



FOR
LEASE

± 2,467 SF

65 QUEEN STREET

CHARLOTTETOWN | PE



the
GRAY GROUP
REAL ESTATE & DEVELOPMENT

LEASING INQUIRIES
902.894.4729
leasing@thegraygroup.ca



PRIME RETAIL AND PROFESSIONAL SERVICES SPACE FOR LEASE

Position your business in the vibrant centre of downtown Charlottetown with this exceptional commercial opportunity at 65 Queen Street.

Located within walking distance to banks, restaurants, cafés, convenience stores, and the central bus station, the property provides easy access to the city's most popular amenities. The unit also includes assigned rear parking, adding valuable convenience in a prime downtown location.

Benefit from excellent street visibility and steady pedestrian traffic, making this an ideal setting for boutiques, professional offices, retail concepts, or service-based businesses seeking a strong downtown presence.

PROPERTY FEATURES



ASSIGNED PARKING SPACES FOR STAFF



EXCELLENT VISIBILITY



ESSENTIAL AMENITIES WITHIN WALKING DISTANCE



BUS STATION NEARBY

CONTACT

Andrew Whidden | 902.894.4729 ext. 238 | leasing@thegraygroup.ca

QUEEN STREET CORRIDOR

DOWNTOWN CHARLOTTETOWN

DEMOGRAPHIC HIGHLIGHT



1,839
PEOPLE/KM²

Downtown population density more than double the city average.



75.5%
POSTSECONDARY
ATTAINMENT

39.8% hold a Master's degree or higher



\$106,500
AVG. FAMILY INCOME

High discretionary income supports premium retail & dining



14.0%
IMMIGRANT
POPULATION

Diverse, international community driving demand for global goods & services



42.4
AVERAGE AGE

Balanced market of young professionals & affluent pre-retirees

PSYCHOGRAPHIC PROFILE



SHOP LOCAL. SUPPORT LOCAL

88.5% of downtown businesses are locally owned.
48-63 ¢ of every \$1 spent locally stays in PEI economy



ACTIVE, WELL, CONSCIOUS

Strong demand for active transportation, fitness, outdoor recreation & sustainable brands



BOUTIQUES & CURATED FASHION

Local shoppers prefer unique, high-quality boutiques & personal styling



COFFEE, CUISINE & COMMUNITY

Thriving cafe culture, craft beverages & experiential dining. Downtown is a true "third place" for work, socials & play



FOOD IS AN EXPERIENCE

Support for local seafood, oyster bars, micro-roasteries & culinary events

TOURISM CATALYST



165,000 - 175,000+
ANNUAL CRUISE
VISITORS



74,000+
CREW MEMBERS



98%
PASSENGER
DISEMBARKATION RATE*



\$40M
DIRECT SPENDING IN
PEI



\$62M
TOTAL ECONOMIC OUTPUT



60%
OF CRUISE BUSINESS IN
SEPT - OCT

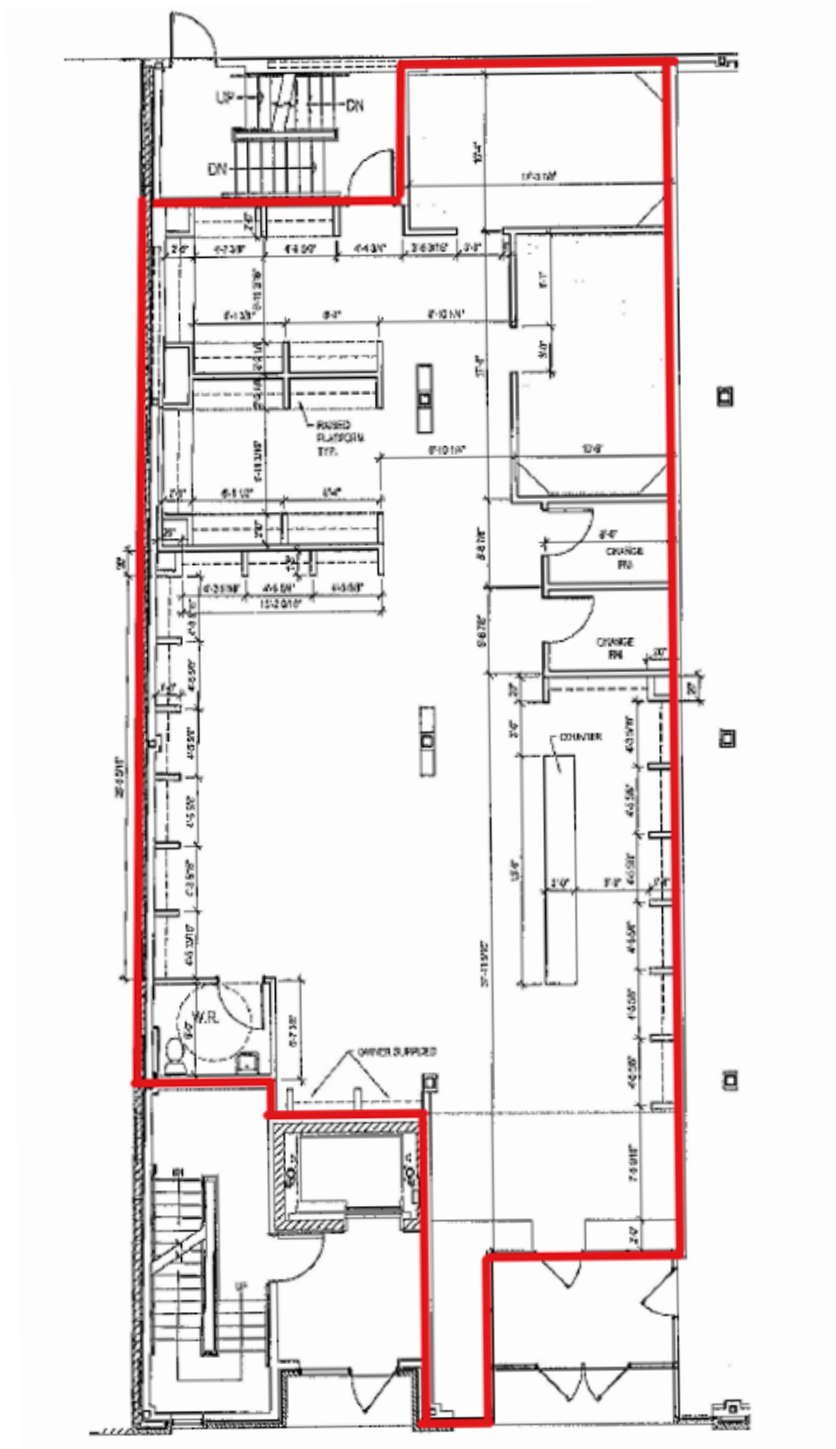


*Walkable from port directly onto Queen Street

CONTACT

Andrew Whidden | 902.894.4729 ext. 238 | leasing@thegraygroup.ca

UNIT FLOOR PLAN



± 2,467 SF

CONTACT

Andrew Whidden | 902.894.4729 ext. 238 | leasing@thegraygroup.ca

FOR LEASE

65 QUEEN STREET | CHARLOTTETOWN, PE



CONTACT

Andrew Whidden | 902.894.4729 ext. 238 | leasing@thegraygroup.ca

