



# Retail Space **FOR LEASE**

203 Bank Street,  
Ottawa



## Integrity. Dedication. Professionalism

District Realty  
Corporation Brokerage  
[districtrealty.com](http://districtrealty.com)

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**203 Bank Street**  
Ottawa

**Price**  
\$25.00/sf  
**OPC**  
\$15.50/sf



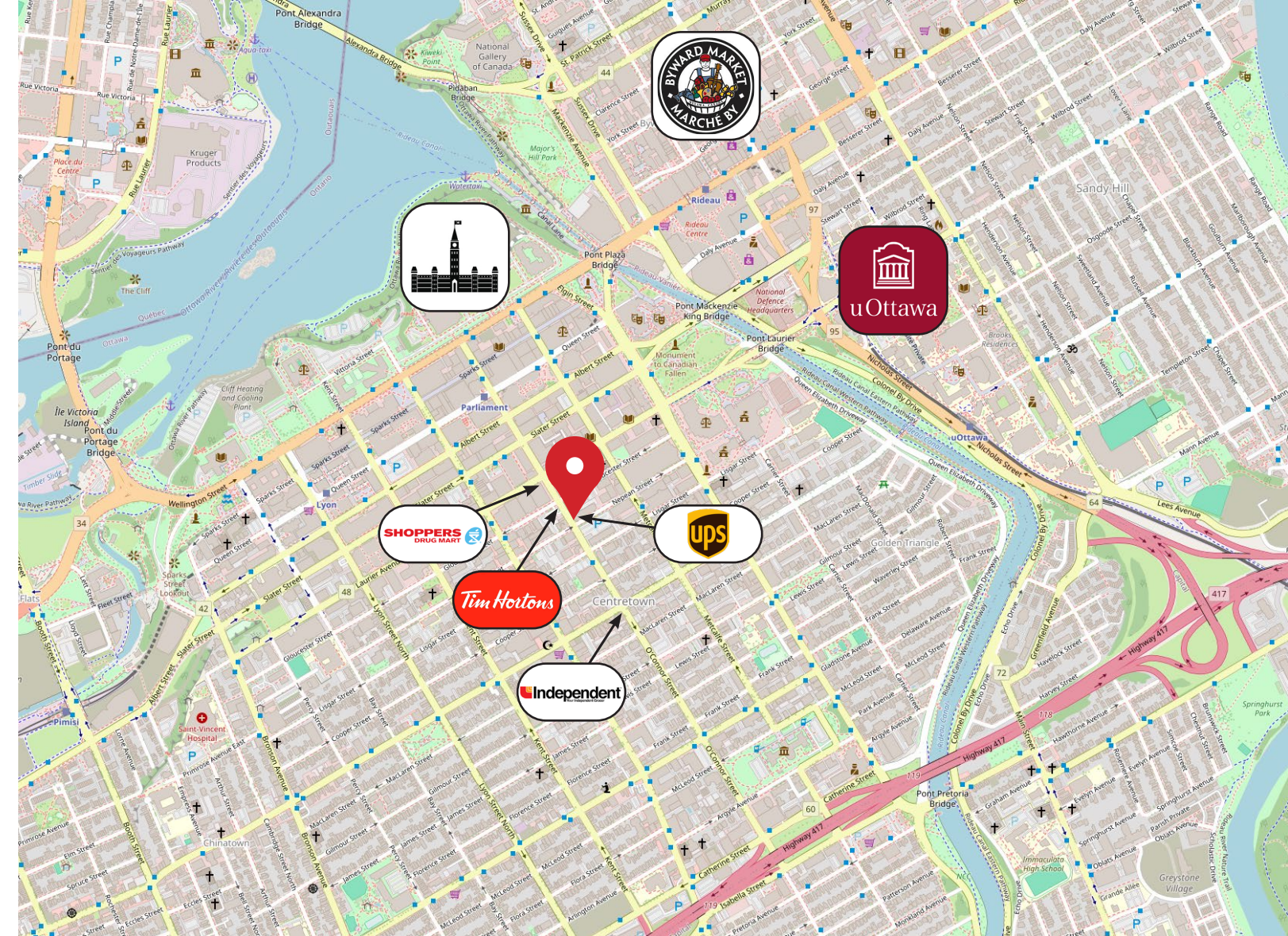
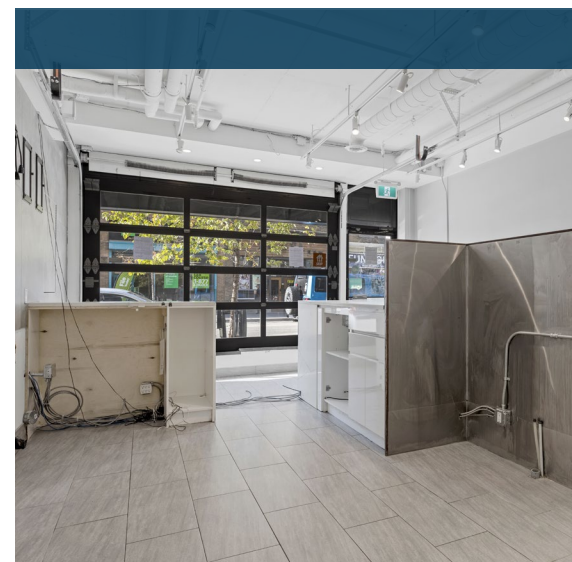
## Salient Facts Property

- Unit** 1,840 sf
- Zoning** TM H(19)
- High Ceiling & large display windows**
- Currently fit for a tea shop**
- Suitable to refit for restaurant use**

## Prime Retail Space for Lease

Exceptional retail opportunity in the heart of downtown Ottawa. Featuring 19' of frontage on bustling Bank Street, a major north-south corridor with steady vehicle and pedestrian traffic.

Currently built out for a tea shop, the space is ideal for restaurants or a wide range of retail concepts. Located just minutes from Parliament Hill, with a surrounding population of 132,000+ within 3 km.



## Highlights

- Prominent Bank Street exposure with heavy daily foot traffic
- Suitable for food service or retail uses
- Easy access to HWY 417
- Public transit at your doorstep: nearby bus stops and a short walk to Parliament LRT Station

Position your business in one of Ottawa's most vibrant downtown corridors!



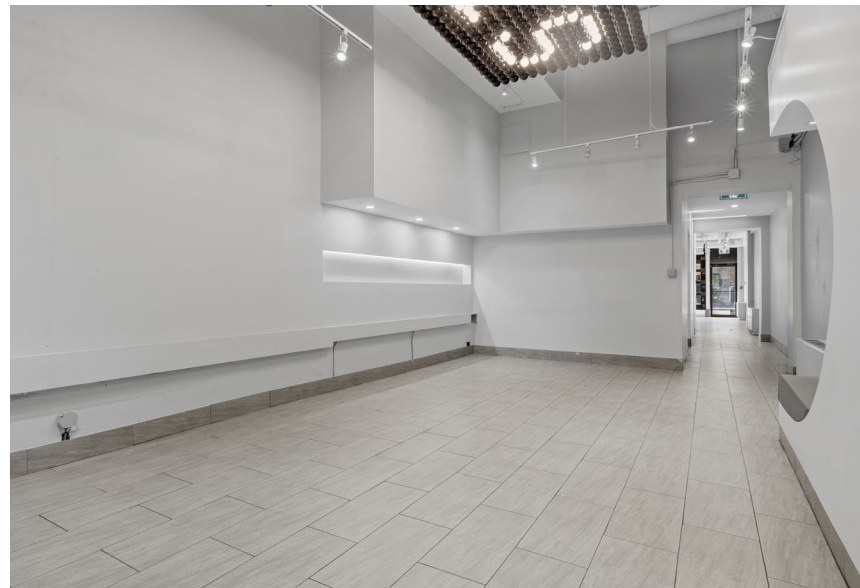
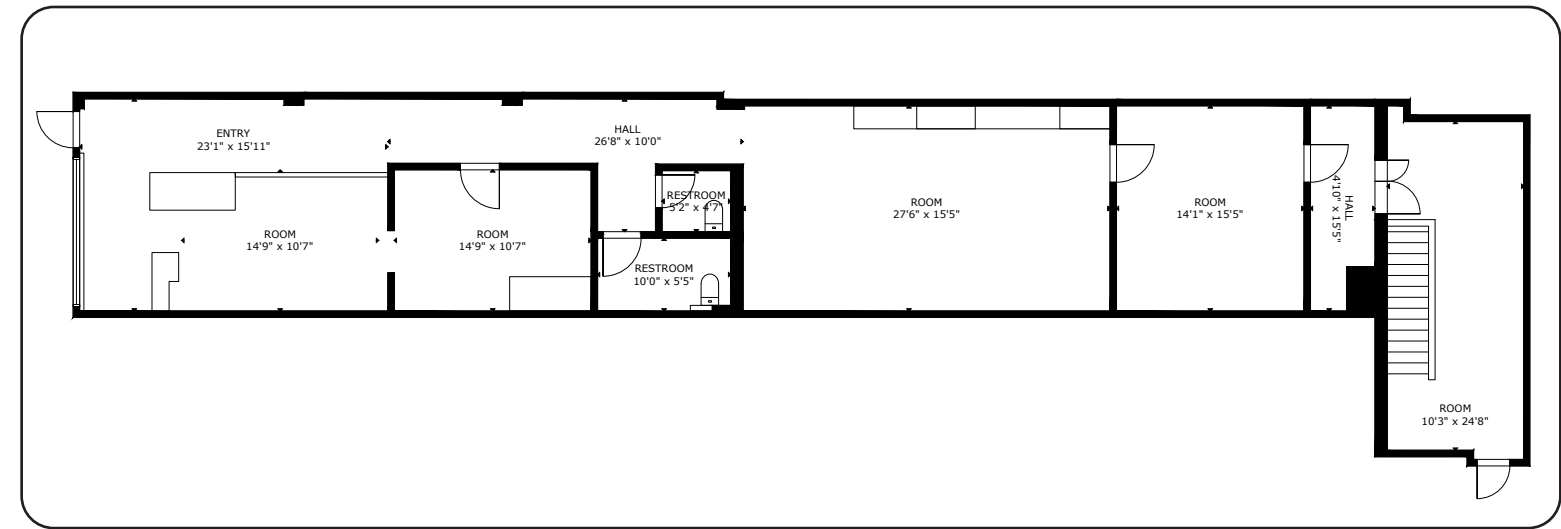
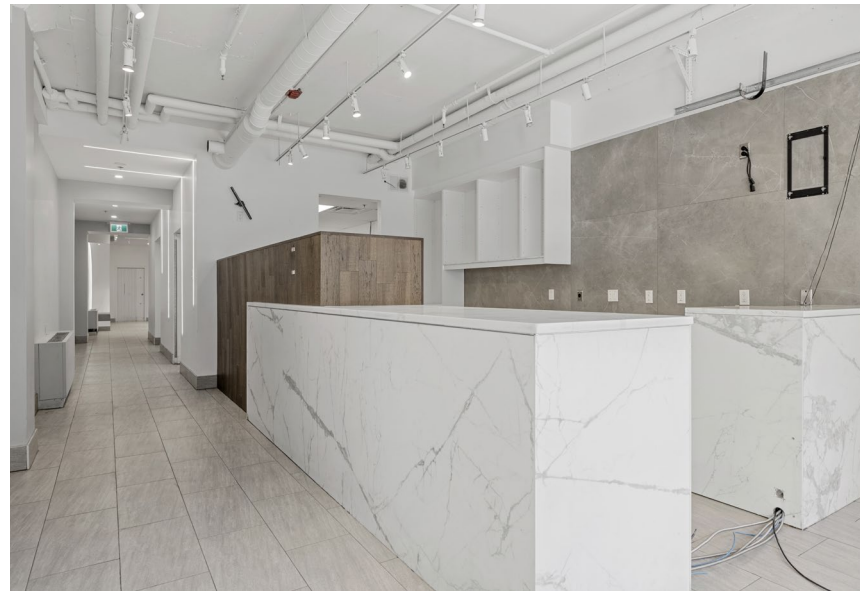
**CONTACT**

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# Demographic Data

## Age Distribution

The neighbourhood is overwhelmingly working age, with over 83% of the population under 65, reinforcing its strong tenant base of young professionals and active adults.

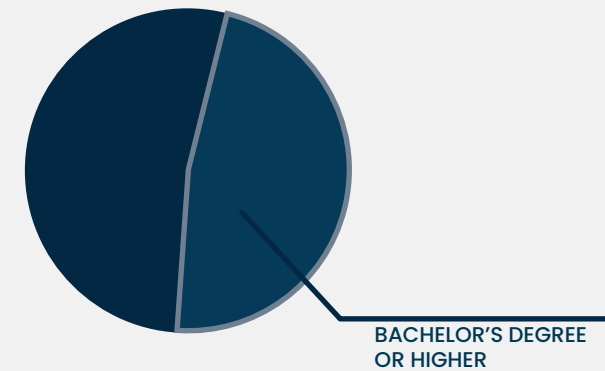
### MEDIAN AGE IS

# 37



## Educational Attainment

Over 150,000 residents hold a Bachelor's Degree or higher within a 3 km radius.



## Income Levels

With 35% earning under \$40,000, the average household income is:

# \$91K

reflecting a balanced urban mix of students, early-career professionals, and established earners—supporting both value-oriented concepts and mid-market to premium retail, dining, and service offerings.

## Labor Force Participation

# 69%

within a 3 km radius, a highly active working demographic with most employed in government, social sciences, education, business & finance, and sales & services.

## Household Characteristics

One or two-person households dominate making up over 82%, with household growth expected to reach

# 23.05% BY 2033



This is a dense, fast-growing customer base that values convenience and walkable retail—ideal for businesses driven by repeat, day-to-day demand.

## Population Growth

The population within a 3 km radius is projected to reach 157,039 by 2033.

# 18.69% GROWTH BY 2033

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