

# FOR LEASE

# CDNGLOBAL<sup>®</sup>

## 471 TERRY FOX DRIVE | KANATA, ON NOW AVAILABLE FOR OCCUPANCY



# LEASE DETAILS

TOTAL SQ.FT. AVAILABLE      Approx. 2,323.5 sq. ft. (One unit remaining, can be split)

ASKING RENT      Contact Listing Agents

OPERATING COSTS & TAXES      \$15.00 per sq.ft. (estimated) plus utilities for 2024

SITE AREA      126,759 sq.ft. or 2.91 Acres

TOTAL PLAZA      23,658.80 sq.ft.

AVAILABILITY      To be arranged

TERM      5 - 10 Years

ZONING      LC7 (411) - Local Commercial



## PROPERTY DETAILS

Prime retail space for lease, anchored by a national retail fuel and gas bar, carwash and convenience food.

Terry Fox Drive is a major arterial road stretching from Kanata North over Highway 417 to Kanata South. The site is located between Kanata Avenue and Tillsonburg Street. The site is very near to Minto's fast-growing community of Arcadia. Nearby is the Kanata Centrum Shopping Centre, Signature Ridge, the Tanger Outlet Mall, Canadian Tire Centre, Kanata Lakes Golf and Country Club, and Kanata North Business Park.



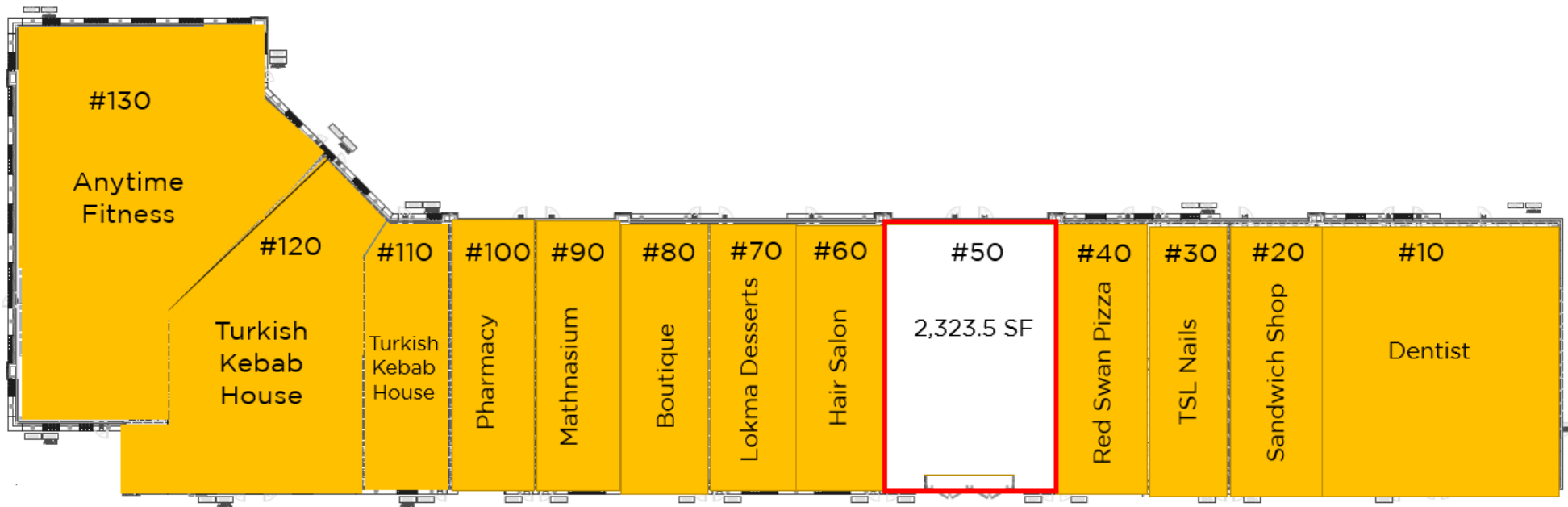
## DEMOGRAPHICS

Radius	2 KM	5 KM	10 KM
Population (2023)	14,663	78,346	164,991
Population (2028)	17,165	90,303	189,663
Population (2033)	19,246	100,598	210,850
Projected Annual Growth 2023-2033	3.1%	2.8%	2.8%
Median Age	42.2	40.5	40.1
Average Household Income	\$157,780	\$141,230	\$143,772

# PROPERTY PHOTOS



# SITE LAYOUT



**PHILIP ZUNDER**

President / Broker of Record

📞 613.725.7170 ✉️ pzunder@cdnglobal.com

**BEN ZUNDER**

Sales Representative

📞 613.913.8858 ✉️ bzunder@cdnglobal.com

CDNGLOBAL.COM

CDN GLOBAL (OTTAWA) LTD. BROKERAGE  
1419 Carling Avenue, Suite 203, Ottawa, ON K1Z 7L6

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