



PROPERTIES
GROUP

RIDEAU TOWN CENTRE, KINGSTON, ONTARIO



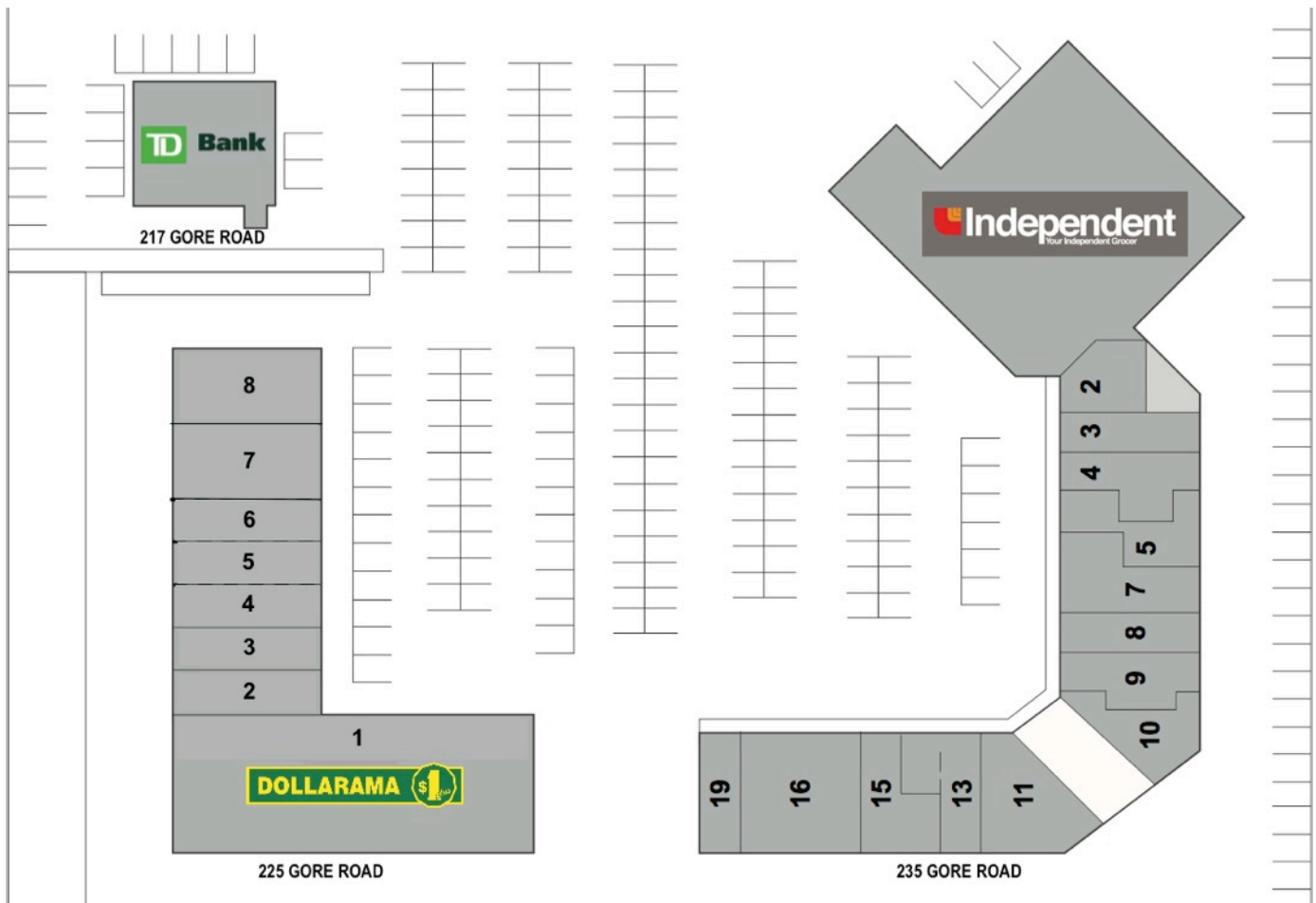
PROPERTY SNAPSHOT

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. **Limited vacancy available.**

ADDRESS	217, 225, 235 Gore Road	CONSTRUCTED	1998, new build 2021
INTERSECTION	Highway 15	ANCHOR	Your Independent Grocer (Loblaws)
GLA (SF)	67,093 square feet	TENANTS	20
SITE AREA (SF)	370,000	PARKING	267

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

TENANT	OPERATION	TENANT	OPERATION
Your Independent Grocer	Grocery	Rideau Family Medical	Medical Clinic
TD Canada Trust	Chartered bank	Rideau Town Dental care	Dental Practice
Luce Hair studio	Hair salon	Bryan's Pharmacy	Pharmacy
Mike Mundell's	Surf & Turf take out food	Remax Finest	Real estate brokerage
Un-Wine-D	Wine specialty retail	Dollarama	Dollar Store
The Co-operators	Insurance services	Northern Helm	Cannabis retail
Clearview Optometry	Optometry medical & retail	Fat Bastard Burrito Co.	Mexican fast food
In Bloom Floral & Home	Retail floral/decor	Freshii	Healthy fast casual
Big Bob's Pizza	Pizzeria	Fat Panda	Vape Shop
HeadStart Health	Chiro & physio	Lakeside Pools and Spas	Pool & Spa sales & service



IMMEDIATE LEASING OPPORTUNITIES

UNIT	AREA (SF)	NOTES
Unit 5, 225 GORE BLDG	1,217	Vanilla shell
Unit 3, 235 GORE BLDG	1,200	To be made available
Unit 11, 235 GORE BLDG	2,940	To be made available

PLAZA VIEW LOOKING WEST SHOWING FRONTAGE OF THE NEW 225 GORE BUILDING AND THIRD CROSSING BRIDGE FEEDING GORE ROAD



NEW 225 GORE ROAD BUILDING IS ANCHORED BY DOLLARAMA



ENQUIRIES

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