

NEW GROCERY ANCHORED DEVELOPMENT

THE SHOPPES OF GREELY VILLAGE

6045 BANK STREET, GREELY

1,000 SQ. FT. TO 6,000 SQ. FT.



CONTACT US

JAMIE BOYCE*

Vice President
+1 613 788 2747
jamie.boyce@cbre.com

CBRE LIMITED

Real Estate Brokerage
+1 613 782 2266
+1 613 782 2296

*Sales Representative

PROPERTY HIGHLIGHTS



- + National Grocery anchored new development
- + Units ranging from 1,000 sq. ft. - 6,000 sq. ft.
- + Located at the South-East corner of Bank Street and Parkway Road
- + Great visibility and signage opportunities
- + Occupancy 2019

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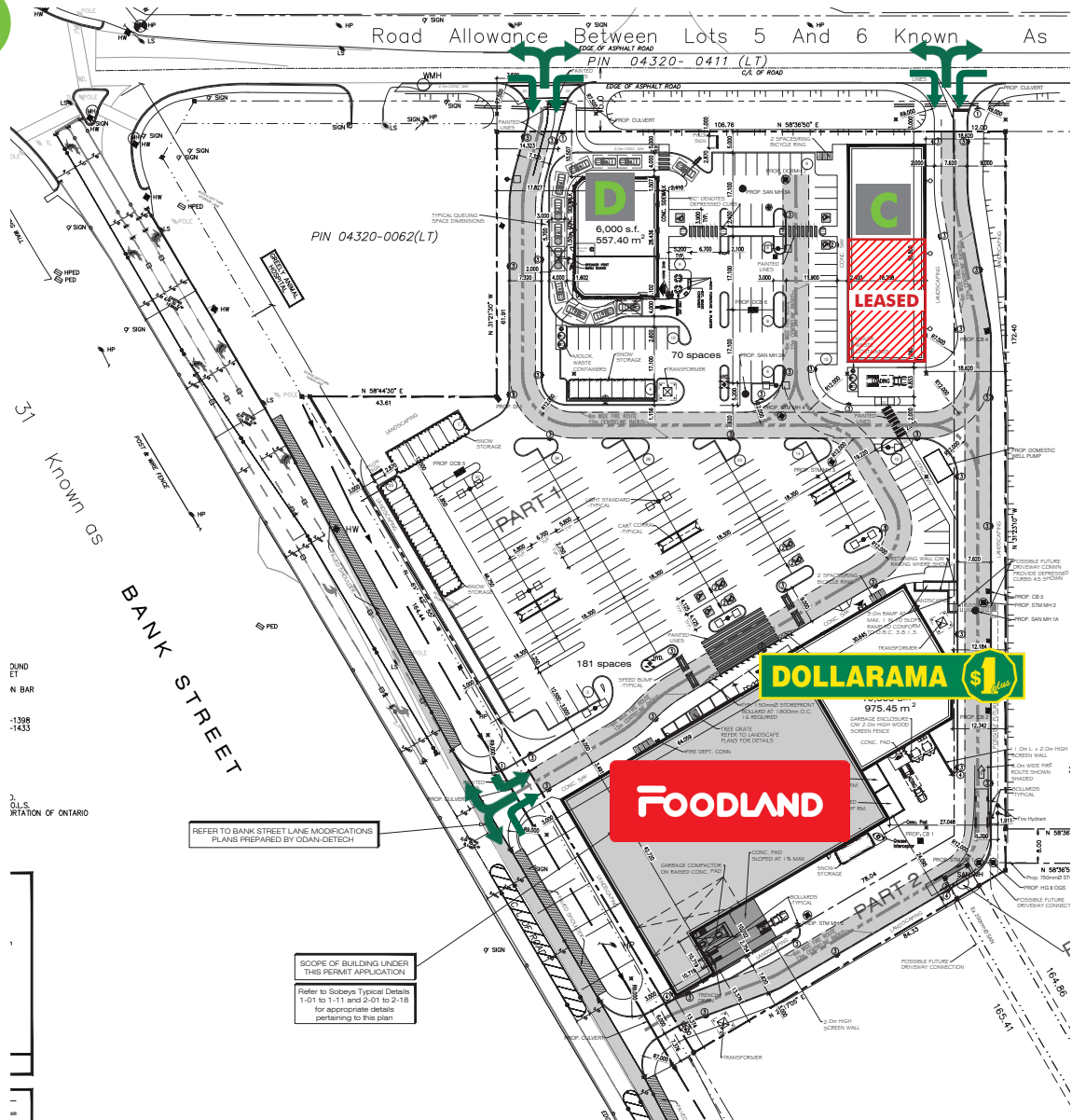
PROPERTY OVERVIEW

6045 BANK STREET | GREELY

RETAIL SPACE FOR LEASE



PROPOSED SITE PLAN



+ AVAILABLE SPACE

Building C - 1,000 sq. ft. to 4,000 sq. ft.
 Building D - 1,000 sq. ft. - 6,000 sq. ft. with drive-thru

+ ASKING RENT

> 2,000 sq. ft.	\$34.00 per sq. ft.
> 2,001 - 5,000 sq. ft.	\$32.00 per sq. ft.
< 5,001 sq. ft.	\$30.00 per sq. ft.

+ TAXES & OPS

\$12.00 per sq. ft. (2018 estimate)

6045 BANK STREET | GREELY

DEMOGRAPHIC SNAPSHOT

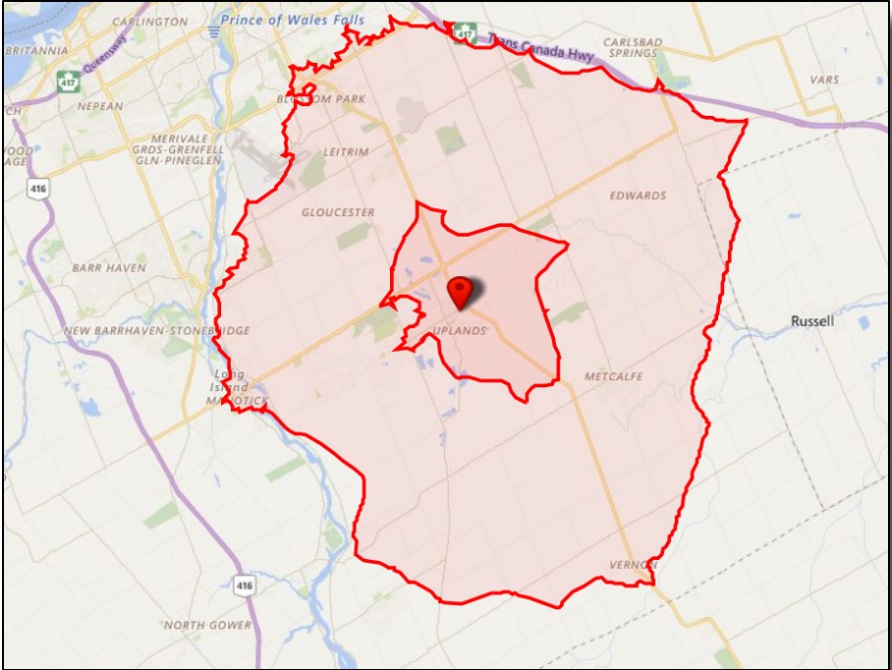
Bank Street & Parkway Drive, Greely	5 Minute	15 Minute
Total Population		
2016 estimated	4,815	64,106
2019 projected	5,079	66,948
2021 projected	5,254	68,796
2026 projected	5,686	73,333

2016 Daytime Population	Total	Total
Total Daytime Population	3,142	60,292
Daytime Population at Home	1,839	28,322
0 to 14 years	835	11,932
15 to 64 years	589	10,526
65 years and over	416	5,864
Daytime Population at Work	1,302	31,971

Total Population (Current Year \$)		
2016 Households	1,623	22,577
\$100,000 + Annual Income	1,073	12,232
\$100,000 + Annual Income (%)	66%	54%
Average Income	\$ 166,870	\$ 136,567
Medium Income	\$ 140,705	\$ 108,649

Average Household Income		
2016 estimated	\$ 166,870	\$ 136,567
2019 projected	\$ 183,839	\$ 151,481
2021 projected	\$ 196,611	\$ 162,732
2026 projected	\$ 237,464	\$ 197,267

Aggregate Household Income (\$000)		
2016 estimated	\$ 270,847	\$ 3,083,303
2019 projected	\$ 315,196	\$ 3,573,716
2021 projected	\$ 348,804	\$ 3,945,569
2026 projected	\$ 455,905	\$ 5,090,278



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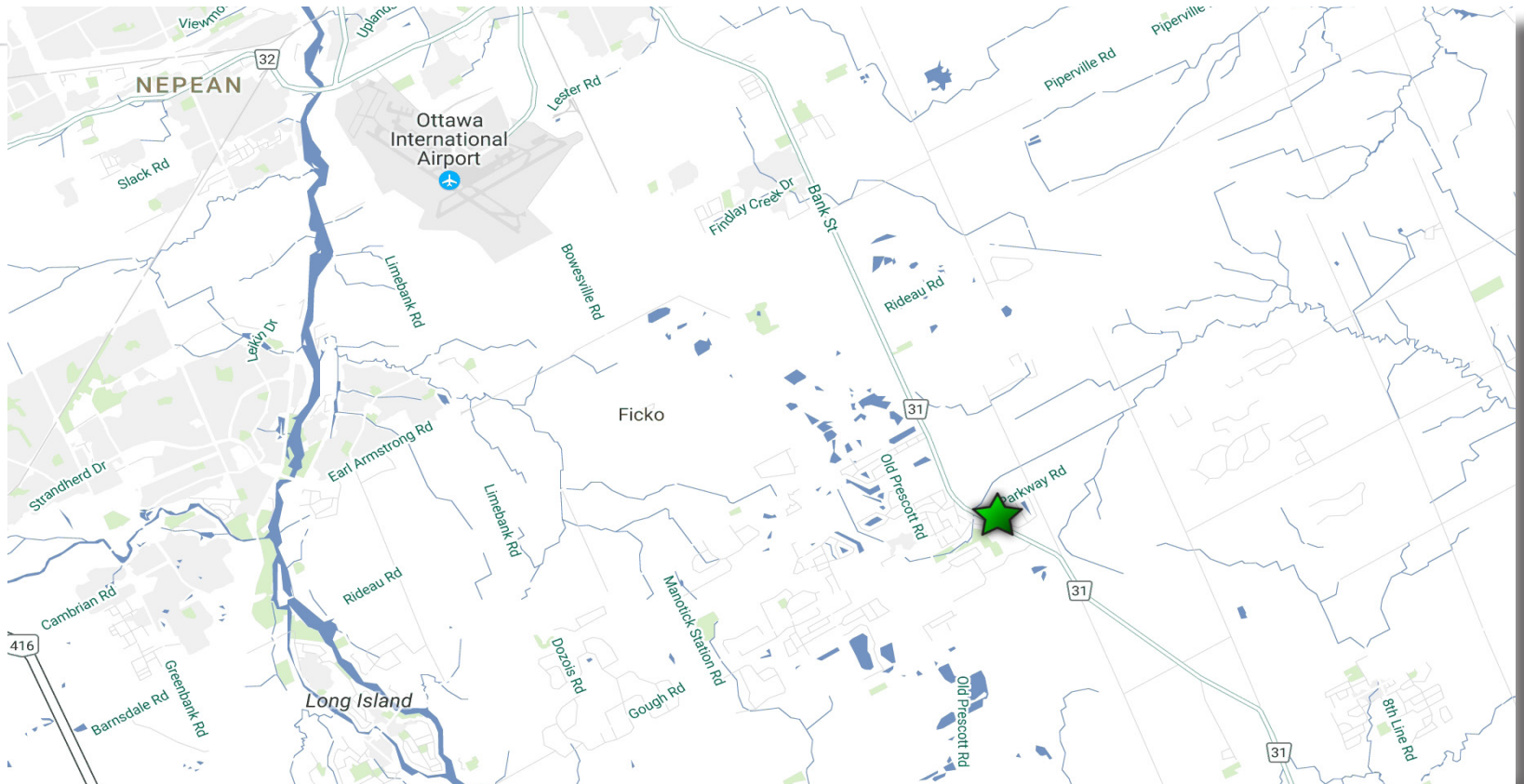
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CBRE Limited | Real Estate Brokerage | 333 Preston Street | 7th Floor | Ottawa, ON | K1S 5N4 | T +1 613 782 2266 | F +1 613 782 2296 | www.cbre.ca/ottawa

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