

**CUSHMAN &
WAKEFIELD**
Waterloo Region

OFFICE/RETAIL SPACE FOR LEASE



CHICOPEE PARK CENTRE

1601 RIVER RD E, KITCHENER, ON

PROPERTY FEATURES

- Chicopee Park Plaza is a high traffic community shopping centre located on River Road E.
- Situated across from Chicopee Ski Hill and in close proximity to the Fairway retail node, Gateway Business node as well as Highways 7/8 and 401
- Join other tenants like Italo Foods, Robert's Boxed Meats, Mary Brown's Chicken, bitKIDS, HomeTaste, Water Depot, Sage Naturopathic, Chicopee Chiropractic, Chicopee Park Dental, Apex Occupational Health & Wellness and more.
- Move in ready office suites available with efficient footprints and layouts.
- Building signage available with drive-up parking to the retail unit.
- Large format retail space available and ideal for several uses including commercial recreational, convenience retail, specialty grocer, martial arts, dollar store, home décor and more.
- New façade and extension renovations recently completed to the plaza



ZONING
C-2



Neighbourhood
Chicopee/Freeport

UNIT	TYPE	SF	PRICE PSF NET	TMI (2024)
305	Office	1,216	\$14.00	\$14.84
10	Retail/Office	3,583	UNDER	CONTRACT



1601 River has a
fresh new look!!

Cross Streets: Located at Morgan Ave and River Rd across from Chicopee Ski Hill.



RETAIL LANDSCAPE (*WITHIN 5 KM RADIUS)



■ Banks

■ Coffee Shops

■ Clothing Retailers

■ Grocery Stores

TOTAL
POPULATION

301,219*

DAYTIME
POPULATION

309,931*

TRAFFIC
COUNT

8,162+
VEHICLES/DAY



Lease Price
\$14.00



TMI
\$14.84 PSF
(2024)

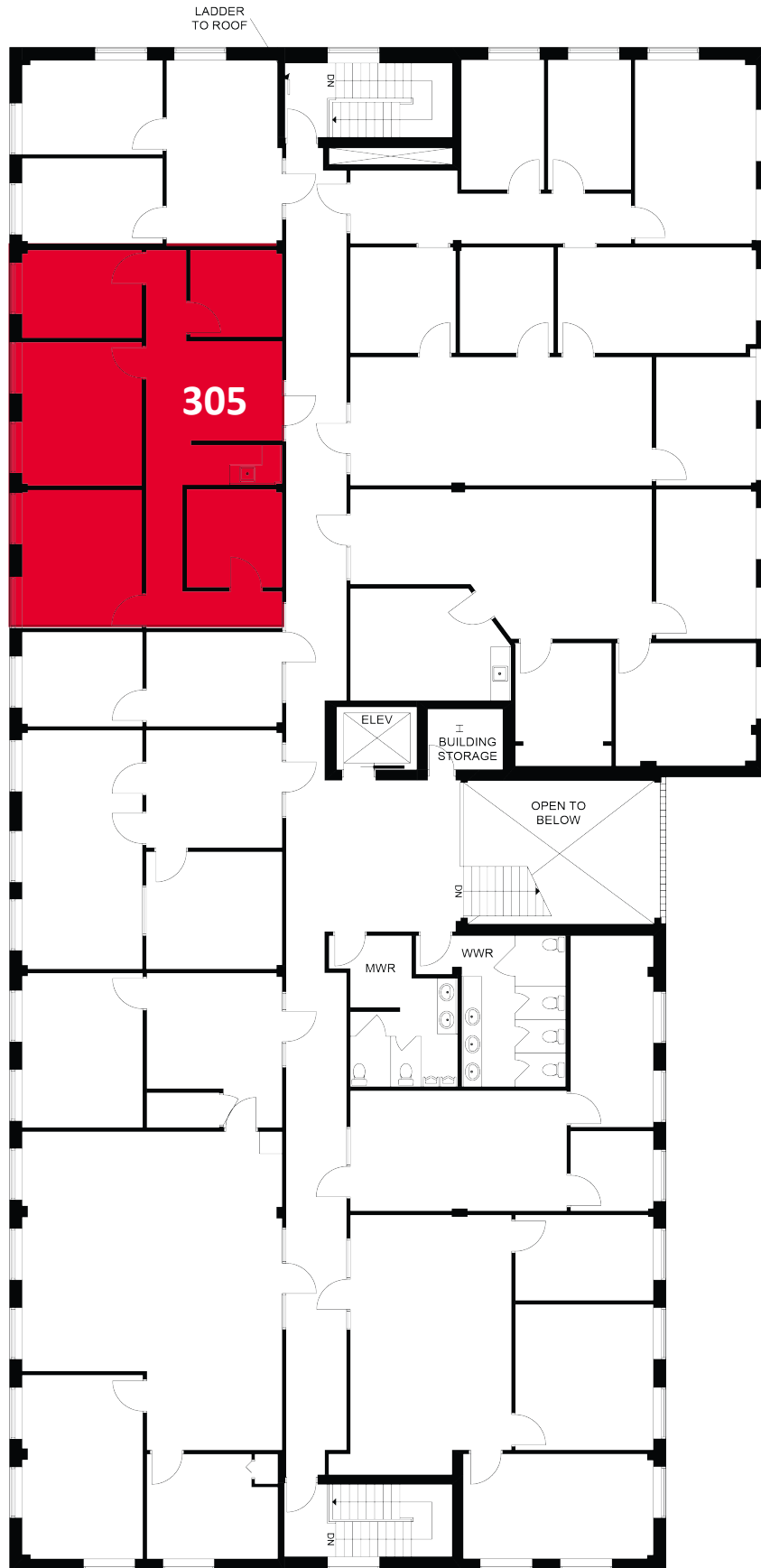


Space Available
1,216 SF



Virtual Tour
Coming Soon!!







Space Available
3,583 SF



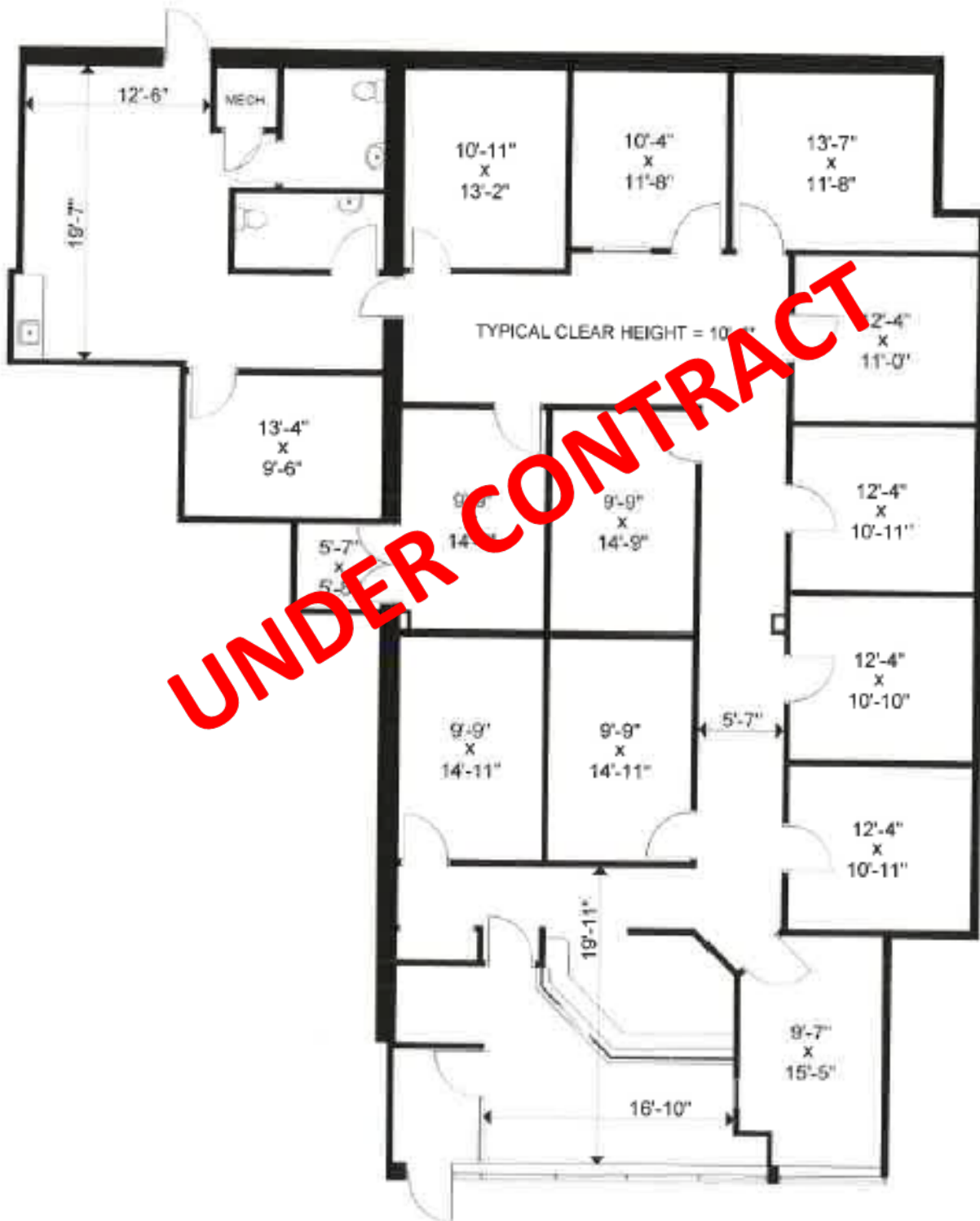
TMI
\$12.85 PSF
(2024)



Lease Price
\$16.00 PSF Net



**Take a 3D
Virtual Tour**





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For more information, please contact:

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