



CLERMONT
GROUP

1391 Midland Avenue,
Kingston, Ontario
K7P 2W5
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FOR LEASE

RESTAURANT PAD with DRIVE-THRU

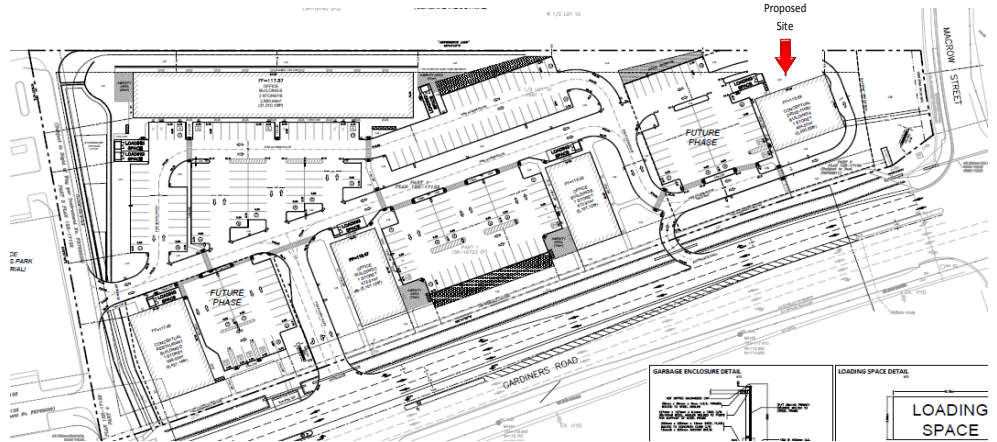
1300 Gardiner's
Kingston, Ontario

DESCRIPTION

New development zoned for a restaurant up to 5,000 square feet with drive-thru has **immediate access to Highway #401** and is located at a signalized intersection.

This property is located directly across from the **Invista Centre** that has a four-pad arena and **Caraco Home Field** which includes bleacher seating for 750 spectators.

This property is within five minutes of the Cataraqui Town Centre, RIOCAN Centre with a movie theatre, Canadian Tire, Wal-Mart, Loblaws, Lowe's and Costco.

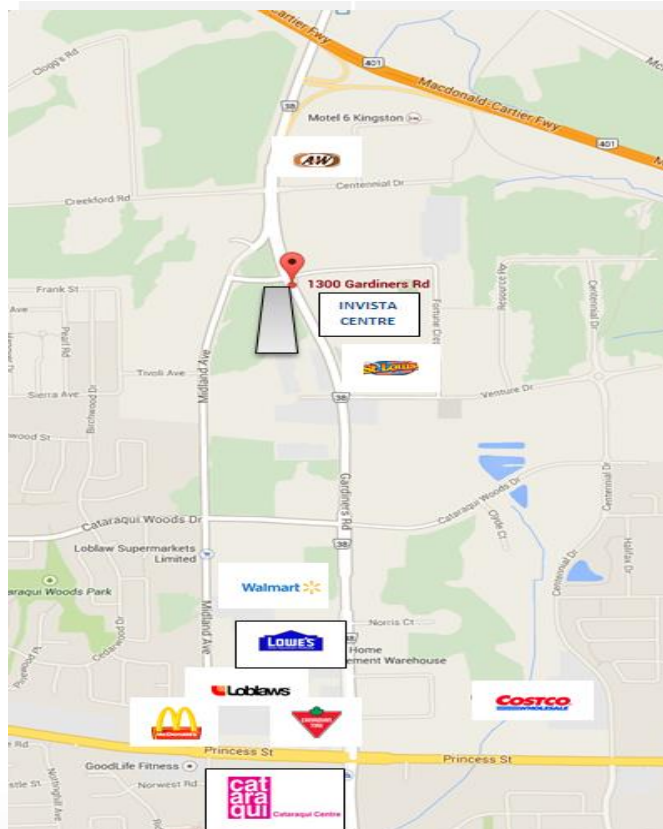


FOR MORE INFORMATION PLEASE CONTACT:

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SITE INFORMATION:

This building is centrally located between Toronto, Ottawa & Montreal.
Close to Cataraqui Estates Business Park employing approximately 500 people.

INVISTA CENTRE

Has approximately 880,000 visitors annually.

PARKING

250 Spaces, including:
12 accessible parking spaces

TRAFFIC COUNTS

Gardiner's Road at Fortune Cres.
North/South: 21,589/19,037
East/West: 9,317/6,727

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