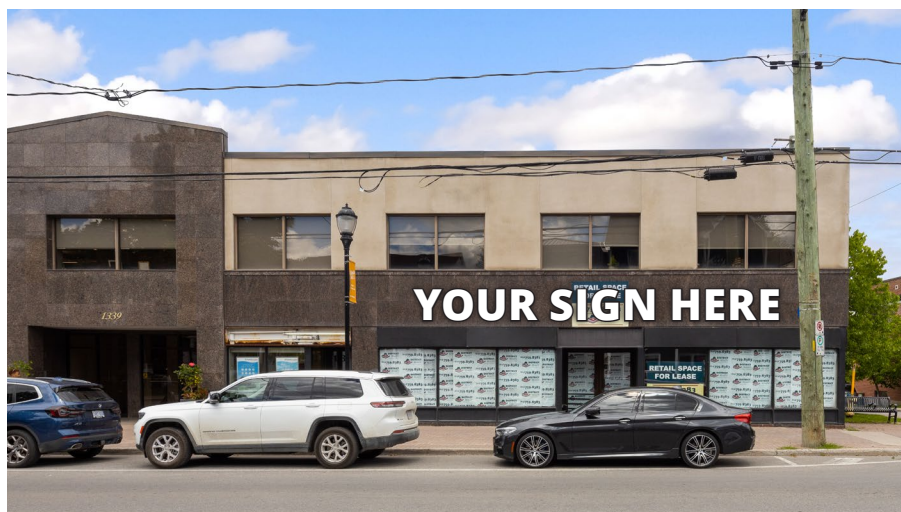


Integrity. Dedication. Professionalism.
PRIME RETAIL SPACE FOR LEASE

1337 Wellington Street W., Ottawa



Prime Branding Opportunity in Wellington Village

Position your business for success in the heart of Wellington Village, a dynamic and growing community that takes pride in supporting local businesses. Just west of downtown Ottawa, this sought-after neighborhood is a hotspot for boutique shopping, diverse dining, and essential services, attracting both residents and visitors alike.

This corner unit benefits exceptional visibility with prominent building signage and expansive display windows in a high exposure location. Don't miss this opportunity to establish your brand in Wellington Village!

Highlights

- Approx. 40 feet of frontage on a bustling street with consistent vehicle and pedestrian traffic.
- Quick and easy access to Highway 417, making it convenient for customers and employees.
- Excellent Transit Options – Bus stops right at the doorstep and just a short walk to Tunney's Pasture LRT Station, ensuring steady foot traffic.
- Vibrant Commercial Hub – Located next to Anytime Fitness and surrounded by a diverse mix of restaurants, independent shops, and essential services, creating a lively and engaging business environment.

Price: \$30.00/sf
OPC: \$14.77/sf

Size: 2,653 sf

Contact:

613-759-8383
leasing@districtrealty.com

Darren Clare

Director, Leasing & Investment Sales
Sales Representative

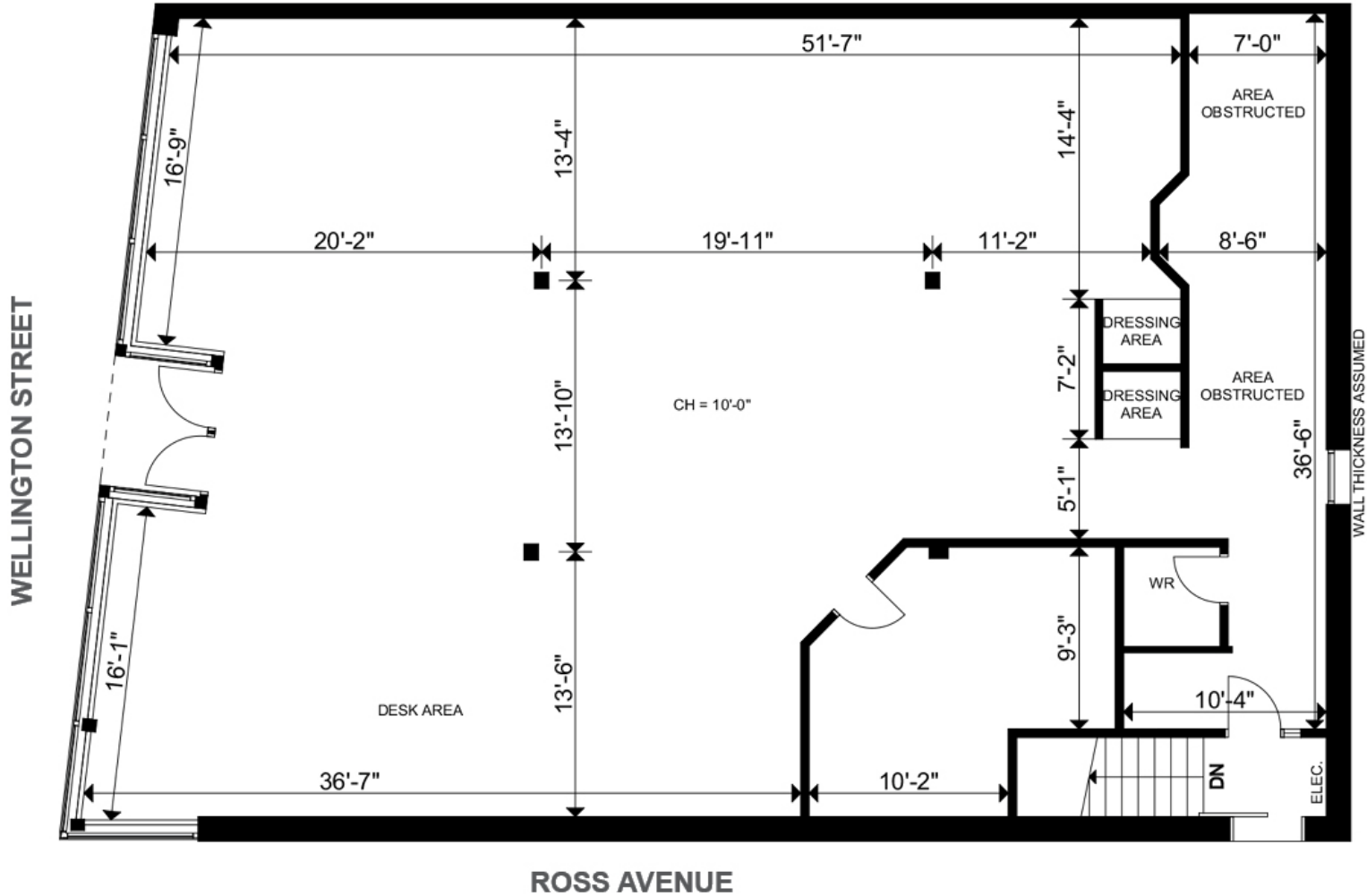
1 1337 Wellington Street W., Ottawa

District Realty Corporation Brokerage
districtrealty.com



The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to square footage and other information contained herein are approximate and subject to change. Prospective Purchasers/Tenants shall not construe the information as legal advice. All properties are subject to change or withdrawal without notice.

Floor Plan



Demographics

Population

	2 km	5 km	10 km
2023 Population	40,272	212,873	655,978
2028 Population Projection	45,895	235,540	722,598
2033 Population Projection	50,812	255,714	782,146
Annual Growth 2023 - 2028	2.8%	2.1%	2.0%
Annual Growth 2023 - 2033	2.6%	2.0%	1.9%
Daytime Population	43,467	341,081	763,700
Median Age	41.8	39.8	39.7

Households

	2 km	5 km	10 km
2023 Households	19,560	105,929	298,550
2028 Household Projection	22,846	119,924	336,290
2033 Household Projection	25,569	131,393	367,549
Annual Growth 2023 - 2028	3.4%	2.6%	2.5%
Annual Growth 2023 - 2033	3.1%	2.4%	2.3%
Average Household Size	2.1	2	2.2
Private Household Population	39,512	206,610	641,616

Income

	2 km	5 km	10 km
Average Household Income	\$125,596	\$103,980	\$99,926
Median Household Income	\$83,662	\$68,584	\$68,331
Per Capita Income	\$61,002	\$51,742	\$45,478
Agg. Household Expenditure	\$2.2B	\$10.4B	\$ 28.4B
Avg. Household Expenditure	\$113,221	\$98,028	\$95,022
\$40,000 - \$60,000	2,427	16,141	47,523
\$60,000 - \$80,000	2,365	13,799	40,246
\$80,000 - \$100,000	2,163	11,781	34,638
\$100,000 - \$150,000	3,524	16,448	48,108
\$150,000 - \$200,000	2,404	9,583	25,769

* CoStar data - October 2023



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Highlights

- Corner unit with 40 feet of frontage on Wellington St. W.
- Loading door and basement storage
- Consistent vehicle and pedestrian traffic
- Seamless access to public transit, HWY 417, and arterial roads
- Surrounded by upscale restaurants, eateries, bakeries, unique shops and personal services
- Great exposure in a trendy location with a supportive local community

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