



AVAILABLE FOR LEASE

873 FAIRWAY ROAD N. UNIT #B3
KITCHENER, ON.

LESTER TOBIN
Sales Representative
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**COLDWELL BANKER
COMMERCIAL**
PETER BENNINGER
REALTY, BROKERAGE

FOR LEASE

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OFFERING SUMMARY

AVAILABLE SPACE: 1,883 SQ. FT.

BASE LEASE RATE: \$38.00/SF/YR

ADDITIONAL RENT: \$14.00/SQ. FT.

OCCUPANCY: SUMMER 2026

EXCLUSIVES FOR:
PHYSIOTHERAPIST, CHIROPRACTIC,
MASSAGE, AND NUTRITION STORE USES

New Retail Plaza – Prime End-Cap Unit with Exceptional Visibility

Presenting an exceptional opportunity to lease a premium end unit in a brand-new retail development. This highly visible corner space is positioned directly across from Chicopee Hills Public School and is easily accessible GRT, ensuring strong daily foot and vehicle traffic.

Conveniently located just minutes from Highway 8, Highway 401, and the Region of Waterloo International Airport, the site offers outstanding accessibility for both customers and staff.

Tenants will benefit from ample on-site parking and strong co-tenancy.

This is an ideal location for wellness and healthcare-focused operators seeking to establish or expand their presence in a growing, high-demand area.

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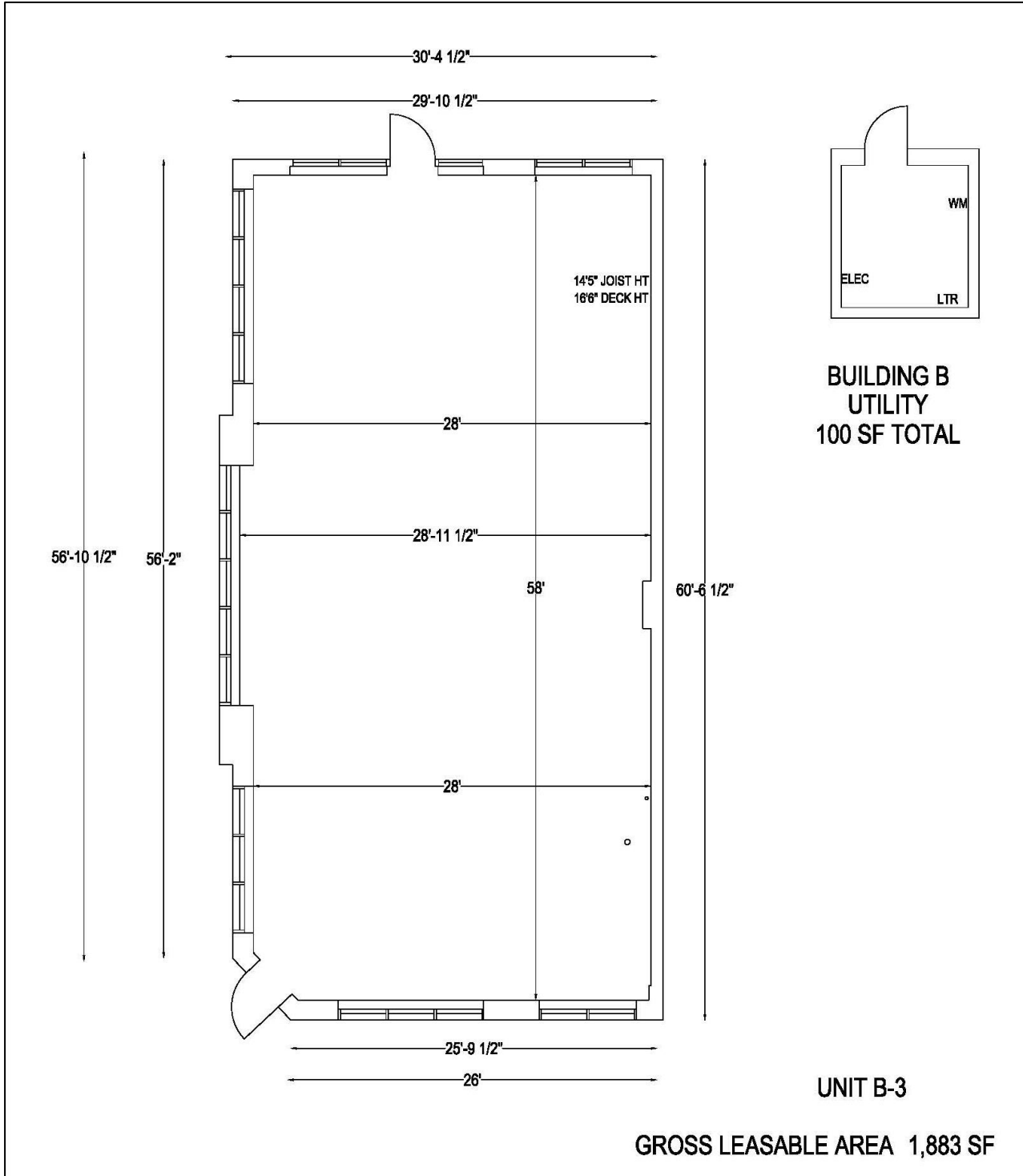


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FLOOR PLAN



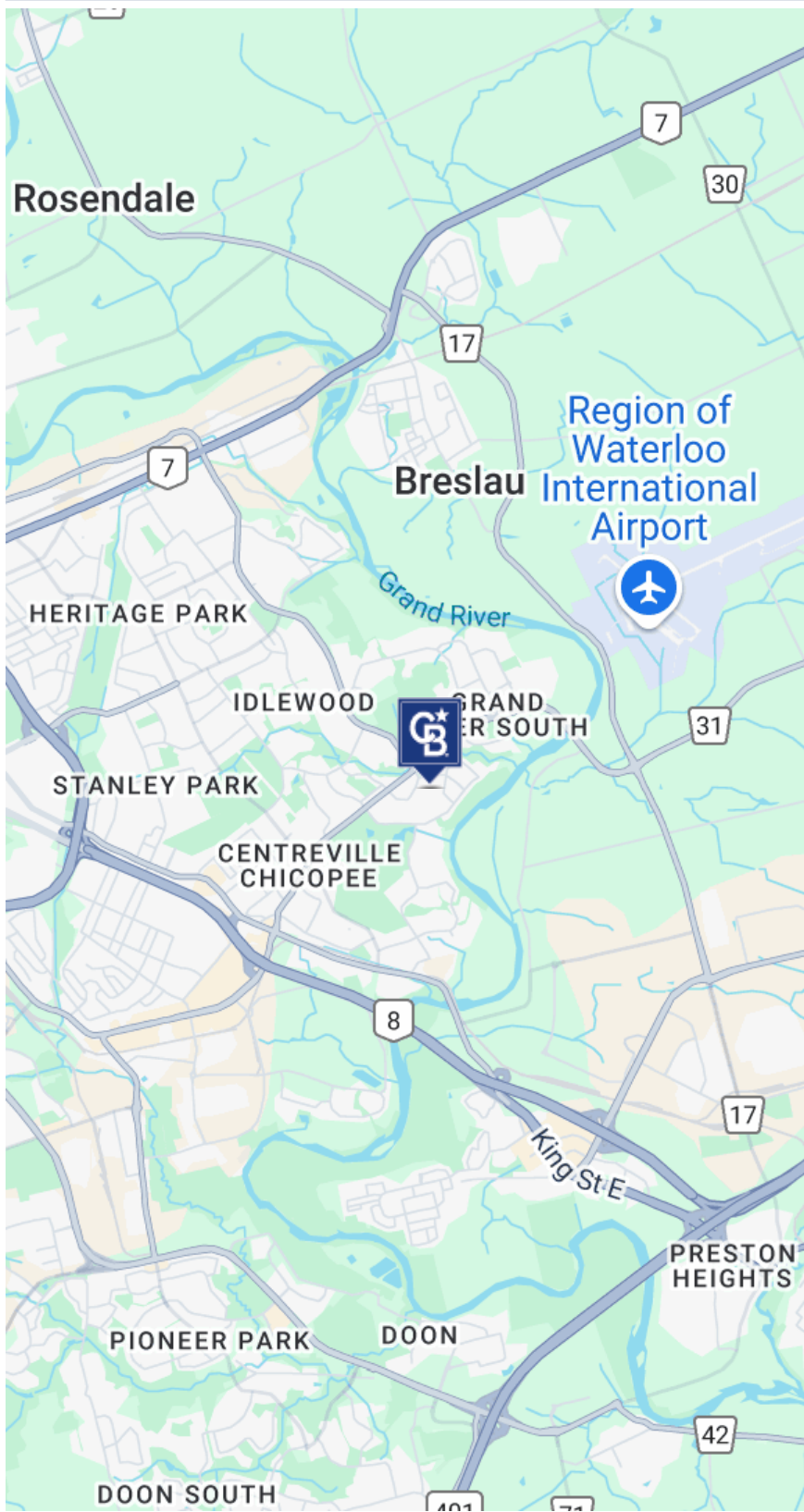
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LOCATION HIGHLIGHTS

STRATEGIC CORNER LOCATION AT
FAIRWAY ROAD N. & LACKNER BLVD

HIGH-VISIBILITY FRONTAGE

- Perfect for branding and signage exposure

DIRECTLY ACROSS FROM
CHICOPEE HILLS PUBLIC SCHOOL

- Strong daily foot and vehicle traffic

RAPIDLY GROWING AREA

- High demand for retail and service businesses

CLOSE PROXIMITY TO MAJOR
HIGHWAYS

- Just minutes to Highway 8 and Highway 401

EXCELLENT TRANSIT
CONNECTIVITY

- via Grand River Transit (GRT)

SHORT DRIVE TO WATERLOO
REGIONAL AIRPORT

- Ideal for business accessibility

ESTABLISHED RESIDENTIAL
NEIGHBORHOOD

- Over 20,000 residents within a 5 km radius
- High-Density Neighborhood
- Strong daytime population and school traffic
- Surrounded by Residential Growth
- Consistent demand from nearby households
- Prime Community Location
- Daily exposure to a well-populated trade area

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