

# 780 MIDPARK DRIVE, UNIT 205 KINGSTON

**FOR LEASE**

**\$12.00 PSF**

## PROPERTY DETAILS

- 2,181 +/- sq. ft. commercial space
- Great exposure by way of 2 pylon signs
- Located just off Gardiners Rd & Taylor Kidd
- Move in ready
- Existing improvement may be economically reused
- Existing fixtures 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](http://WWW.RTCR.COM)

**STEPHEN GRAY**  
Sales Representative

✉ [sgray@rtcr.com](mailto: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.



**FOR LEASE**

**780 MIDPARK DRIVE, UNIT 205**

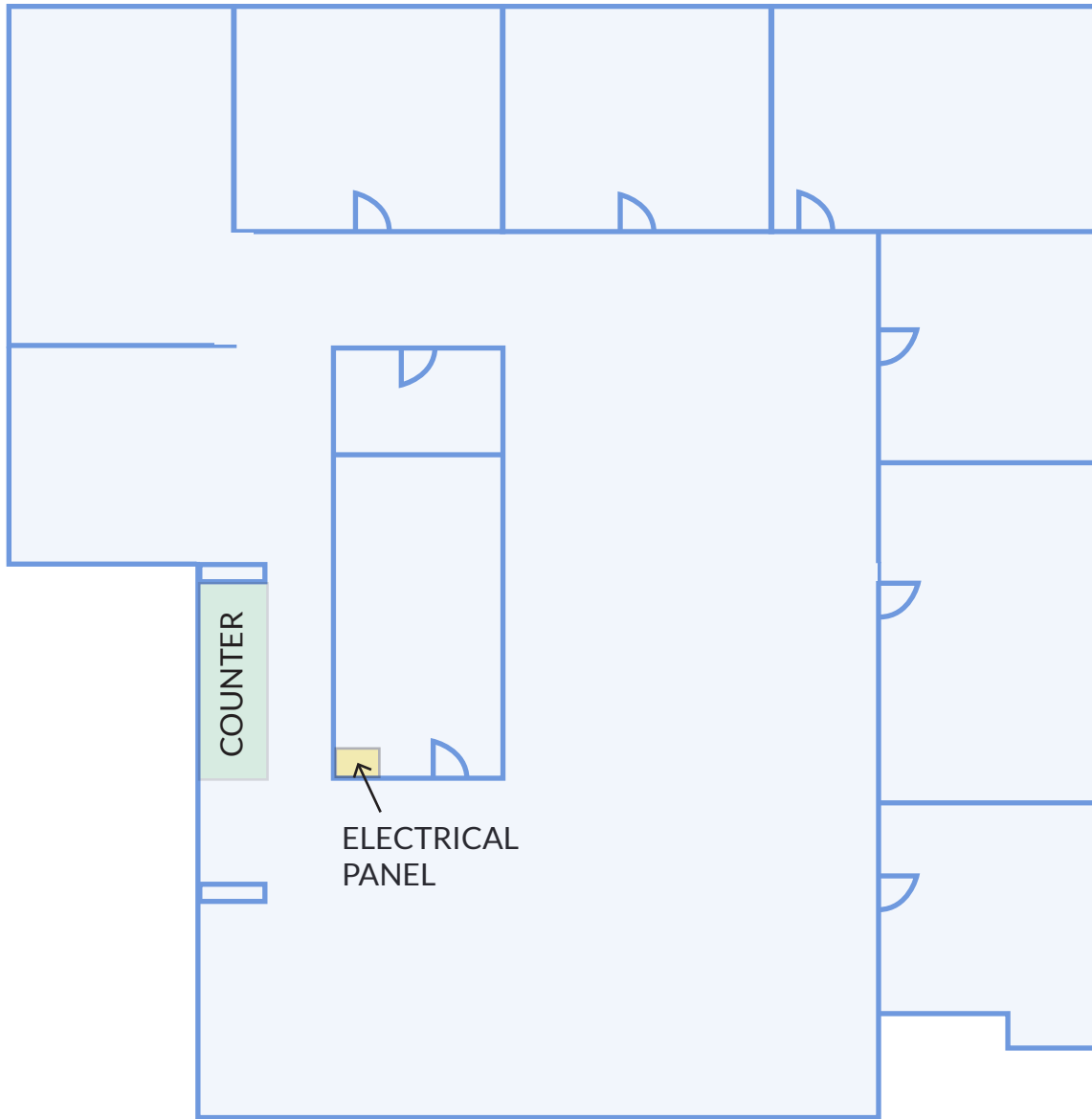
**INTERIOR PHOTOS**



**FLOOR PLAN**

780 MIDPARK  
UNIT 205  
2,181 SF

\*Note: For illustrative  
purposes only.  
Not to scale.

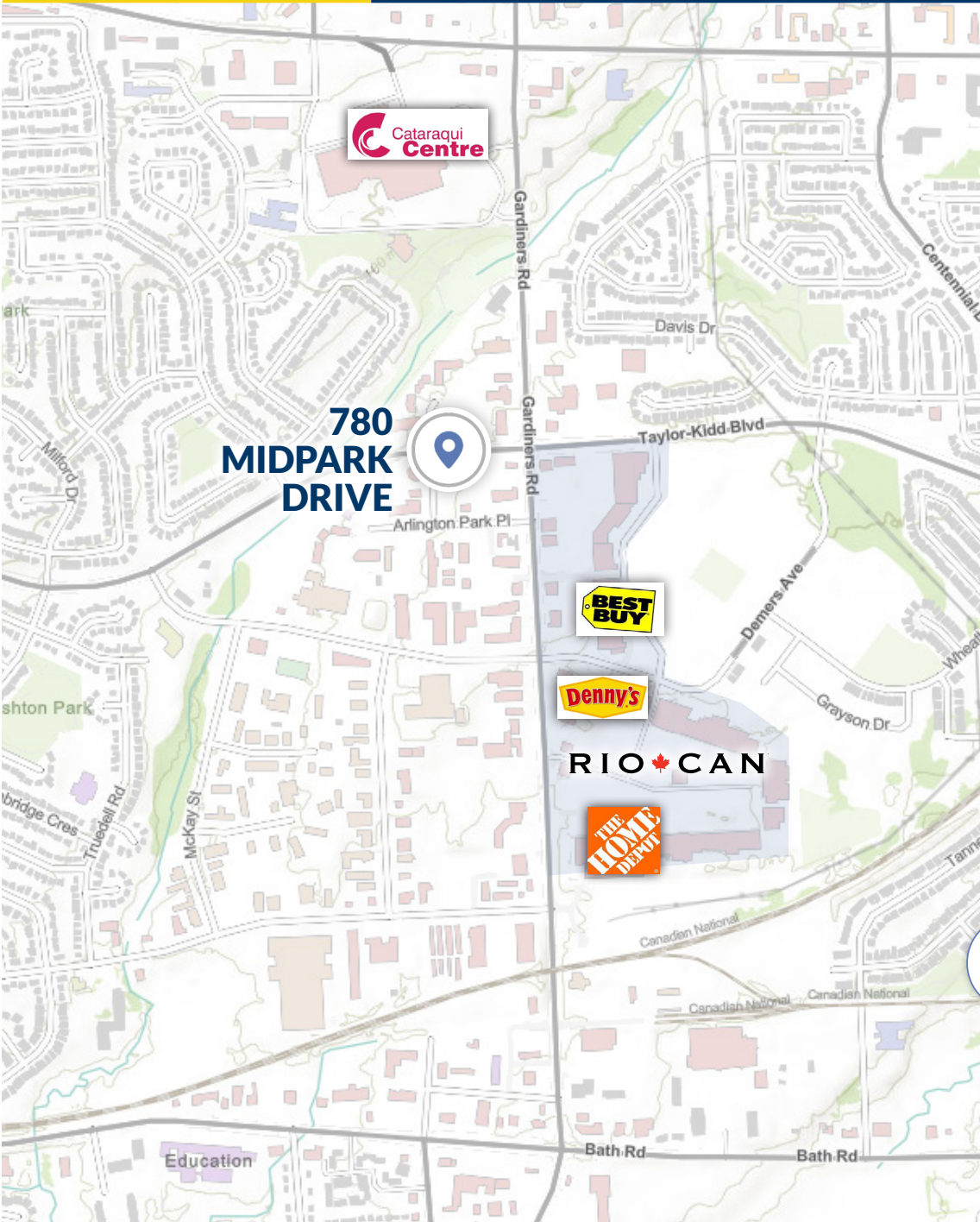


COMMON CORRIDOR



# FOR LEASE

# 780 MIDPARK DRIVE, UNIT 205



## 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

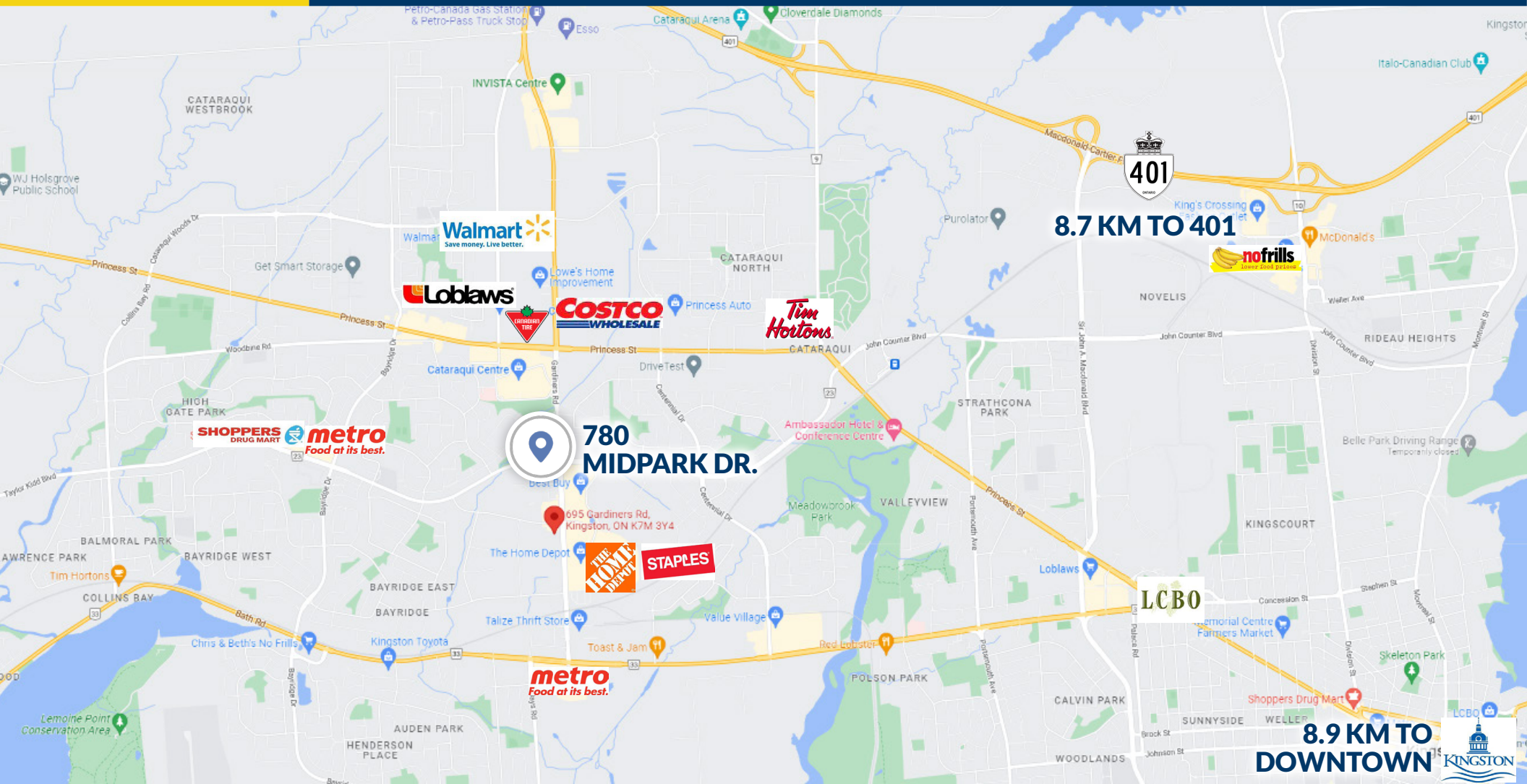
**22,754** EAST BOUND TRAFFIC

**19,494** WEST BOUND TRAFFIC



# FOR LEASE

# 780 MIDPARK DRIVE, UNIT 205



## 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*

