



A CONTROLEX PROPERTY,  
PROFESSIONALLY MANAGED BY  
DISTRICT REALTY.



613-759-8383  
[leasing@districtrealty.com](mailto:leasing@districtrealty.com)

Charles Mirsky  
Broker  
COO - Brokerage Services

Jason Shinder  
Broker of Record  
CEO

# Prime Retail Space For Lease

515 Industrial Avenue, Ottawa



# 515 Industrial Avenue

515 Industrial Avenue,  
Ottawa

## Prime Retail Space for Lease

This highly visible retail property offers expansive display windows and prominent building signage, delivering exceptional exposure along Industrial Avenue.

An end-cap unit and an inline unit are currently available and can be combined to provide up to 4,073 square feet of flexible retail space. The adaptable layouts accommodate a wide range of retail and service-oriented users seeking presence, visibility, and functionality.

## Unbeatable Location & Accessibility

Conveniently located just minutes from downtown Ottawa, the Train Yards offers seamless access to HWY 417 and major arterial roads.

The site is well served by public transit and benefits from a strong local customer base, with 85,038 residents within a 3 km radius. Prominent neighbouring tenants include LCBO, Movati Gym, Farm Boy, CIBC, Walmart Superstore, and a wide range of national retailers.

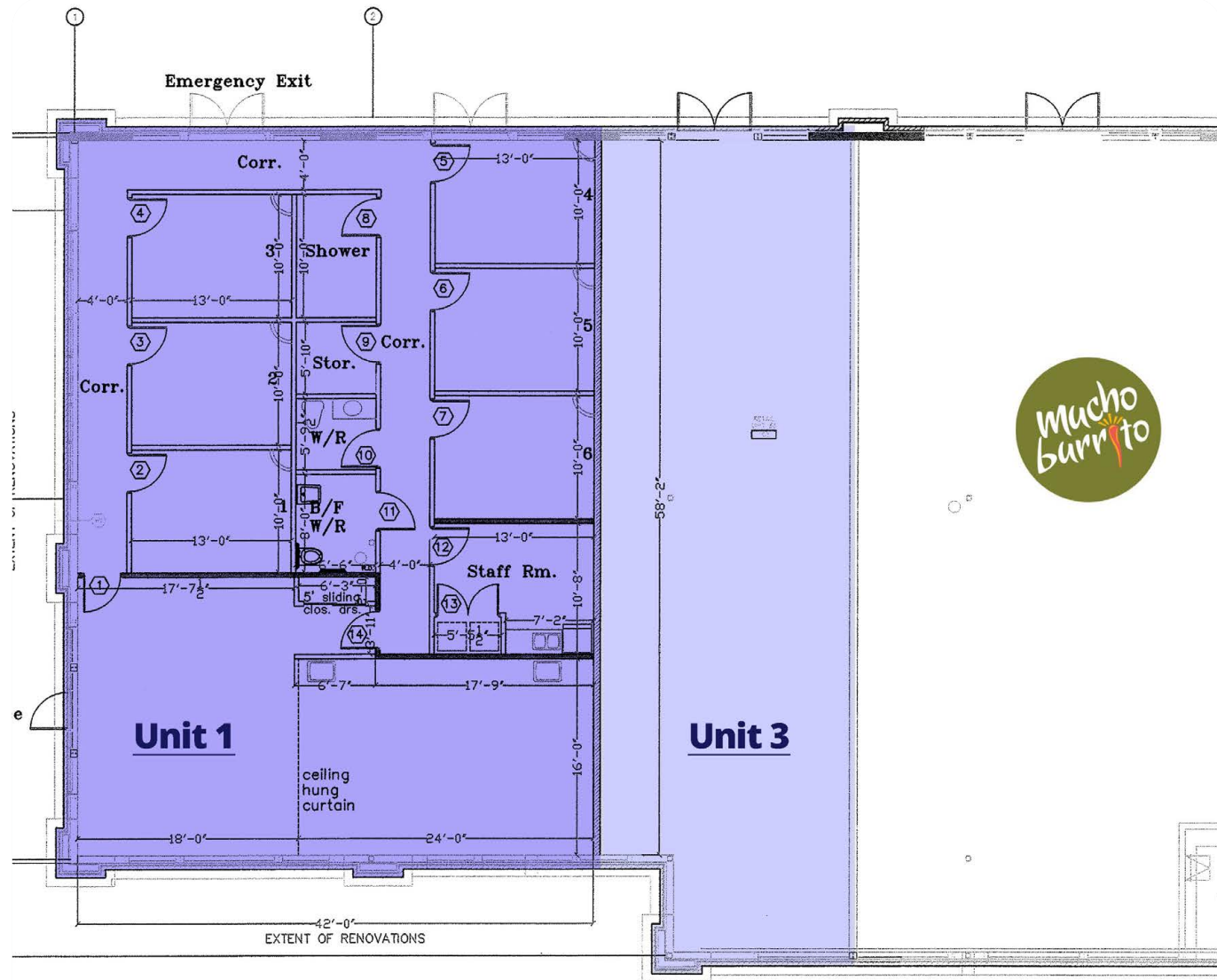


613-759-8383  
leasing@districtrealty.com

## Thriving Retail Hub

The Train Yards is a premiere shopping destination anchored by AAA national brands. This strategic hub attracts a constant steady flow of shoppers and professionals, making it the ideal location for retailers looking to maximize their visibility, accessibility, and customer reach.

# Unit Floor Plan + Features



515 Industrial Ave.  
1,398 – 4,073 sf

Price: \$32–38.00/SF  
OPC: \$15.16/SF

### Availability

Unit	Size	Price	Occupancy	Combine Units
Unit 1	2,675 sf	\$32.00/SF	Immediate	Up to 4,073 sf contiguous
Unit 3	1,398 sf	\$38.00/SF	July 1, 2026	

### Unit Features

- Zoning: GM[2160]-h
- Frontage on Industrial Avenue
- Unit 1 can potentially be severed in half

This highly visible retail building features large windows and building signage with direct exposure to Industrial Avenue.

Unit 1 features a series of private rooms, each equipped with sinks. The existing configuration lends itself naturally to medical, wellness, and personal care uses. Positioned within a complementary medical and wellness focused tenant mix, the space supports operators seeking a turnkey layout without direct overlap with existing uses.



613-759-8383  
leasing@districtrealty.com

**Charles Mirsky**  
Broker  
COO – Brokerage Services

**Jason Shinder**  
Broker of Record  
CEO

# Interior Photos

## Unit 1

613-759-8383  
leasing@districtrealty.com



# The Train Yards



## Stand Amongst Giants

Welcome to Ottawa Train Yards, the city's premier centrally located shopping and business district, spanning 110 acres with over 750,000 square feet of retail and office space.

Home to more than 150 top retailers, restaurants, and services, it offers an unparalleled mix of name-brand fashion, sportswear, dining, and professional spaces in one convenient location.

## Unparalleled Presence

Ottawa Train Yards offers an unbeatable location just minutes from downtown Ottawa, with seamless access to major highways, public transit, and ample parking.

This strategic hub attracts a constantly steady flow of shoppers and professionals, making it the ideal spot to be accessible to customers – convenient, accessible, and vibrant.

## Property Highlights

- Anchored by leading national retailers
- Centrally situated within Ottawa's commercial hub
- Abundant, convenient customer parking
- Surrounded by thriving, high-growth suburban communities
- Prime visibility and seamless access from major highways

# Property Map



# Demographic Data

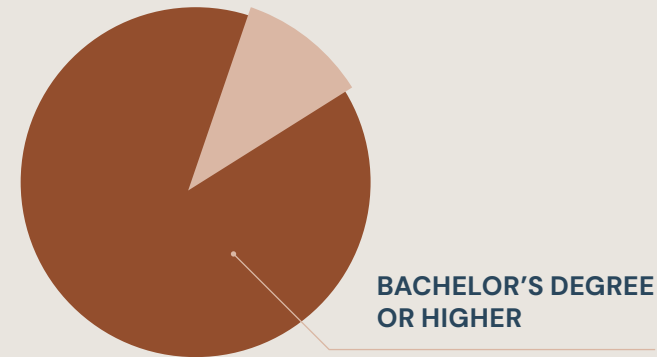
## Age Distribution

With 25–34-year-olds making up 20% and seniors (65+) comprising 17–18%.

**MEDIAN AGE IS**  
**38.6** 

## Educational Attainment

A significant portion of the population holds bachelor's degrees or higher, particularly within the 5 km radius.



## Income Levels

With 30–40% earning under \$40,000, the range of average household incomes is:

**\$88K**  
**TO \$94K**

## Labor Force Participation


Around 60–64% of those:

**AGE 15+**

Are employed, mainly in sales, services, business, finance, and social sciences.

## Household Characteristics

One- or two-person households dominate, making up 70–75%, with household growth expected to reach:

**24–25%**  
**BY 2023** 

## Population Growth

The population within a 5 km radius is projected to reach nearly 300,000.

**20–21%**  
**GROWTH BY 2033**



A CONTROLEX PROPERTY,  
PROFESSIONALLY MANAGED BY  
DISTRICT REALTY.

Charles Mirsky  
Broker  
COO - Brokerage Services

Jason Shinder  
Broker of Record  
CEO

613-759-8383  
[leasing@districtrealty.com](mailto:leasing@districtrealty.com)

