

FOR LEASE | SPACE IN NEW RETAIL DEVELOPMENT

Marcus & Millichap

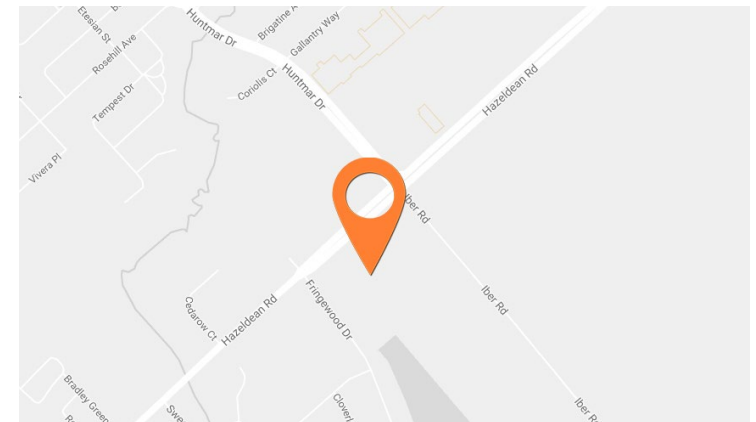
Real Estate Investment Services Canada Inc.,
Brokerage

5734 HAZELDEAN ROAD, KANATA, ON



PROPERTY HIGHLIGHTS INCLUDE:

- New retail development of over 100,000 SF anchored by No Frills
- Ideal for retail, restaurant, and office tenants
- Drive-thru also available
- Well located in the busy Hazeldean Road retail corridor
- Neighbouring tenants include Lowes, Food Basics, Shoppers Drug Mart, TD Canada Trust, and many more
- Rental rates and possession vary - refer to page 2



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PROPOSED SITE PLAN



BLDG	SQUARE FOOTAGE	STARTING RENTAL RATE	ESTIMATED ADDITIONAL RENT	ESTIMATED POSSESSION
A	from 1,323.27 SF up to 20,466.56 SF	\$35-42 PSF NNN	\$15.37 PSF	Nov 2019 to April 2020
B	from 1,852.32 SF up to 15,150.06 SF	\$35-42 PSF NNN	\$15.37 PSF	Nov 2019 to April 2020
BB	from 2,137 SF up to 4,421.24 SF	\$30-35 PSF NNN	\$15.37 PSF	Nov 2019 to April 2020
C	LEASED TO NO FRILLS			
D	from 1,456 SF up to 6,344 SF	with drive-thru: \$44 PSF NNN without drive-thru: \$28-32 PSF NNN	\$15.37 PSF	Summer 2020
E	2,380 SF	\$40-44 PSF NNN	\$15.37 PSF	TBD

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AERIAL VIEW OF NEIGHBOURHOOD



SNAPSHOT OF AREA

The western edge of the city of Ottawa is composed of Kanata-Stittsville with a total population of 118,000+, with just over 33,000 people living in Stittsville. Originally, a mostly rural town, it is now rapidly becoming part of Kanata proper, as numerous commercial and residential developments are underway and planned for the near future. Kanata's population growth prompted the development of its own high tech sector and thriving business community. It has led it to be considered a choice location for retailers, and highly sought after by residential developers.

Stittsville has been a site of improvement as well with the population growth from 2009-2014 at a staggering 20%, and household income at \$116,500, well above the City median family income of \$102,000. Stittsville Main Street is the traditional shopping node for residents, while further commercial growth continues along Hazeldean Road. The established retail on Stittsville Main Street benefits from its central location and the strong national tenants in the area.