

RETAIL FOR LEASE



MIDLAND GATE

1093-1117 MIDLAND AVENUE
KINGSTON, ON



PROPERTY DETAILS

BUILDING C:	8,877 SF (divisible)
AVAILABLE:	April 1 st , 2027
NET RENT:	\$35.00 PSF with 3% escalations per year
ADDITIONAL RENT:	2026 Estimate
• OPERATING COSTS:	\$4.90 PSF
• TAXES:	\$6.90 PSF
• MANAGEMENT FEE:	Five (5%) of net rent paid monthly

DEMOGRAPHICS

	1KM	3KM	5KM
 POPULATION	5,265	39,258	70,314
 DAYTIME POPULATION	5,216	38,777	66,213
 TOTAL HOUSEHOLDS	2,187	15,517	29,176
 AVG. HOUSEHOLD INCOME	\$117,694	\$133,180	\$124,652
 MEDIAN AGE	40.4	41.8	42.3

Source: Environis 2026



MID-MARKET AERIAL



HIGHLIGHTS

- 36,412 sf plaza on a 1.5-hectare site at a 4-way lighted intersection on the west side of Midland Avenue just north of Princess Avenue between Gardiners Road and Cataraqui Mall.
- Existing retailers include Halibut House, One Plant Cannabis, Luce Hair Studio, Burger King, Score pizza, Mr. Lube, Stacked Pancake & Breakfast House, PetValu, Kabob 44, Noodlebox, Jimmy’s Spice Theory and Kame Sushi.
- Shadow anchors include Walmart, Beer Store, LCBO an d Loblaws.
- Building C is available for lease at 8,877 SF (divisible).
- C2 zoning permits food, financial, retail, health & beauty, medical, office uses, and more!
- Traffic Count (AADT): 22,340 (2024).



SITE PLAN

LCBO



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For more information, please contact:

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