

780 MIDPARK DRIVE, UNIT 102 KINGSTON

FOR LEASE

\$12.00 PSF

PROPERTY DETAILS

- 920 +/- sq. ft. commercial space
- Small space with 2 offices with large windows
- Great exposure by way of 2 pylon signs
- Located just off Gardiners Rd & Taylor Kidd
- Move in ready
- Existing improvement may be economically reused
- Ample paved onsite surface parking
- Easily accessible by vehicle and public transit

NET RENT: \$12.00/PSF

ADDITIONAL RENT: \$11.50 (2023 EST.)

ZONING: C2-9 General Commercial

HVAC: Rooftop Units, Natural Gas

**Rogers
& Trainor**

Commercial Realty (2009) Inc.
Brokerage

WWW.RTCR.COM

STEPHEN GRAY

Sales Representative

✉ sgray@rtcr.com

☎ 613-384-1997 ext. 19

📍 20 Gore Street, Suite 102
Kingston, Ontario K7L 2L1

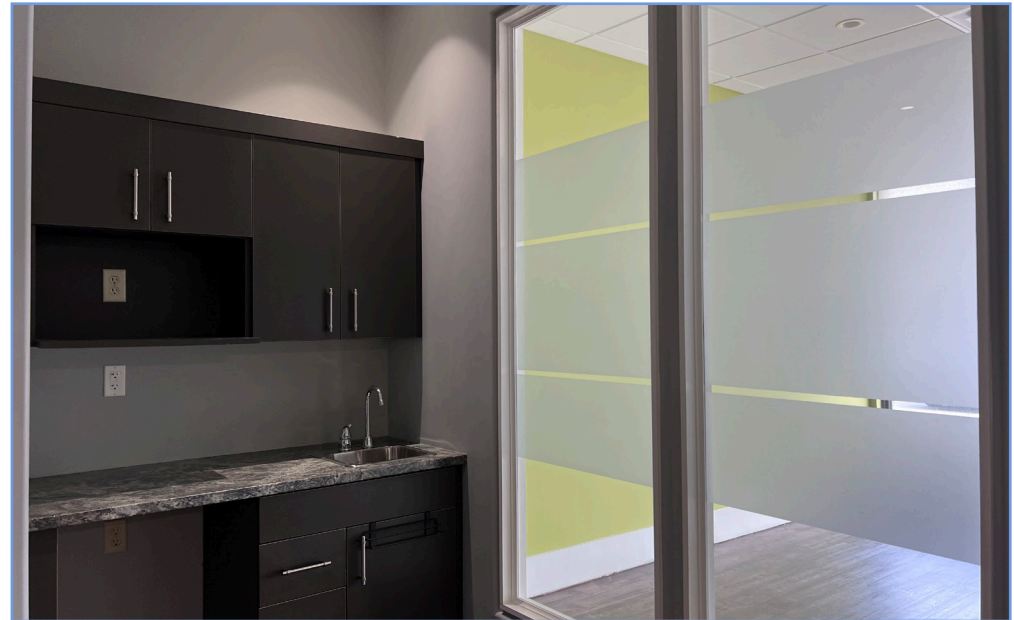
All information provided is deemed reliable but is not guaranteed and should be independently verified.



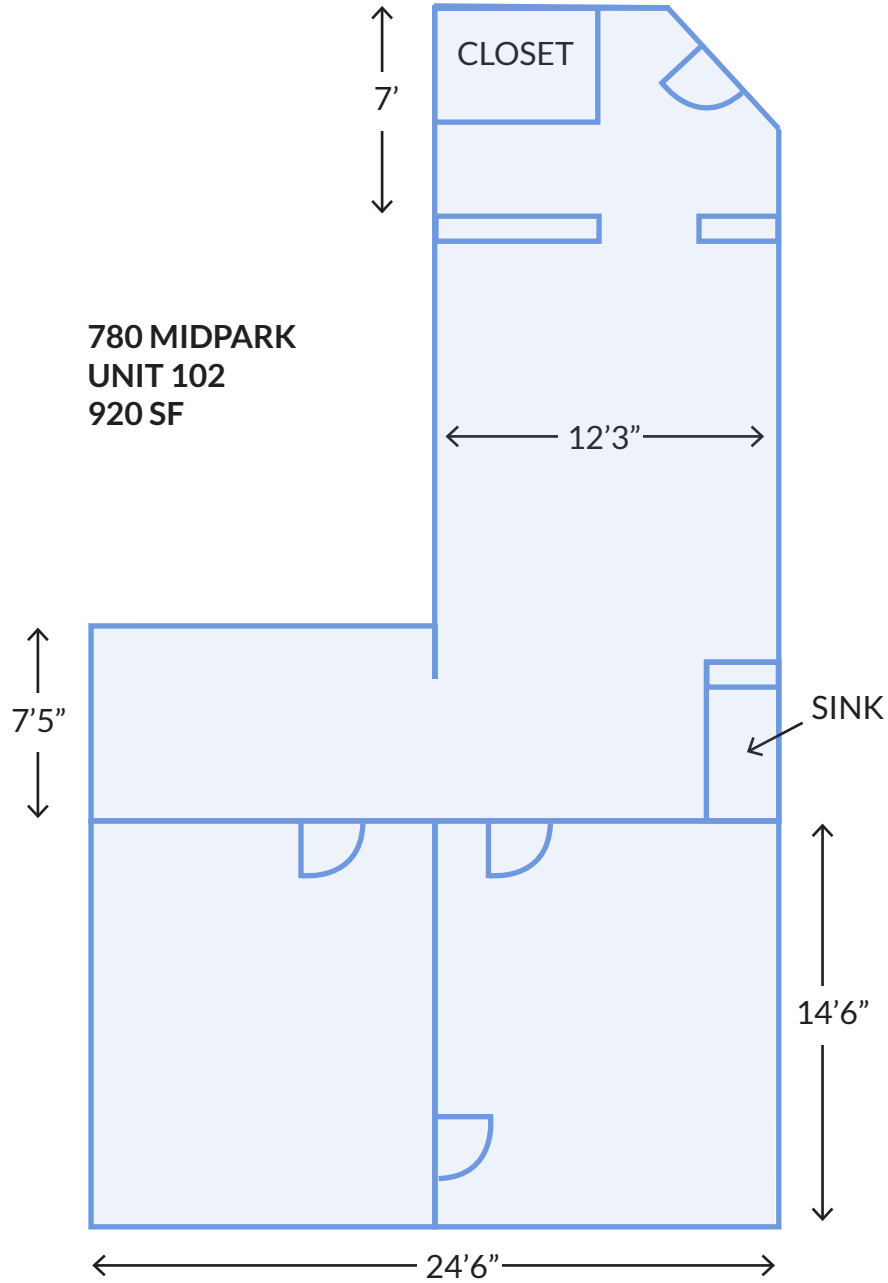
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INTERIOR PHOTOS

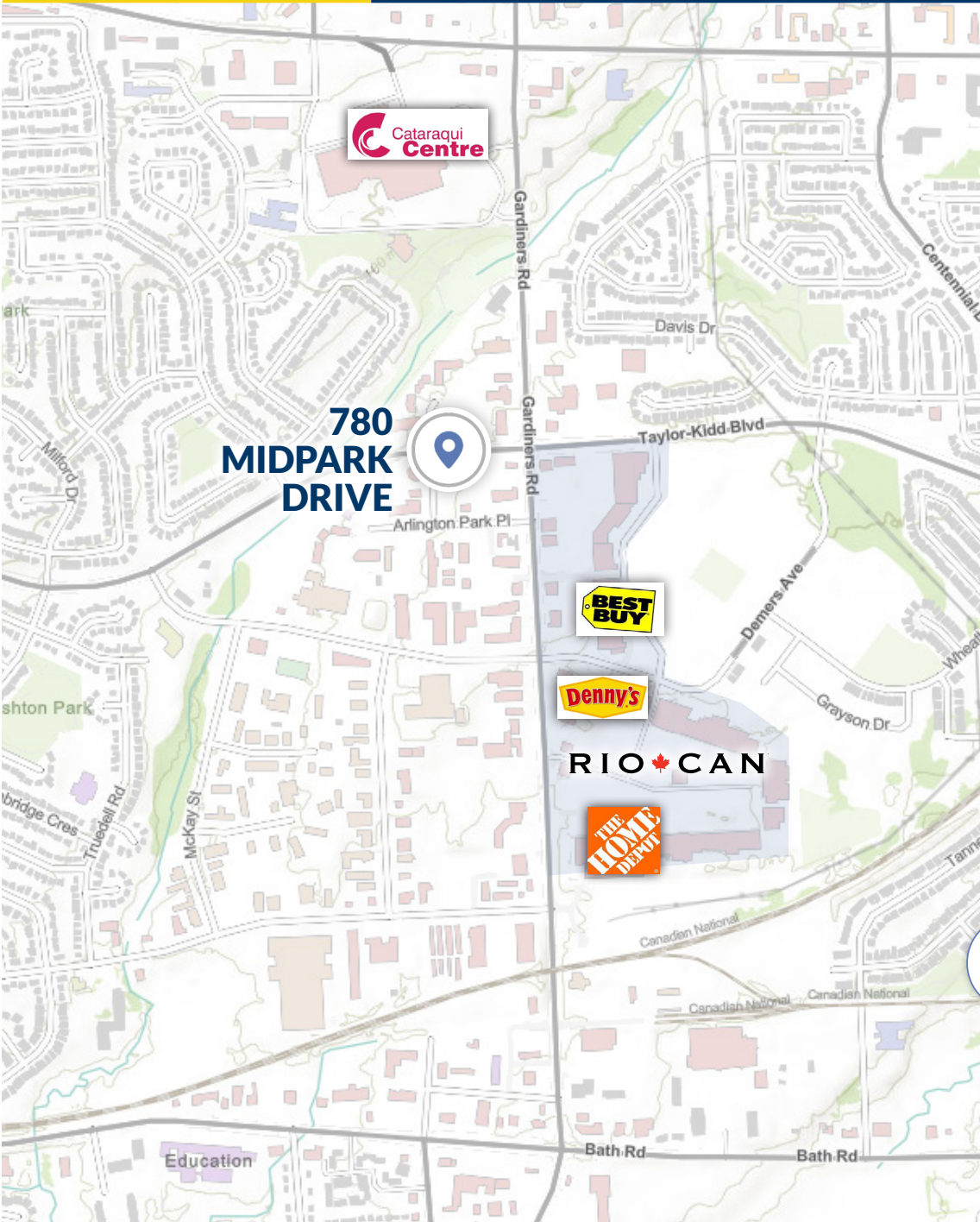


FLOOR PLAN



FOR LEASE

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NEIGHBOURHOOD HIGHLIGHTS

RIO CAN

- The Brick
- Home Depot
- Best Buy
- JYSK
- Scotiabank
- PetSmart
- Dollarama
- East Side Mario's
- Kelsey's
- Staples
- Moore's

- Lee Valley
- Mark's
- Urban Barn
- Cineplex
- Giant Tiger
- Home Outfitters
- Jolie Home Decor
- Denny's
- Montana's
- Bed, Bath & Beyond
- Golf Town

LOCAL BUSINESS

- CarOne
- Sleep Country
- Boston Pizza
- Ardens Music
- Chumleighs
- Habitat for Humanity
- Speedy
- Saigon Delights
- Red Swan Pizza
- Luxe Nails

RIO CAN



- 63 units with over 750,000 sf of retail space
- Plaza anchors include Cineplex Odeon, Home Depot, The Brick, Home Outfitters, Winners, and HomeSense
- Heavy traffic area, easily accessible by public transit
- Excellent mix of national retailers



TRAFFIC COUNTS

City of Kingston 2017
TAYLOR KIDD BLVD AT GARDINERS RD

27,326 NORTH BOUND TRAFFIC

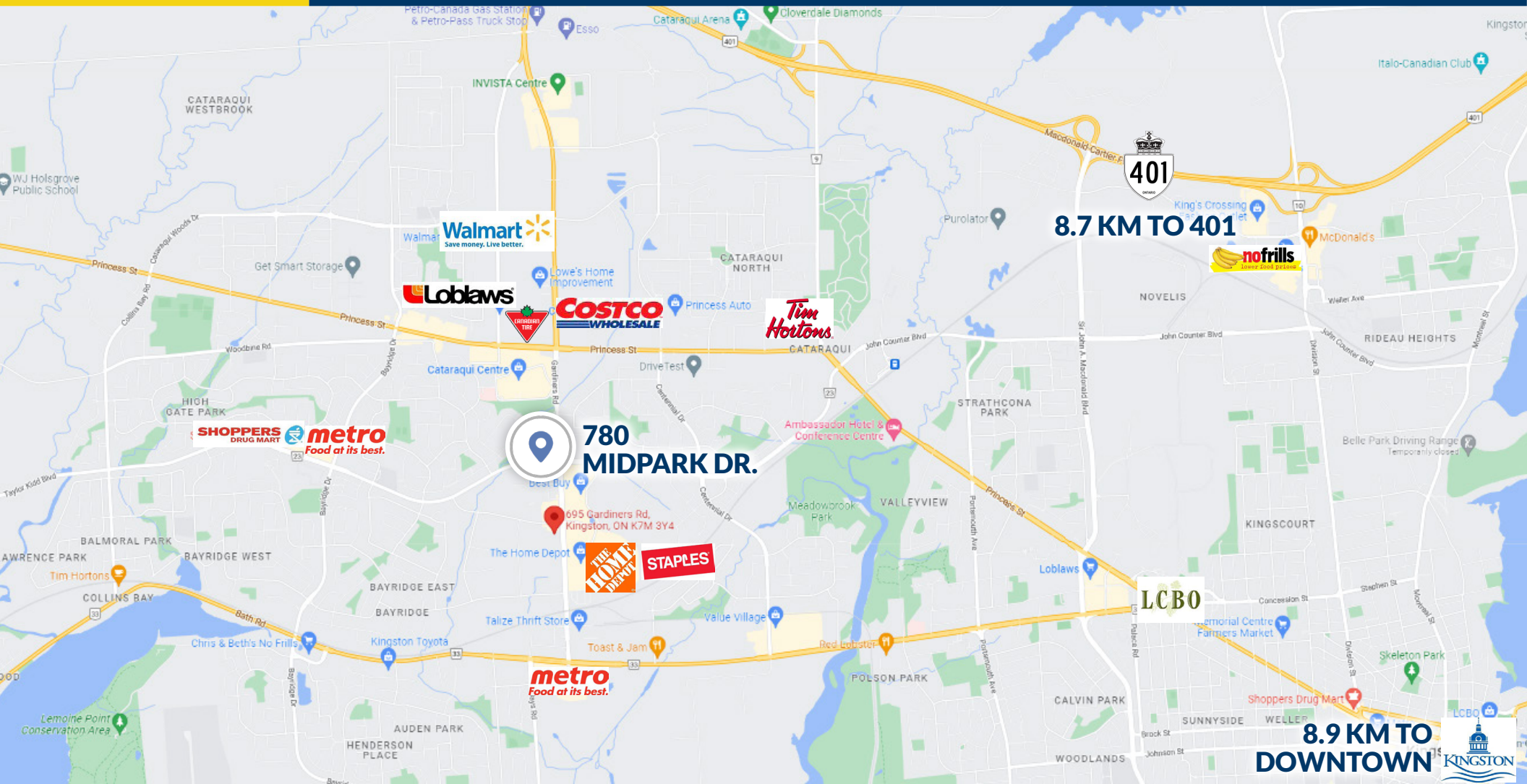
28,138 SOUTH BOUND TRAFFIC

22,754 EAST BOUND TRAFFIC

19,494 WEST BOUND TRAFFIC

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AREA HIGHLIGHTS

RESTAURANTS

- Saigon Delights
- Montana's
- Boston Pizza
- Raxx Bar & Grill
- Kelsey's
- Osmow's Shawarma

NEARBY BUSINESSES

- Speedy Kingston West
- Ardens Music
- RVs Unlimited
- Aaben Windows & Doors
- FW Black Appliance Store
- CarOne Kingston

FITNESS & RECREATION

- UFIT Kingston
- Lions Civic Gardens
- Lift Lab
- Arbour Ridge Park
- Planet Fitness
- INVISTA Centre

KINGSTON NATIONAL RANKING CITY

Kingston has also been recognized nationally and internationally in various ranking studies:

- Ranked #1** Top Cities in Canada to be a Woman *Canadian Centre for Policy Alternatives, Manitoba Office, 2019*
- Ranked #1** Best Small City *FDI Strategy FDI Communities of the Future, 2018*
- Ranked #1** Fastest Growth in Transit Ridership *Statistics Canada, 2017*
- Ranked #4** Top City in Ontario for Millennials *Point2 Homes real estate portal, 2018*
- Ranked #5** Top City to Buy Real Estate in Canada *MoneySense Magazine, 2020*
- Ranked #6** Small City for Human Capital and Lifestyle *FDI Communities of the Future, 2018*
- Ranked #14** Best Community in Canada *Maclean's Magazine, 2019*

