



**KING STREET WEST
& CHARLOTTE ST
TORONTO, ON**

Charlie Condos

TORONTO

FIRST GULF

Charlie Condos

Retail

6,000 sf of ground floor retail space in an urban mixed-use luxury condo.

- Located at the northwest corner of King St. and Charlotte St., in the heart of the Entertainment District.
- 36-storey residential tower with 314 units.
- A short walk to TIFF Bell Lightbox, Rogers Centre and many of the city's best cultural highlights.

NEIGHBOURHOOD DEMOGRAPHICS



24,199*
VEHICLES PER DAY
Average Daily Traffic Count (along King Street West)



TRADE AREA POPULATION**
within 1 km - 63,596
within 2 km - 157,365



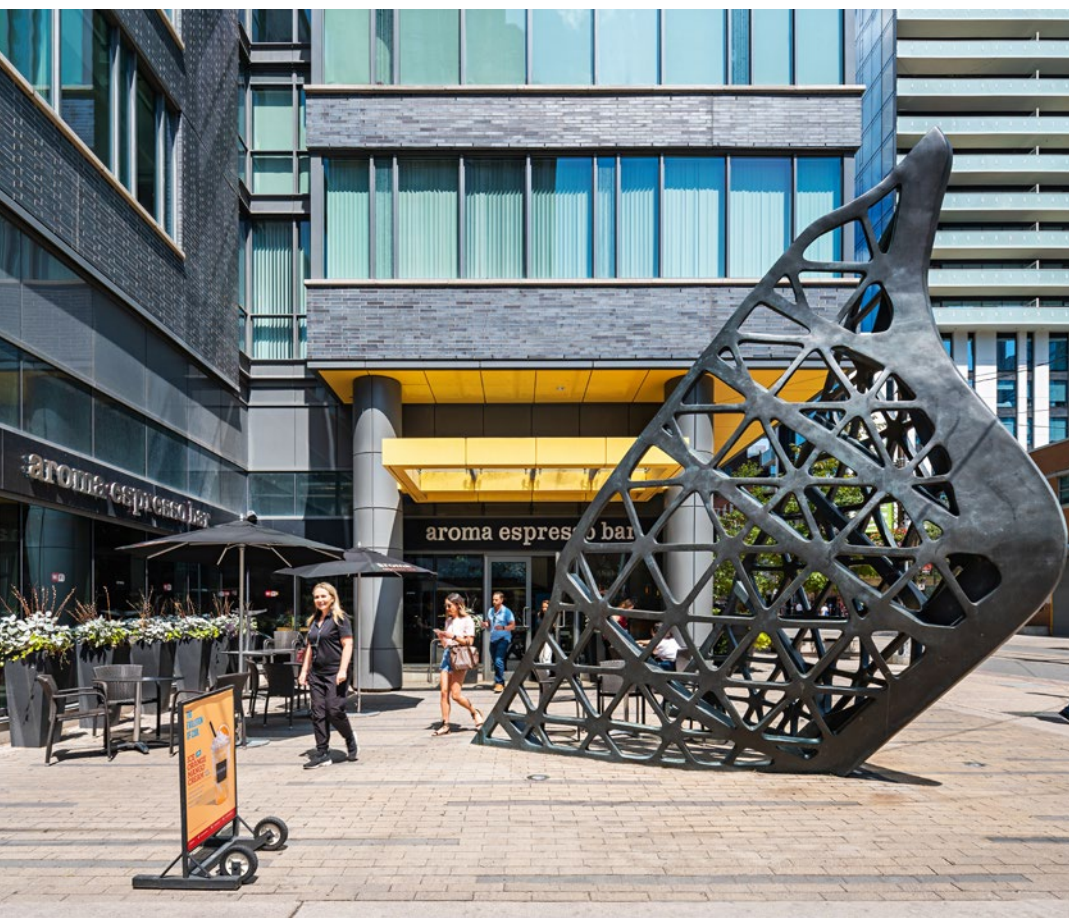
10 YEAR PROJECTED POP. GROWTH**
within 1 km - 26%
within 2 km - 22%



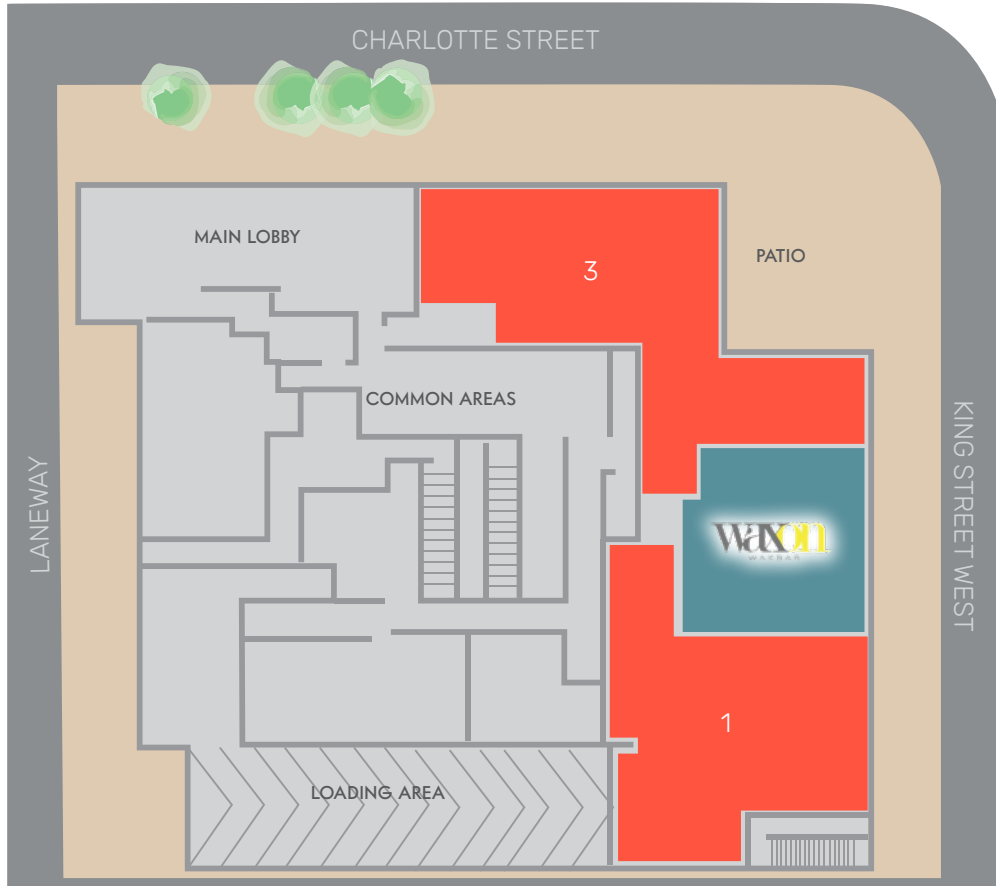
AVERAGE HOUSEHOLD INCOME**
within 1 km - \$120,666
within 2 km - \$124,521



TRADE AREA HOUSEHOLDS**
within 1 km - 37,400
within 2 km - 89,334



Site Plan



TENANTS

UNIT	TENANT	AREA (SF)
1	Available	2,442
2	Waxon Waxbar	1,241
3	Available	2,266
TOTAL:		6,089



WALK SCORE
100



TRANSIT SCORE
100



BIKE SCORE
75



FOR MORE INFORMATION, PLEASE CONTACT

Jonathan Weinberg
416.773.7067
jweinberg@firstgulf.com

Michael O'Connor
416.773.7071
moconnor@firstgulf.com

FIRST GULF

351 King Street East
Toronto, ON
T: 416.491.7778
F: 416.491.1351

firstgulf.com