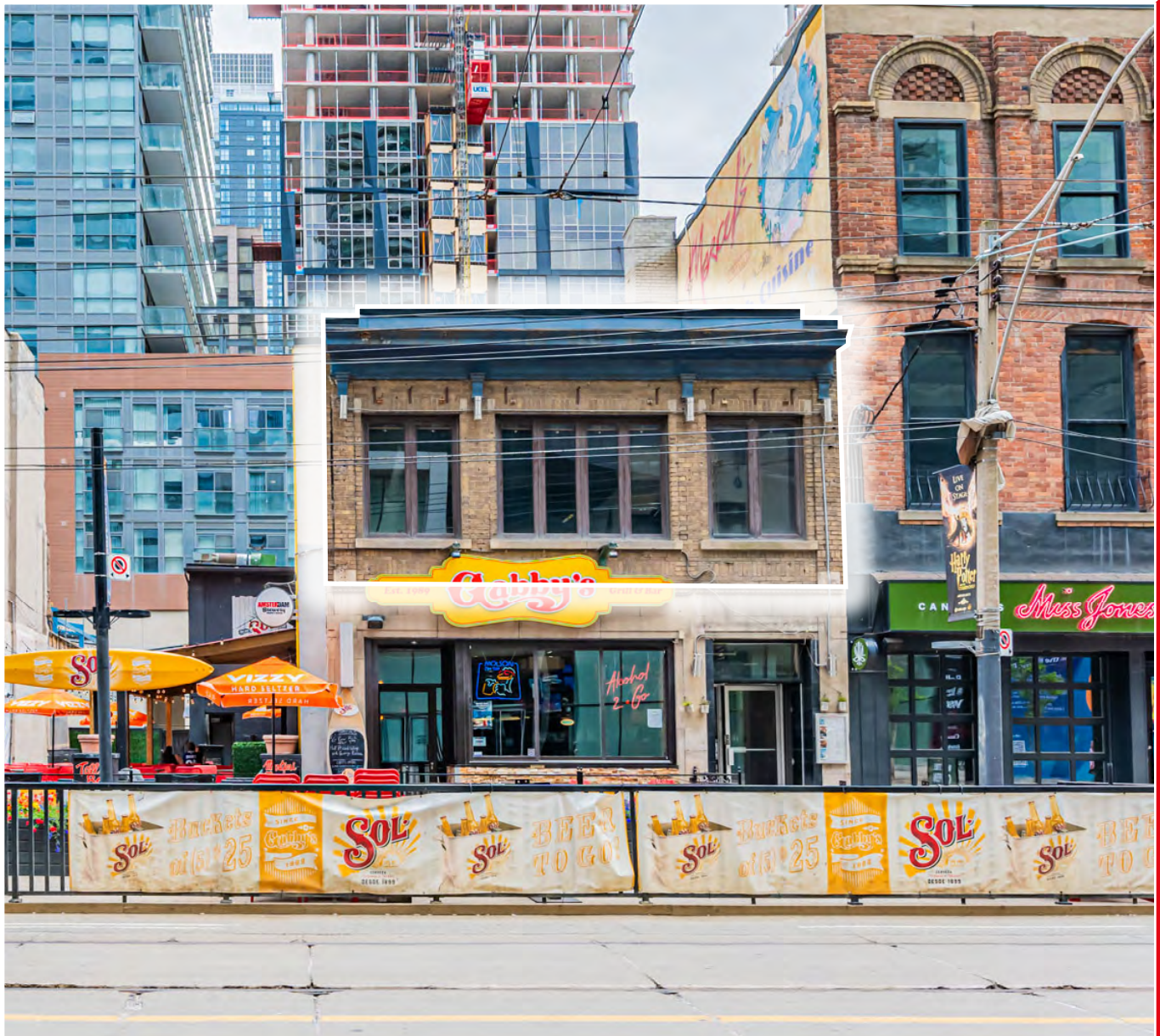




# 309-311

## *King Street West*

**RETAIL FOR LEASE**





# Property Details

<b>Second Floor:</b>	2,992 SF
<b>Available:</b>	Immediately
<b>Term:</b>	5-10 years
<b>Net Rent:</b>	Please Contact Listing Agents
<b>Additional Rent:</b>	Please Contact Listing Agents

## Highlights

- Pre-fixtured restaurant space on the second floor
- Over 25 FT of frontage on King Street West in the heart of The Entertainment District
- Ample ceiling heights
- Nearby attractions include: TIFF Bell Lightbox, Princess of Wales Theatre, Royal Alexandra Theatre, Roy Thompson Theatre, and Second City Theatre
- Perfect Walk Score and Transit Score







# Overview

309-311 King Street West are rare opportunities to secure long-term retail space in the heart of The Entertainment District. The properties are situated on historical Restaurant Row, a unique row of restaurants located between John Street and Peter Street, and attract tourists and residents alike. Positioned directly across from TIFF Bell Lightbox and just steps to the Financial District and 504 King Streetcar stop, these high-profile properties are ideal for restaurant use.


# Demographics




**21,270**  
Population




**70,937**  
Daytime Population




**31.7**  
Median Age



**47%**  
Growth Rate (2016-2021)



**13,983**  
Total Households



**\$140,666**  
Average Household Income

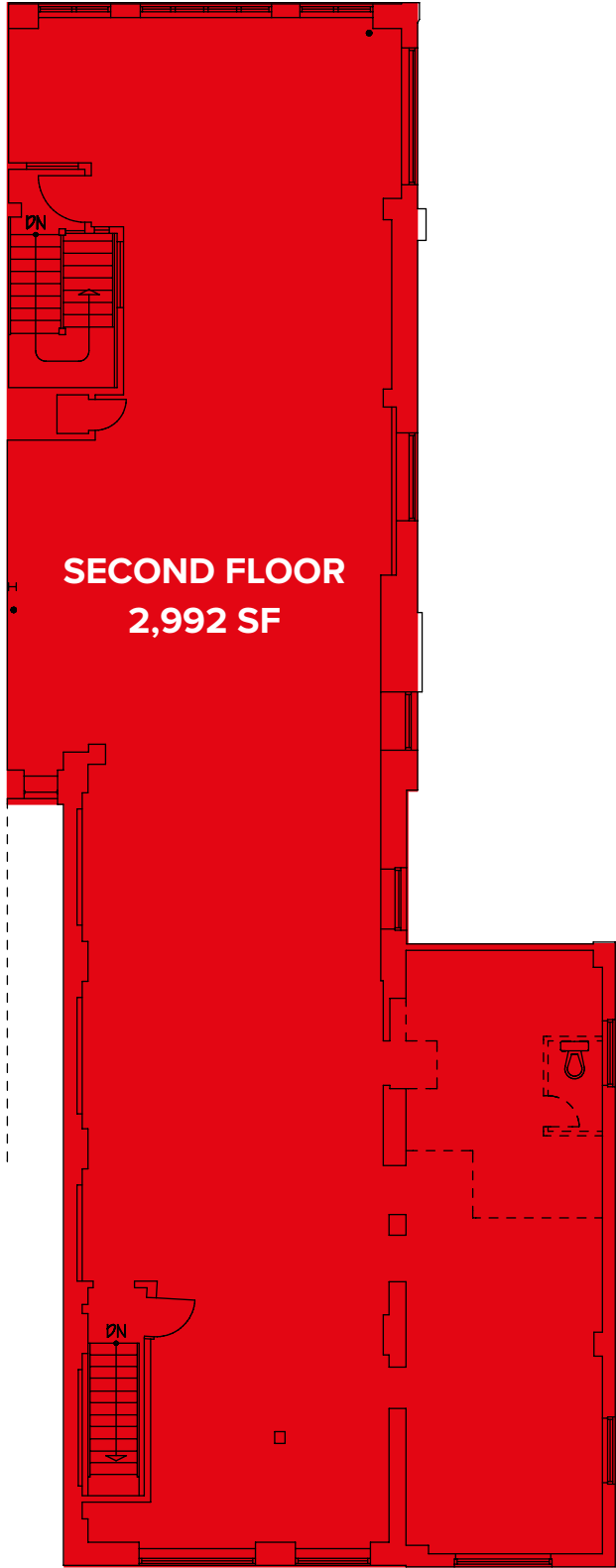
Within 0.5 km Radius | Statistics Canada, 2022





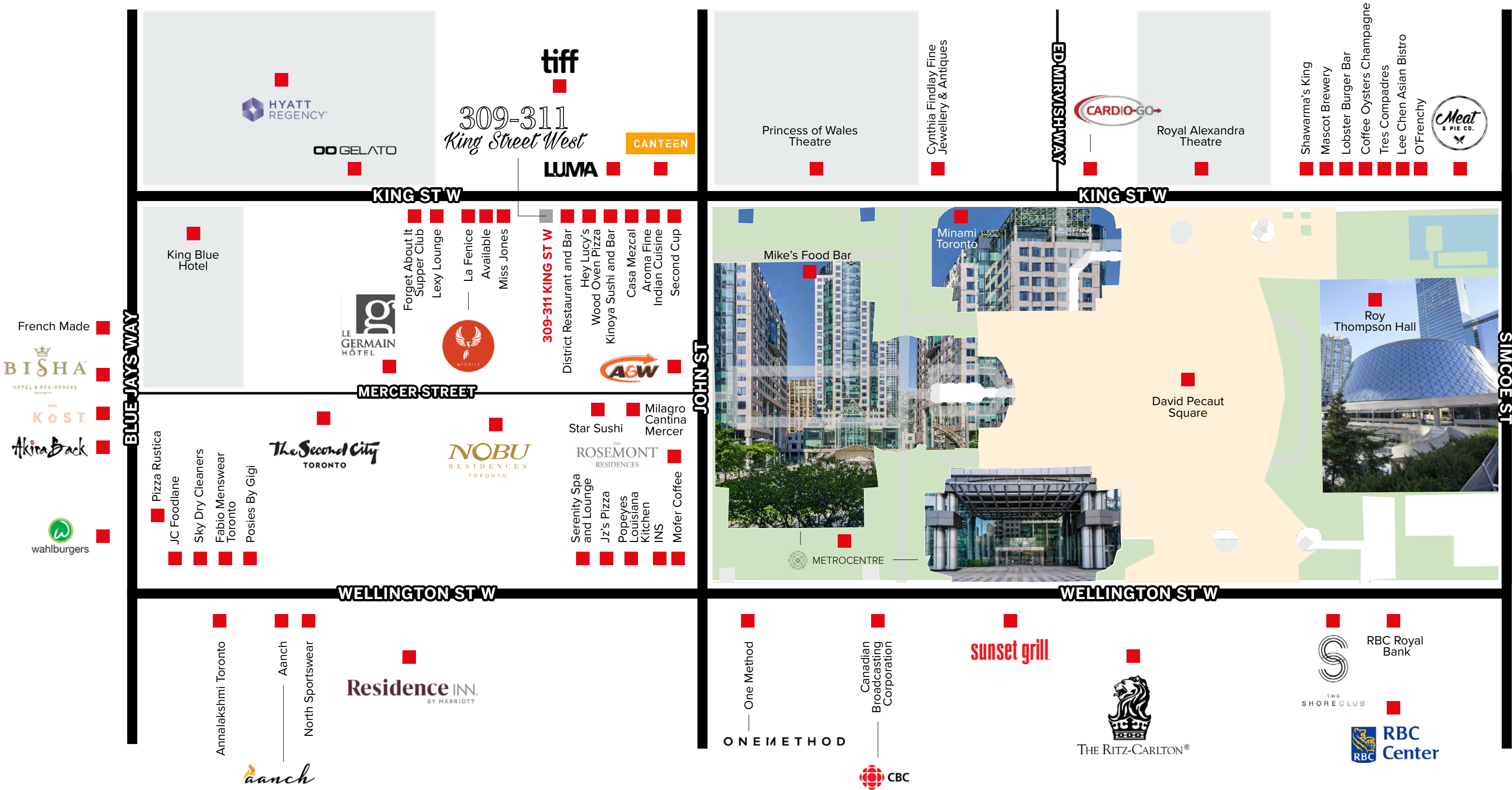
# Floor Plan

KING ST W





Retail Map





# 309-311 *King Street West*

## **RETAIL FOR LEASE**

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