

# FOR LEASE

**82 Brock Street**

Kingston, ON

**\$2,500 Per Month | 687 SF | Retail**



## PROPERTY HIGHLIGHTS

- Beautiful store on Brock Common. Heritage Building with exposed limestone and brick.
- High footfall location close to Market Square.
- Tenant pays hydro and snow removal in winter.
- Not suitable for restaurant, cafe or cannabis.

**Lease Rate:**

\$2,500 Per Month including heat

**Zoning:**

C Commercial

**Utilities:**

Tenant Pays Hydro

**Snow Removal:**

\$175 Per Month

**Possession:**

May 1, 2021

## Providing Solutions

James Ward

Broker

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Kingston, Ontario

K7L 2L1

[www.rtcr.com](http://www.rtcr.com)

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

**Rogers  
& Trainor**

Commercial Realty Inc.  
Brokerage



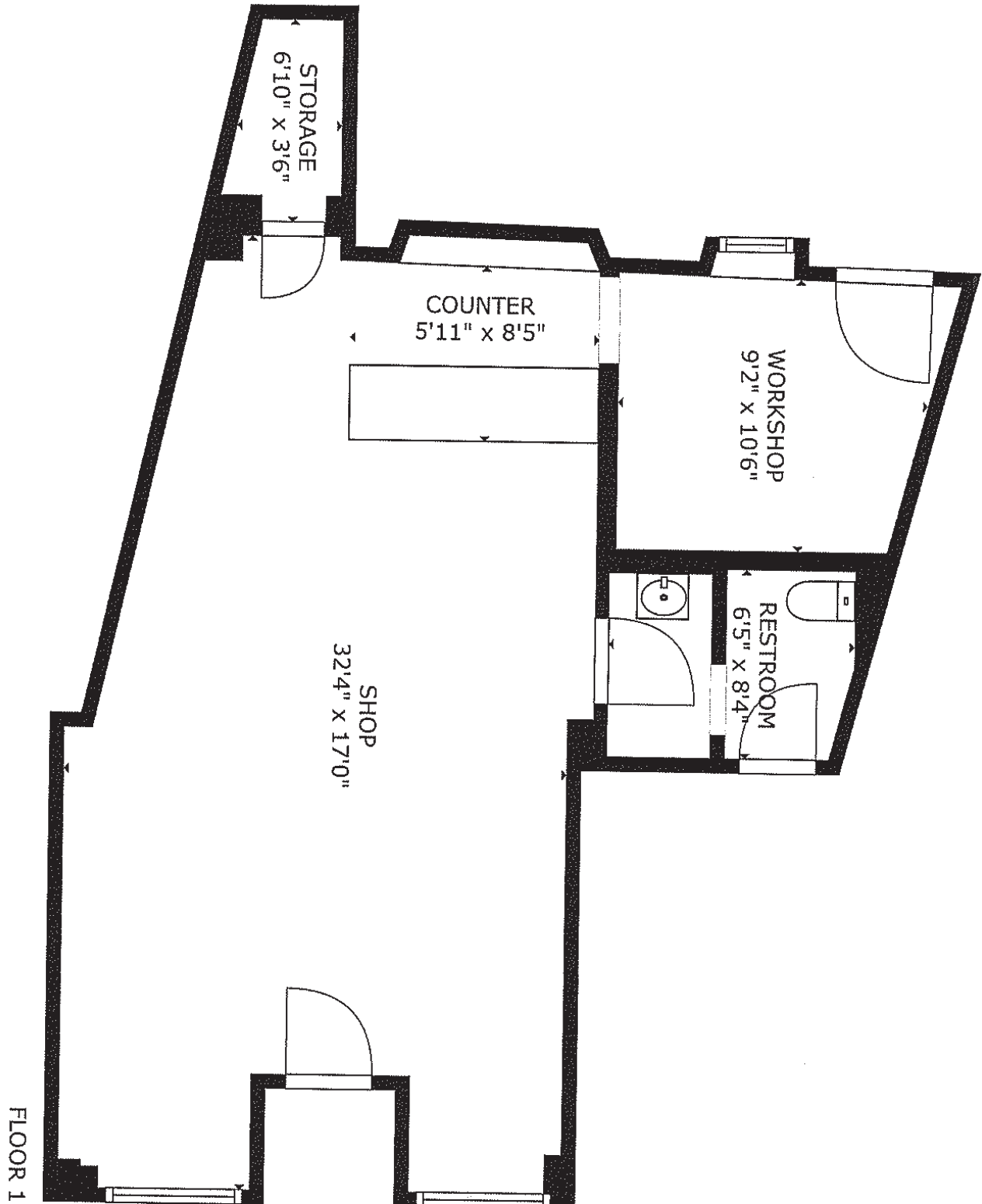
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## FLOOR PLAN



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## NEIGHBOURHOOD



### "FRIENDS & ROOMIES"

#### Approx. 39% of Households

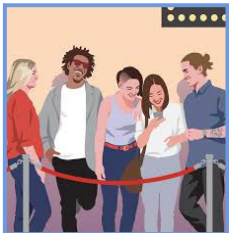
Young, diverse, city dwellers, mostly young singles. More than a third are under 35, more than half are under 45. These young people are able to turn modest incomes into active social lives enjoying nightly entertainment and theatre. In their diverse neighbourhoods they enjoy cultural sampling and cultural 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

98

Pedestrian  
Traffic:

7,413



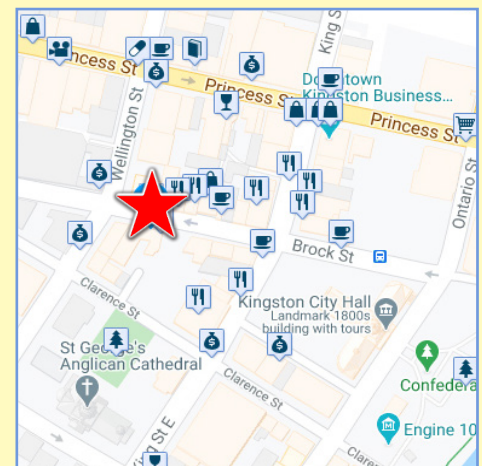
Vehicle Traffic

23,500



Transit

10 Bus Routes within  
0.2 km radius of the  
property. 1 city block  
south of the Downtown  
Transfer Point.





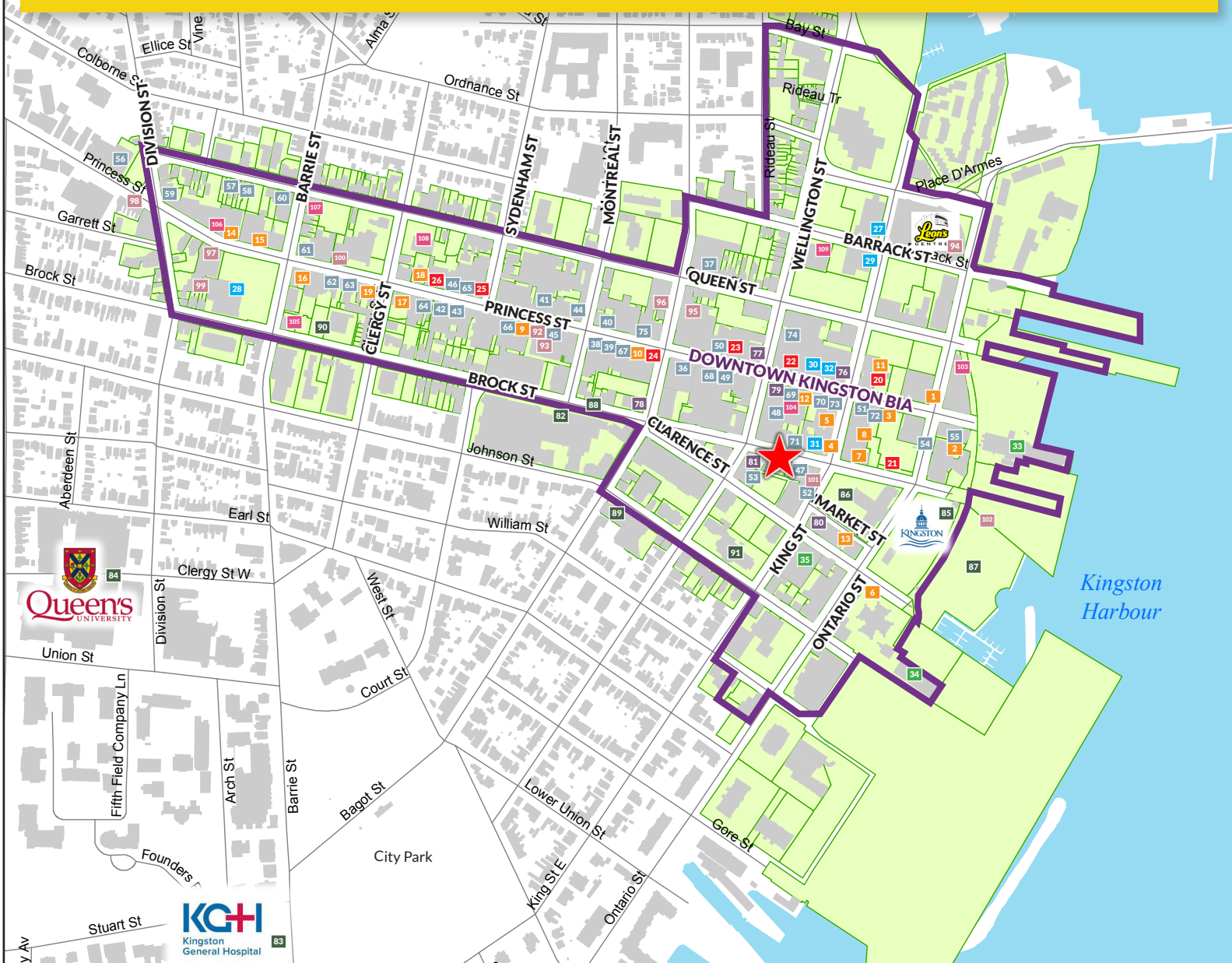
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## DOWNTOWN KINGSTON BUSINESS MAP



### DINING

- 1 Lonestar Texas Grill
- 2 Milestones
- 3 Pan Chanco
- 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 Angels
- 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

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