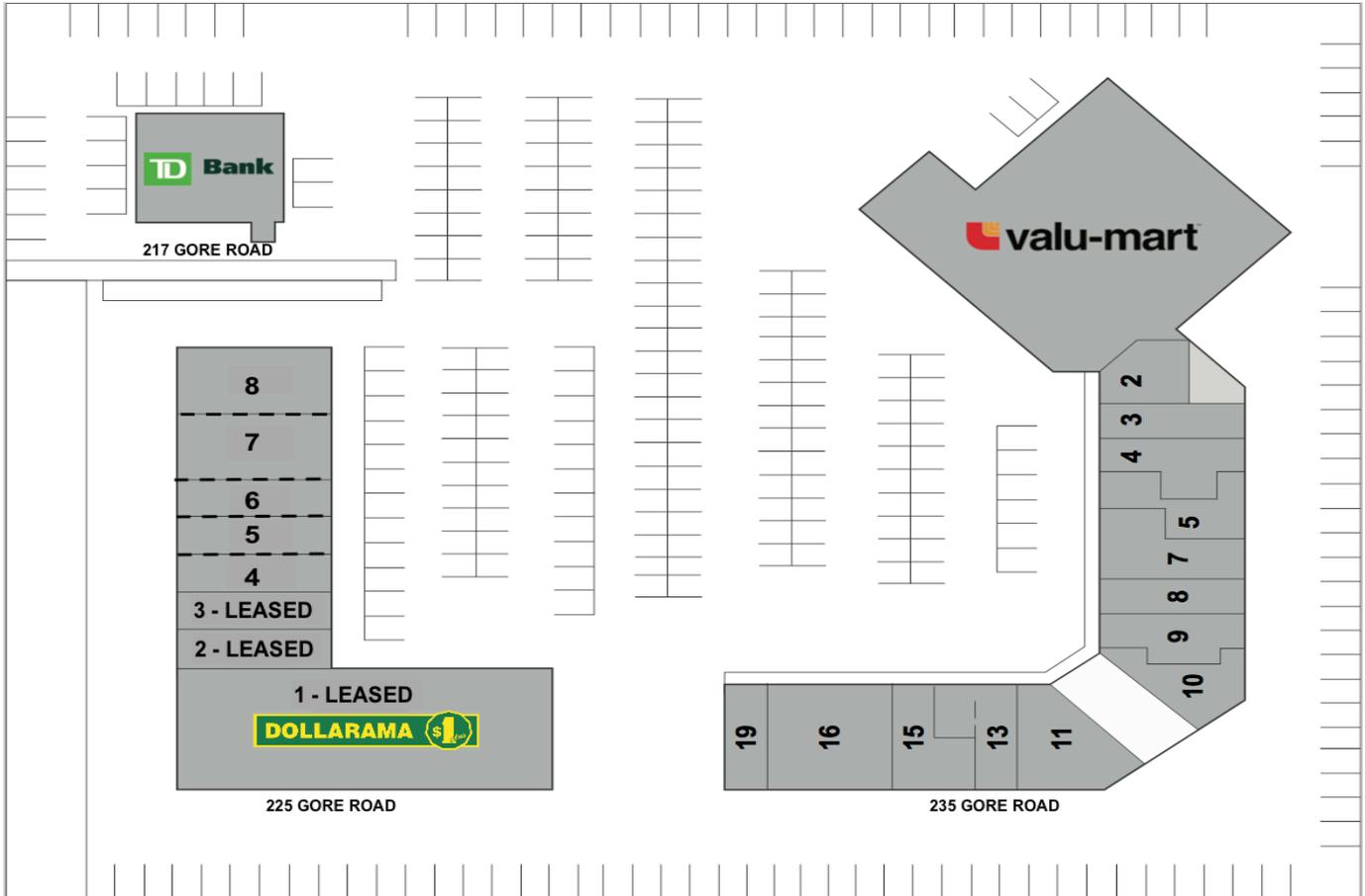
PROPERTY SNAPSHOT

Well-established community destination plaza in the heart of Kingston’s Rideau community on the east bank of the Cataraqui River. Grocery-anchored, adjacent CFB Kingston. The community has expanded significantly in recent years with above-average demographics creating a need for new retail. New bridge connection to downtown Kingston from the plaza’s access street to open 2023. A 20,000 SF retail building has just been completed, with anchor Dollarama open since June 2021. Limited vacancy available

ADDRESS	217, 225, 235 Gore Road	CONSTRUCTED	1998
INTERSECTION	Highway 15	ANCHOR	Your Independent Grocer (Loblaw)
GLA (SF)	67,093square feet	TENANTS	17
SITE AREA (SF)	370,000	PARKING	267

DEMOGRAPHICS	COMMUNITY	REGION
Trade Area Population	+ 20,000	+ 120,000

TENANT	OPERATION	TENANT	OPERATION
Jame's Valu Mart	Grocery	HeadStart Health	Chiro & physio
TD Canada Trust	Chartered bank	Rideau Family Medical	Medical Clinic
Luce Hair studio	Hair salon	Rideau Town Dental care	Dental Practice
Mike Mundell's	Surf & Turf take out food	Bryan's Pharmacy	Pharmacy
Un-Wine-D	Wine specialty retail	Remax Finest	Real estate brokerage
The Co-operators	Insurance services	Dollarama	Dollar Store
Clearview Optometry	Optometry medical & retail	Northern Helm	Cannabis retail
In Bloom Floral & Home	Retail floral/decor	Fat Bastard Burrito Co.	Mexican fast food
Big Bob's Pizza	Pizzeria		



IMMEDIATE LEASING OPPORTUNITIES

UNIT	AREA (SF)	NOTES
Unit 11- 235 GORE BLDG	2,940	AVAILABLE OCTOBER
Units 4 to 8, 225 GORE BLDG	Total +/- 8,700	Can be demised down to +/- 1,200 minimum



ENQUIRIES

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