

# For Lease

Retail Opportunity

Midland Gate - 1093-1117 Midland Avenue, Kingston ON



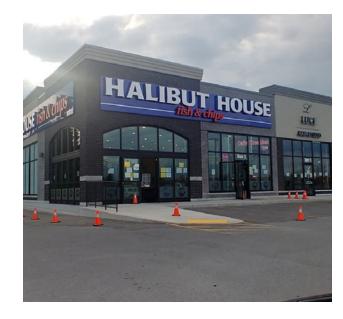




### Property details

#### **RETAIL SPACE**

E10:	1,138 SF
AVAILABLE:	Q4 2022
NET RENT:	Contact Listing Agent
ADDITIONAL RENT:	\$9.80
	(2022 Taxes \$6.30 PSF and Op Costs \$3.50 PSF)
MANAGEMENT FEE:	5% of net rent



**Party City** 

HALIBUT HOUSE

PHASE 2 FOR LEASE

**CANNABIS** 

MIDLAND



## Demographics

	1km	3km	5km
Population	4,761	36,434	65,759
Daytime Population	4,690	37,847	62,460
Avg. Household Income	\$100,338	\$114,196	\$105,696
Median Age	40.1	41.1	42.0

Source: Statistics Canada, 2022

#### Mid-Market Aerial



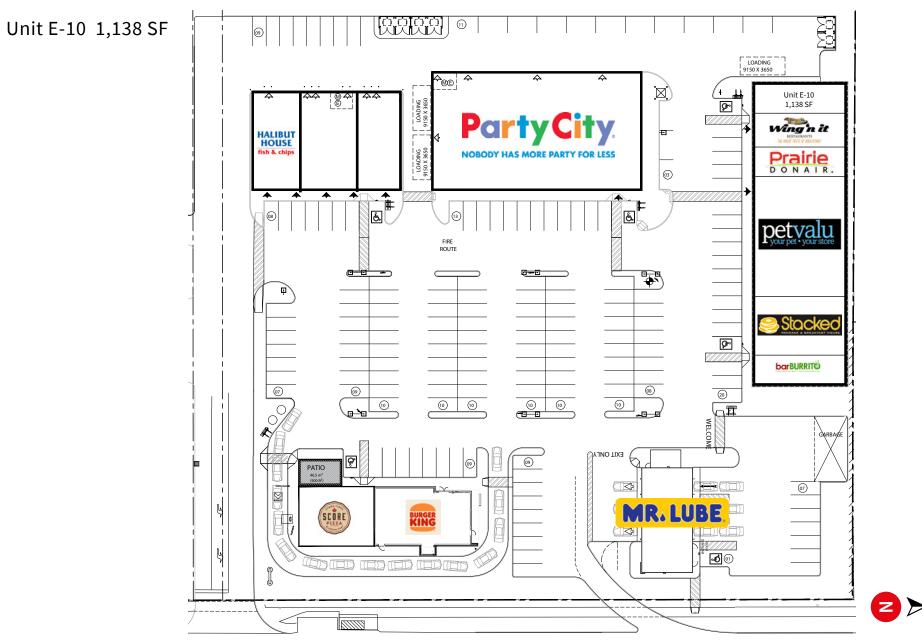
## Highlights

### Site plan

• Located just north of Princess Avenue on the Midland Avenue by-pass from Gardiners Road to Cataraqui Mall.

- 36,412 SF on a 1.5-hectare site, offering one Unit E10 at 1,138 SF to be built at a 4-way lighted intersection.
- Anchored by Party City, Halibut House, Burger King, Score Pizza and Mr. Lube with LCBO, Walmart and Beer Store as shadow anchors.
- Additional retailers coming soon to the site include: Stacks Pancake House, PetValu, Prairie Donair and Wing 'n It.
- C2 zoning permits food, financial, retail, health & beauty, medical, and office uses, and more!
- Traffic Count (AADT): 12,403 vehicles.







#### FOR LEASE | 1093 - 1117 Midland Avenue, Kingston, ON

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