RETAIL OPPORTUNITY

RETAIL FOR LEASE



MIDLAND GATE

1093-1117 MIDLAND AVENUE
KINGSTON, ON

JLL

PROPERTY DETAILS

BUILDING C:	8,877 SF (divisible)
AVAILABLE:	April 1st, 2027
NET RENT:	$35.00 PSF with 3% escalations per year
ADDITIONAL RENT:	2026 Estimate
• **OPERATING COSTS:**	$4.50 PSF
• **TAXES:**	$8.00 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

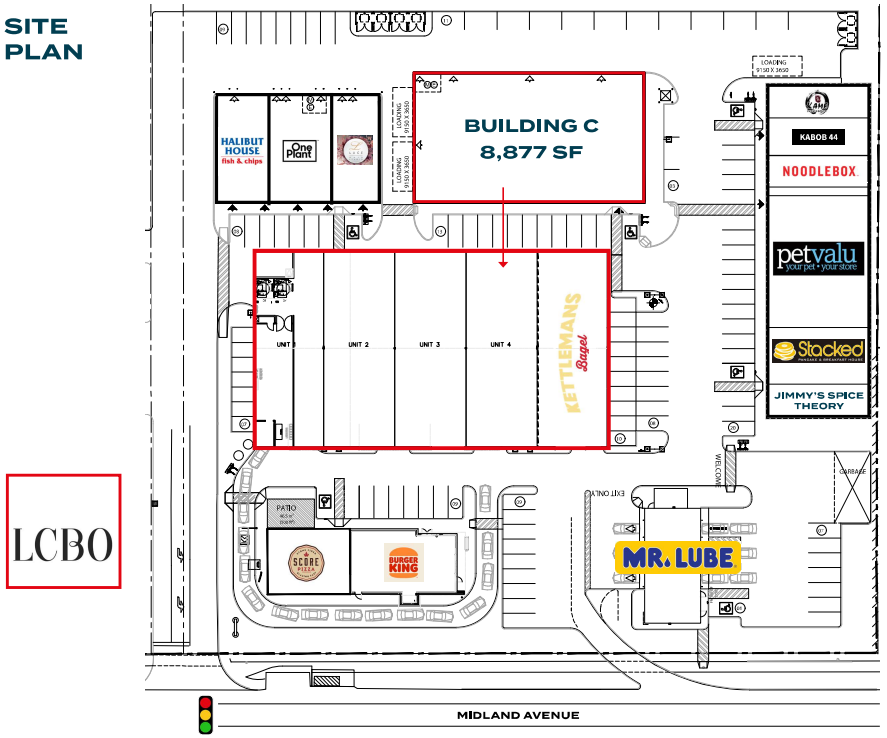


HIGHLIGHTS

- 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



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