



CUSHMAN &  
WAKEFIELD

# 259-263 PRINCESS STREET

Kingston, ON

PRIME RETAIL OPPORTUNITIES IN DOWNTOWN KINGSTON



# WELCOME TO 259-263 PRINCESS STREET

Located in the heart of downtown Kingston, 259-263 Princess Street offers an exceptional retail opportunity in a shopping destination. Previously occupied by Indigo, this prime space is surrounded by top-tier national and independent retailers, benefiting from strong foot traffic and a vibrant downtown atmosphere. Multiple retail units available, with the flexibility to combine two spaces for a larger footprint. With excellent frontage along Princess Street, this location is ideal for a variety of retail uses.

## Details

SIZE: Unit A: 1,956 SF  
Unit B: 2,166 SF  
Unit C: 3,768 SF  
(Under Contract )

NET RENT: Contact Listing Agents

ADDITIONAL RENT: \$12.00 PSF (Est. 2025)

TERM: 5-10 Years

AVAILABILITY: Immediate

## Highlights

- Ability to Combine Unit A and Unit B for 4,122 SF
- Building exterior work underway to create separate entrances
- Prime visibility with excellent signage opportunities in downtown Kingston
- Municipal and monthly tenant parking available

PROPERTY OVERVIEW



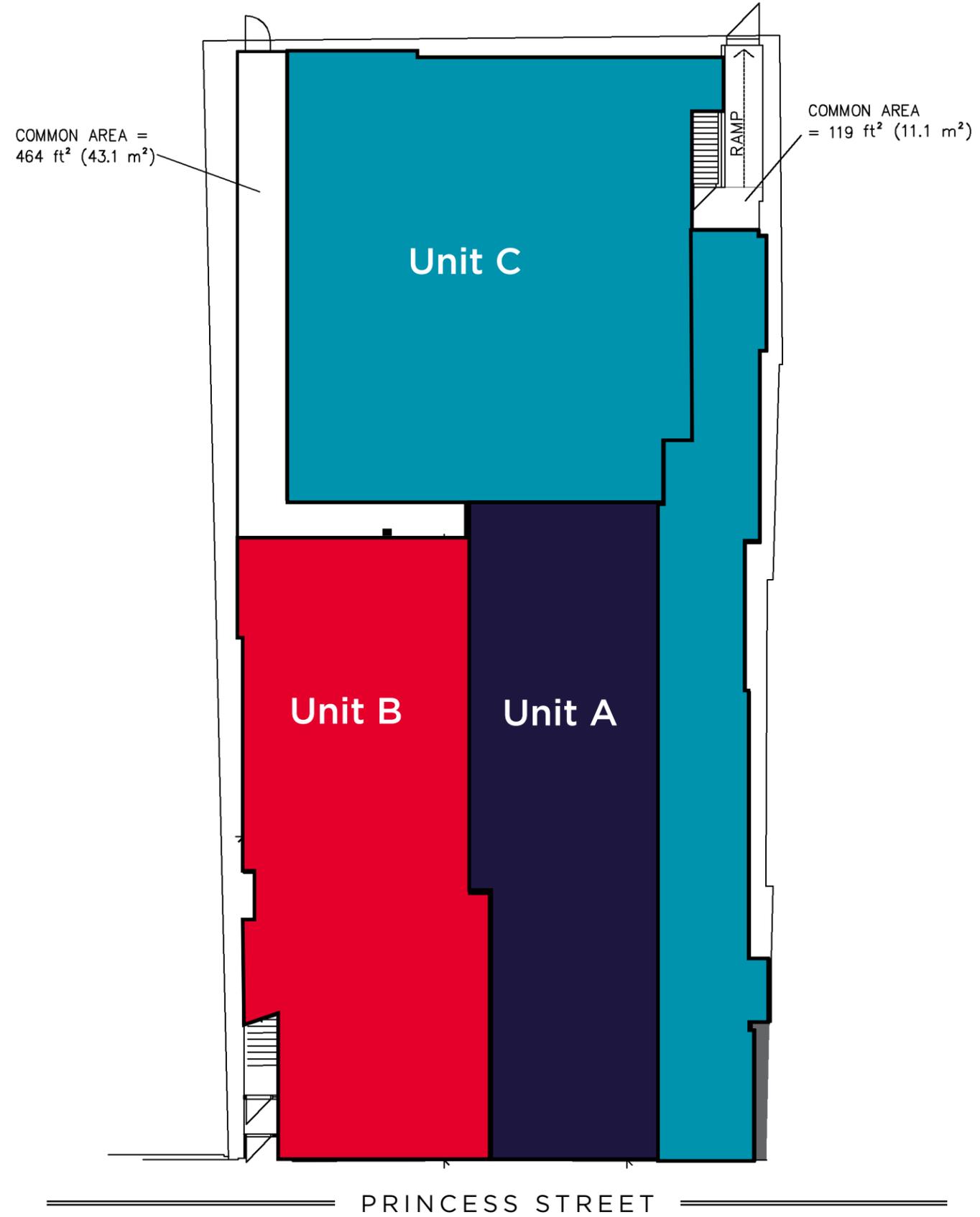
# FLOORPLAN

GROUND FLOOR - 7,890 SF

**Unit A** - 1,956 SF

**Unit B** - 2,166 SF

**Unit C** - 3,768 SF

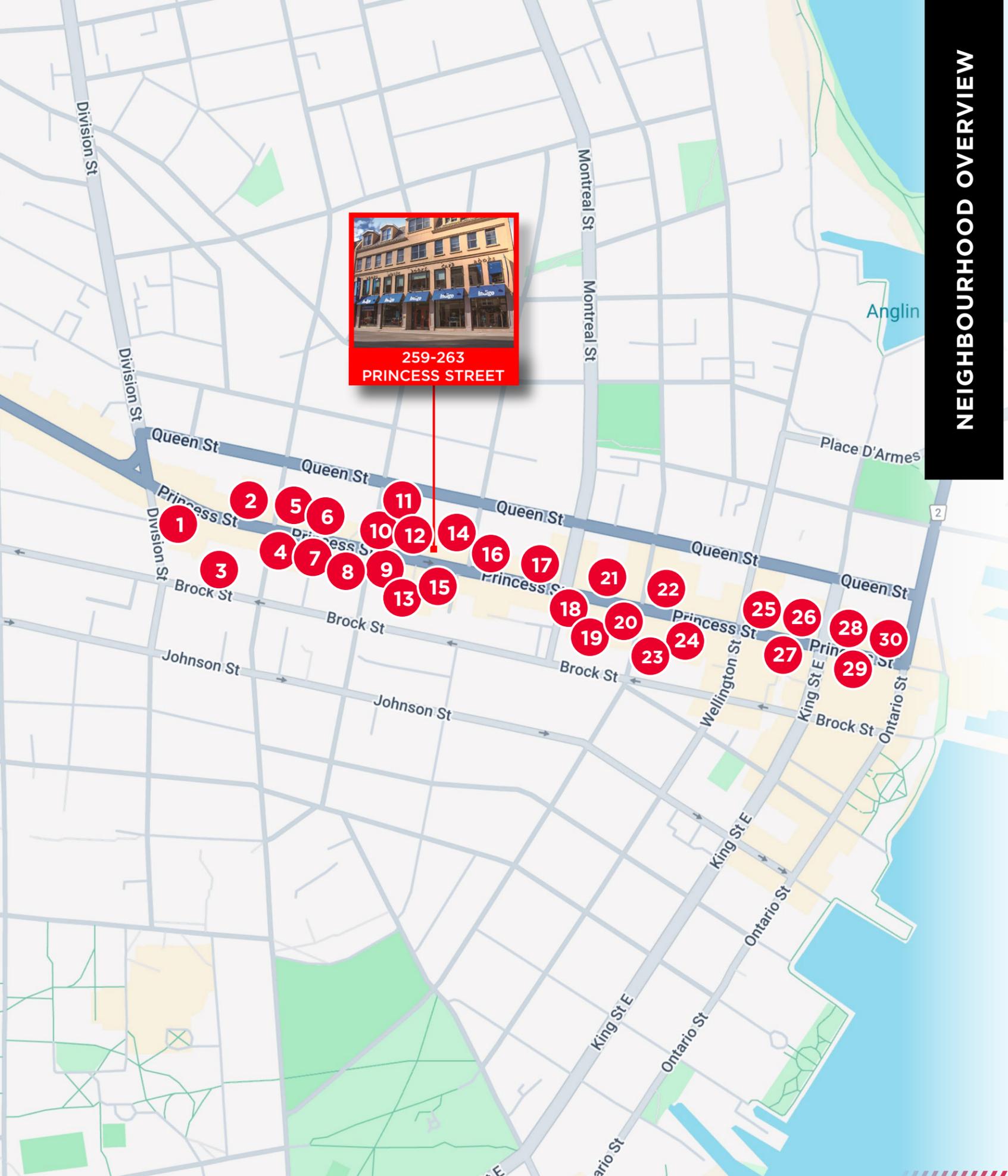


# BUILDING RENDERING

EXTERIOR STOREFRONT



**NEIGHBOURHOOD OVERVIEW**



**Neighbourhood Amenities**

- |                                   |                                 |
|-----------------------------------|---------------------------------|
| 1. Edo Japan                      | 16. Roots                       |
| 2. Tommy's                        | 17. Urban Outfitters            |
| 3. Metro                          | 18. Union Kitchen + Cocktails   |
| 4. Pizza Studio                   | 19. Dollarama                   |
| 5. Loaded Pierogi                 | 20. Crave Coffee House & Bakery |
| 6. Osmow's Shawarma               | 21. Grecos                      |
| 7. Tahini's                       | 22. Bulk Barn                   |
| 8. McDonalds                      | 23. Shoppers Drug Mart          |
| 9. The WORKS Craft Burgers & Beer | 24. Dollar Tree                 |
| 10. Northside espresso + kitchen  | 25. Starbucks                   |
| 11. Wine Rack                     | 26. RBC                         |
| 12. Freshii                       | 27. Chez Piggy Restaurant & Bar |
| 13. Lululemon                     | 28. Coffee & Company            |
| 14. Balzac's Kitchen              | 29. Pan Chancho Bakery & Café   |
| 15. Eggtastic                     | 30. Milestones                  |

**Demographics (1km)**

- |   |                                |
|---|--------------------------------|
| <b>Population within 1 km</b><br>11,064     | <b>Traffic Score</b><br>80     |
| <b>Daytime Population</b><br>42,871.1       | <b>Pedestrian Score</b><br>100 |
| <b>Average Household Income</b><br>\$78,501 | <b>Transit Score</b><br>62     |
| <b>Median Age</b><br>37                     |                                |



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