



317 *King Street West*

RETAIL FOR LEASE





Property Details

Ground Floor:	2,306 SF
Lower Level:	1,441 SF
Available:	Immediately
Term:	10 Years
Net Rent:	Please Contact Listing Agents
Additional Rent:	Please Contact Listing Agents

Highlights

- Restaurant use welcome
- 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

317 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

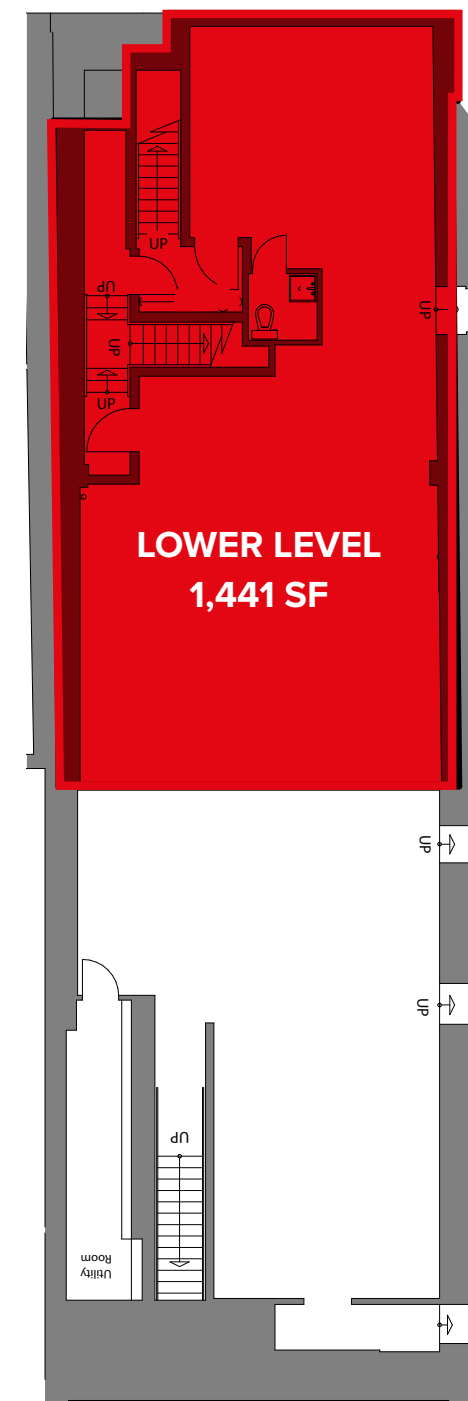
Within 0.5 km Radius | Statistics Canada, 2022



Floor Plan

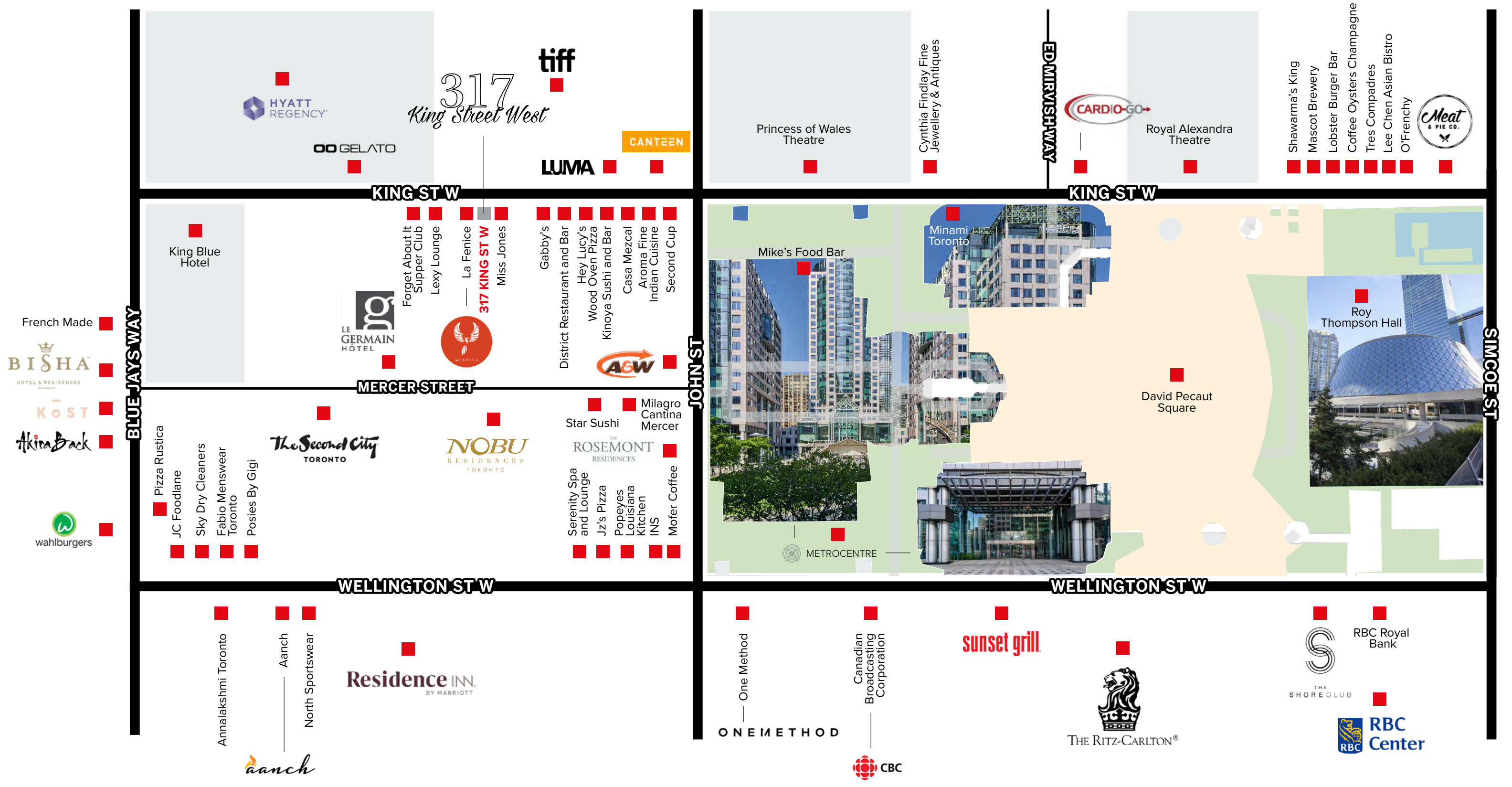


KING ST W



KING ST W

Retail Map





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