



231 Lombard Street, Smith Falls | ON

Large Scale Retail & Commercial Space **for lease**

High-exposure retail opportunity on the south side of Smiths Falls along busy Highway 15

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Property Overview



**2 loading docks
& 1 covered**



**Quick access to
Highway 15 & 43**



**Large customer
parking area**



**Close proximity to
top-tier retailers**



**Ample outdoor
storage**

High-exposure retail opportunity on the south side of Smiths Falls along busy Highway 15.

This large standalone building features a bright, open showroom with high ceilings ranging from 15' to 21', ideal for a multitude of uses including retail, automotive, recreational vehicle supply or service uses.

Property includes a large fenced outdoor yard, a covered exterior display area, and two loading docks: one covered, grade-level dock and one declining dock designed for 53' trailers. Ample outdoor storage permitted. Large customer parking area.

Address

231 Lombard Street, Smith Falls

Site Area

3.81 Acres

Available Area

28,787 SF

Asking Rate

\$15.00 PSF

Additional Rent

\$4.28 PSF (2025)

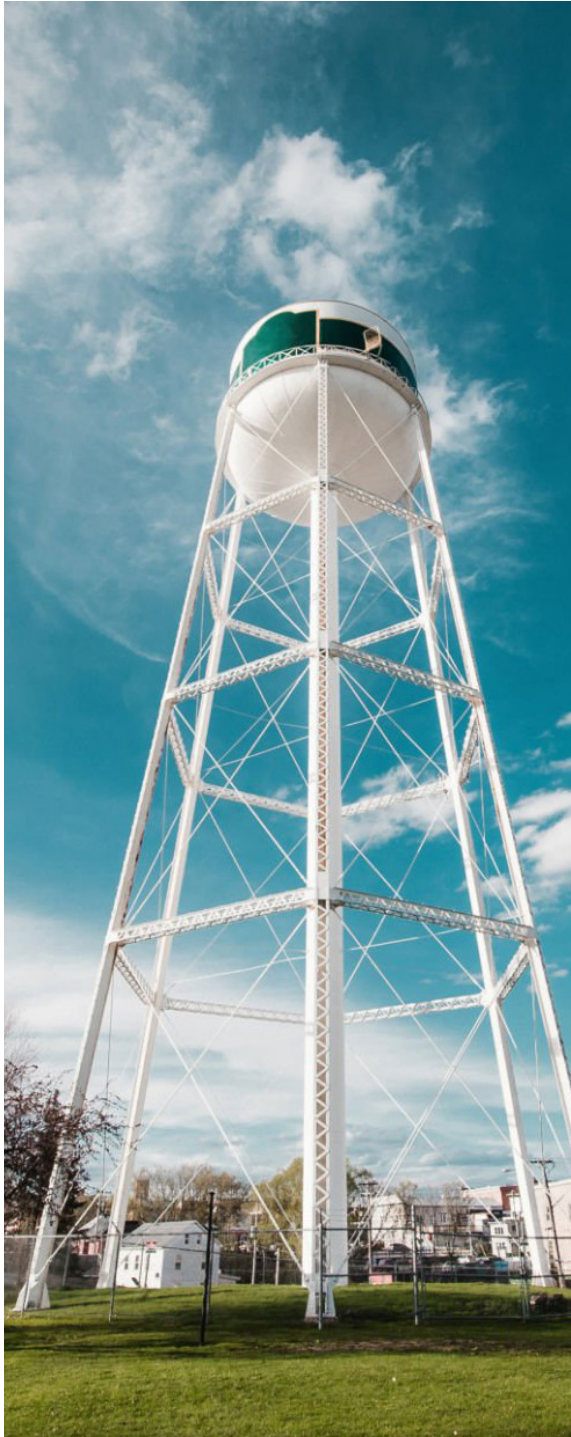
Zoning

CC- Corridor Commercial

Possession Date

Immediate





Location Overview & Demographics

Located along Smiths Falls' main commercial corridor, 231 Lombard Street offers a high-visibility retail opportunity just minutes from the revitalized downtown core. The property enjoys direct access to Highway 15 and sits in a growing area supported by strong infrastructure and a diverse local economy.

Smiths Falls continues to attract new residents and businesses. The town has experienced over 5% population growth since 2016, fueled by affordable housing, small-town appeal, and strategic proximity to Ottawa and Kingston, each about an hour away. The community has welcomed more than 24 new businesses in the past year alone.

The property benefits from proximity to VIA Rail service, the Smiths Falls-Montague Airport, and the Rideau Canal, a UNESCO World Heritage Site that draws visitors year-round. With its strong community, expanding population, and accessible location, 231 Lombard Street presents an ideal opportunity for retailers looking to grow in Eastern Ontario.

10KM Radius



Current
population
20,874



Average
household income
\$100,858



Employment rate
within 10 km
93.1%



Labour Force
Participation
57.2%

Labour Type

	%
Health Care and Social Assistance	14.7
Retail Trade	14.3
Construction Industry	11.7
Manufacturing Sector	9.4
Accommodation & Food services	5.8
Transportation & Warehousing	4.4







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