



For Lease

Retail Opportunity

Midland Gate - 1093-1117 Midland Avenue, Kingston ON



Property details

RETAIL SPACE

BUILDING A:	1,946 SF
BUILDING D:	1,946 SF
OFFICE E:	8,500 SF
BUILDING G:	3,624 SF
AVAILABLE:	1 Year from Lease Execution
NET RENT:	Contact Listing Agent
ADDITIONAL RENT:	Property Tax \$6.22 PSF (est. 2020) CAM - \$4.28 PSF (est. 2020)



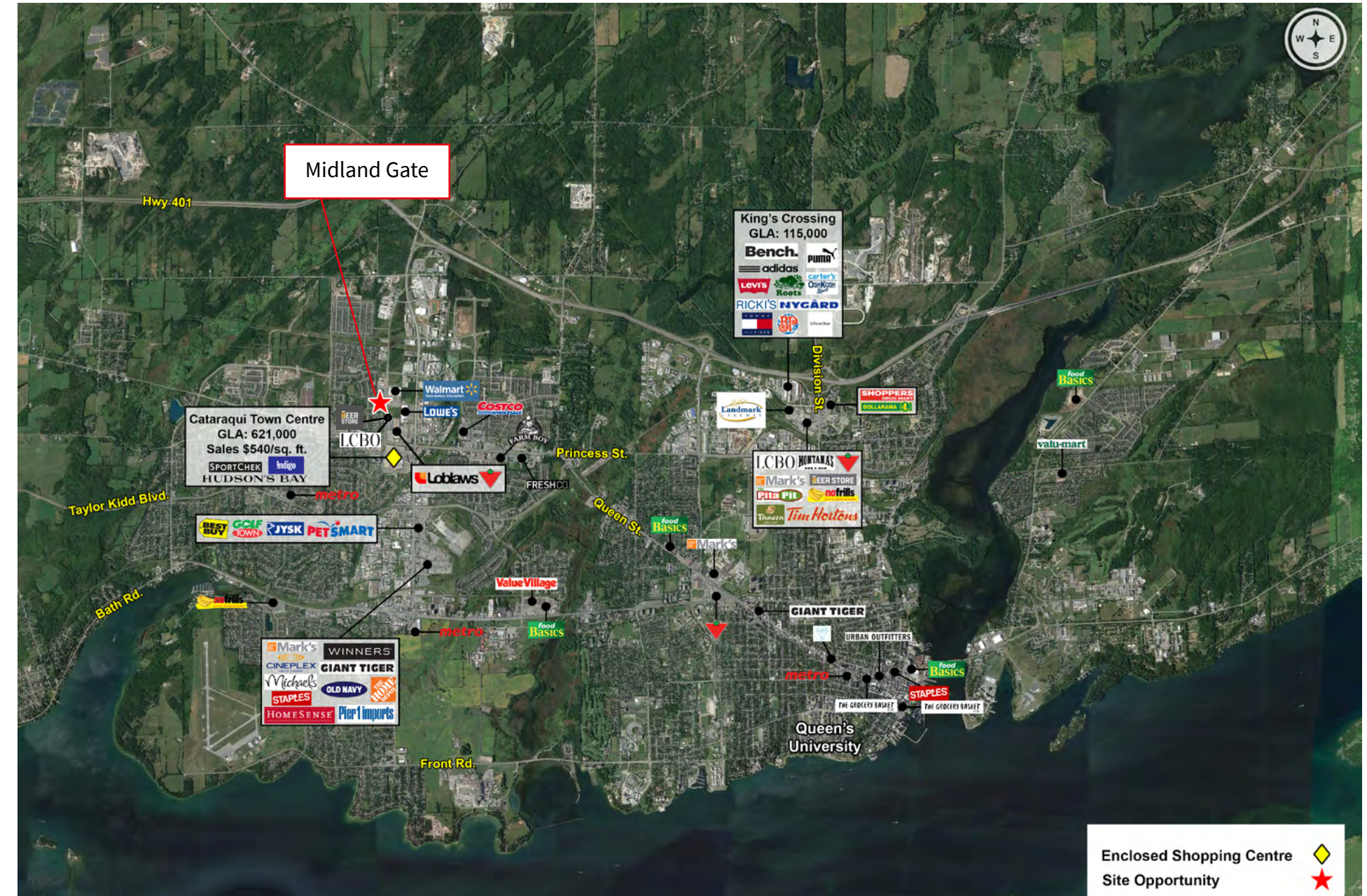
Demographics

	1km	3km	5km
Population	4,772	35,101	66,279
Daytime Population	4,508	30,097	61,513
Avg. Household Income	\$94,575	\$107,460	\$99,749
Median Age	41	42	43

Source: Statistics Canada, 2020



Mid-Market Aerial



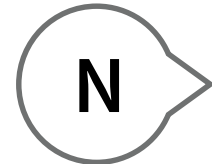
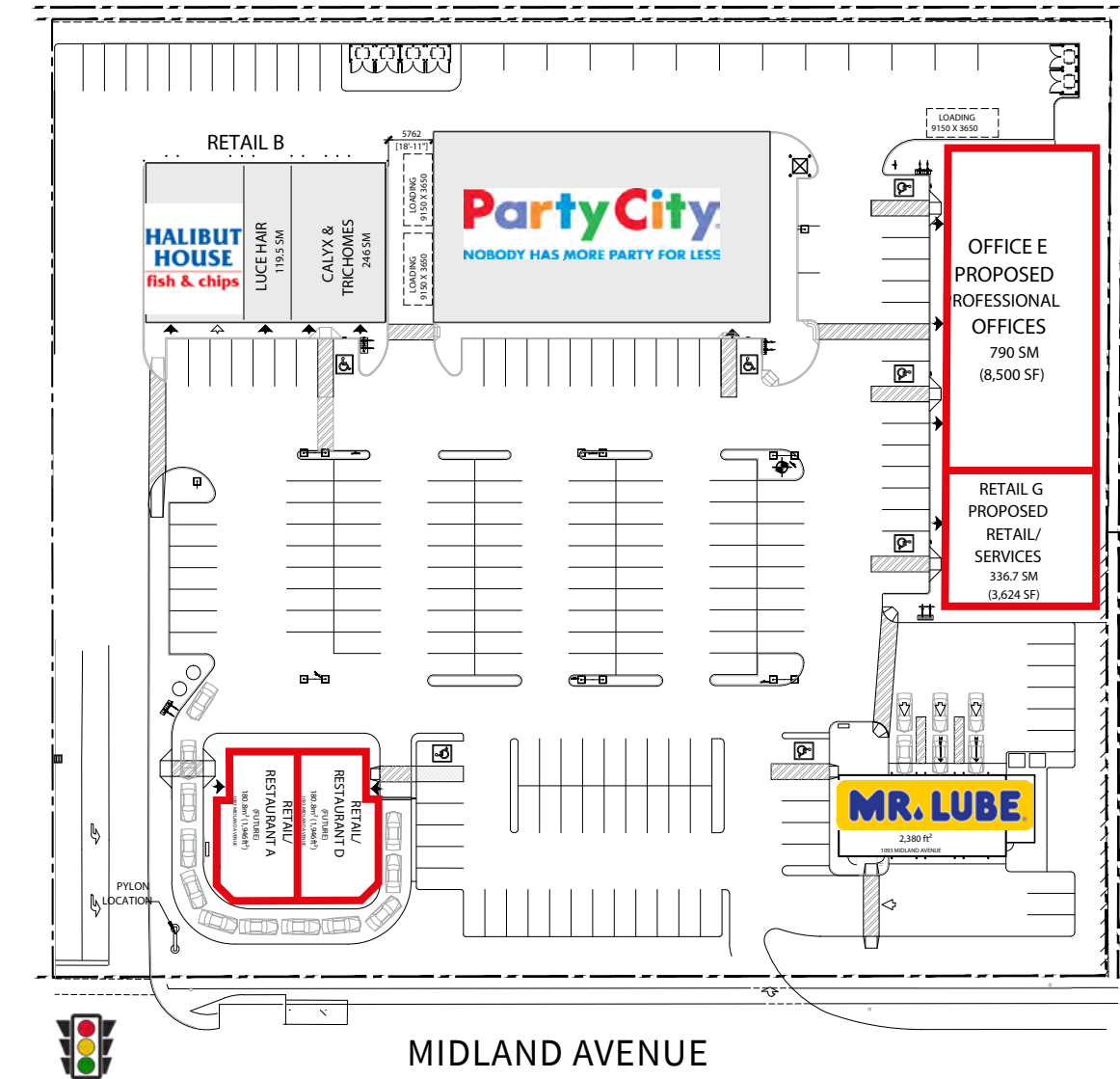
Highlights

- Located just north of Princess Avenue on the Midland Avenue by-pass from Gardiners Road to Cataraqui Mall.
- 1.5 hectare site, offering 3,384 m² of “to be built” retail and office tenancy at a 4-way lighted intersection.
- Anchored by Party City, Halibut House and Mr. Lube with LCBO, Walmart and Beer Store as shadow anchors.
- C2 zoning permits retail, financial, food, health & beauty, medical and office uses.



Site plan

- Retail A | 1,946 SF
- Retail D | 1,946 SF
- Office E | 8,500 SF
- Retail G | 3,624 SF



AADT at Traffic Lights
 North leg - 11,639 (sept 2015)
 South Leg - 17,697 (sept 2015)

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