



For Lease

Retail Opportunity

Midland Gate - 1093-1117 Midland Avenue, Kingston ON

SAM
SOVEREIGN ASSET
MANAGEMENT

TRIVIRTUS

JLL®

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



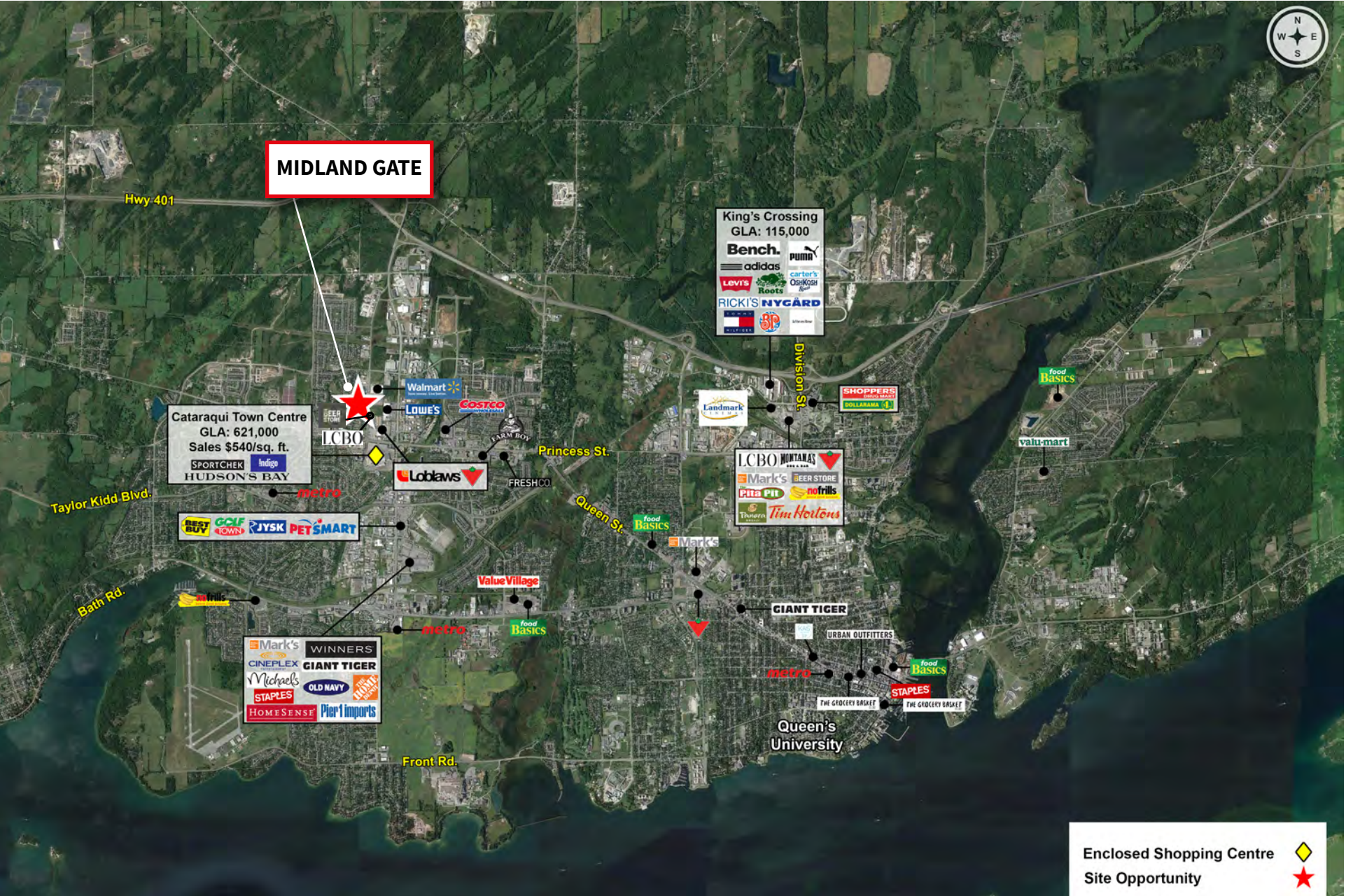
Demographics

	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

- Located just north of Princess Avenue on the Midland Avenue by-pass between Gardiners Road and 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.
- Existing retailers include Party City, Halibut House, One Plant Cannabis, Lucy's Beauty with LCBO, Walmart and Beer Store as shadow anchors.
- Additional retailers coming Q1-2023 include: Burger King, Score Pizza, Mr. Lube, Barburrito, 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.



Site plan

Unit E-10 1,138 SF



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

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