



Retail Space **FOR LEASE**

591 March Road,
Ottawa



Integrity. Dedication. Professionalism

District Realty
Corporation Brokerage
districtrealty.com

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Ottawa



UNIT	SIZE	OCCUPANCY	PRICE	OPC
UNIT 1	3,014 SF	Jan. 1, 2027	\$20.00/SF	\$12.81/SF
UNIT 7	1,029 SF	Immediate	\$25.00/SF	\$12.81/SF
Unit 10	1,873 SF	LEASED	\$20.00/SF	\$12.81/SF

Salient Facts

Zoning	GM[2907]S484-h	• Building Signage
Ceiling	9' clear	• Pylon Signage
• On-Site Parking		• Glass Front Units



Highlights

Glass-front retail units are available for lease, offering on-site customer parking, and prominent building signage opportunities facing March Road. Positioned along a high-traffic commuter route serving Kanata North, the property benefits from consistent daily exposure to both local and destination-driven customers.

The units combine flexible layouts with modern storefronts and excellent sightlines. Surrounded by major employers, established retail, and nearby amenities including the Brookstreet Hotel and The Marshes Golf Club, the location supports sustained demand for food, service, and convenience-oriented retailers seeking visibility within a proven commercial corridor.



Location Overview

Situated along March Road near Terry Fox Drive, the property is strategically positioned within a high-density residential community and the heart of Kanata North's thriving technology hub, just west of Ottawa. This prime location benefits from consistent daily vehicle traffic and serves a local population of approximately 26,952 residents within a 3 km radius.

Tenants enjoy excellent connectivity with direct access to Highway 417, quick links to Innovation Station, and convenient public transit via nearby bus routes. The combination of strong residential density, a major employment base, and seamless regional access makes this a highly functional and visible location for retail and service-oriented businesses.

CONTACT

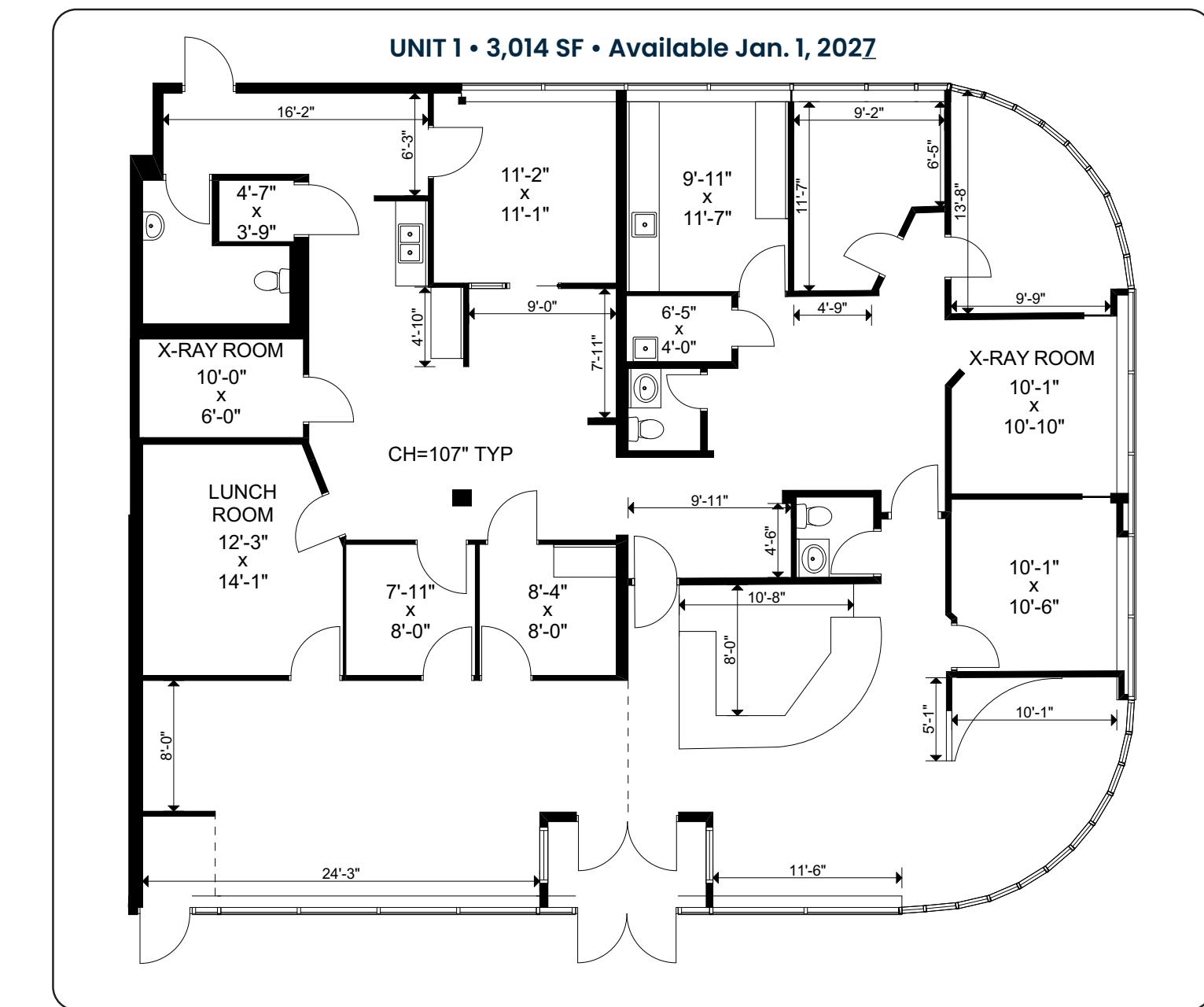
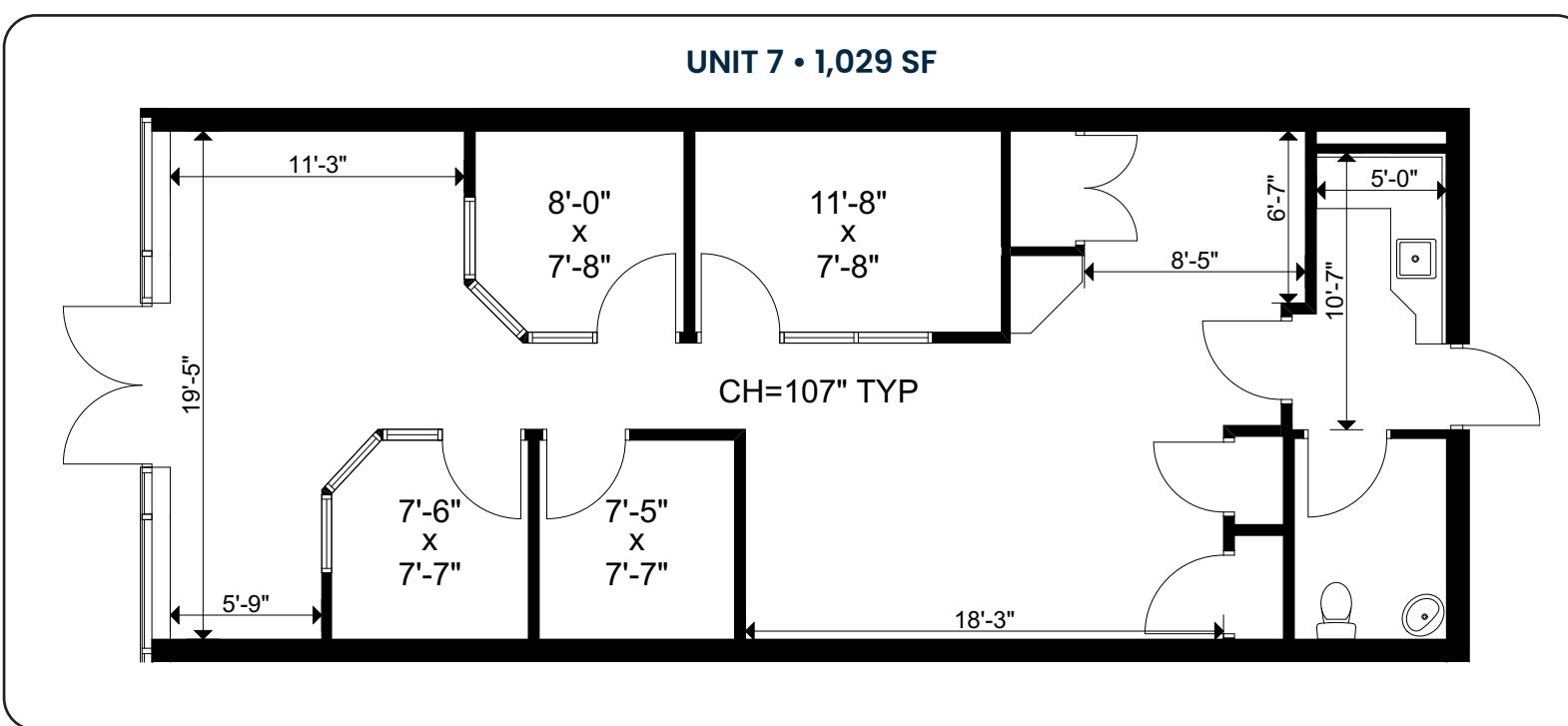
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FLOOR PLANS



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AREA MAP

591 March Road is prominently positioned at the high-exposure intersection of March Road and Terry Fox Drive — a key gateway to Kanata North and one of the area's busiest commuter corridors. Located next door to Canada's largest technology park and minutes from the Brookstreet Hotel and The Marshes Golf Club, the property benefits from steady daily traffic, strong lunchtime demand, and a consistent flow of professionals, visitors, and leisure guests.

Kanata North is home to more than 540 companies employing over 33,000 professionals, creating a dense, affluent customer base for food, service, and convenience-oriented retailers. Combined with nearby hotel guests, golfers, and event attendees, the area supports retail demand throughout the day — from morning coffee to evening dining and services.

Your Brand, Front and Centre

Command attention with prime building signage at the high-traffic intersection of March Road and Terry Fox Drive. Exceptional exposure to thousands of vehicles daily — a powerful way to showcase your brand.

Built-In Customer Base

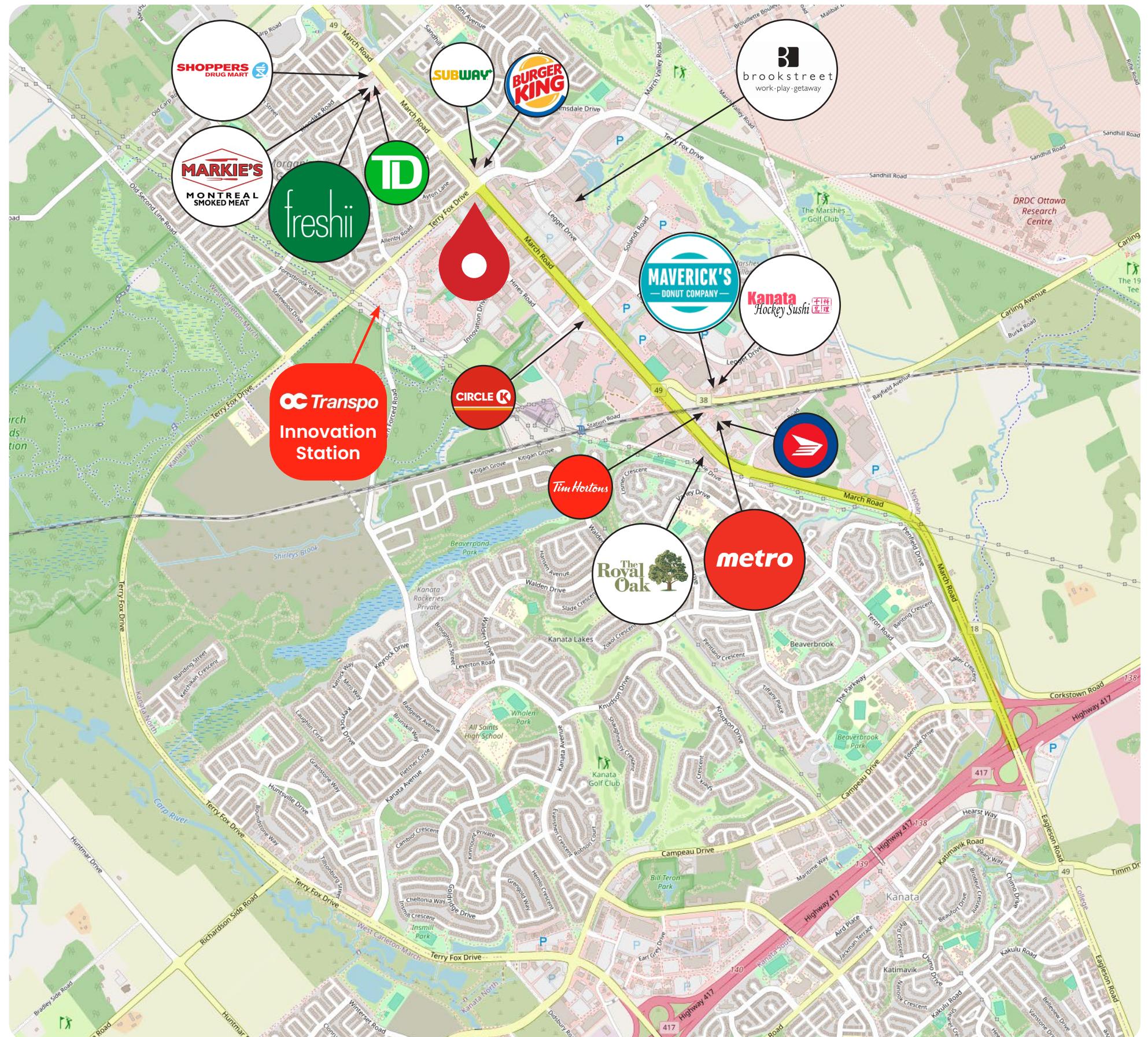
Positioned next to major employers including Ericsson, Mitel, Ciena, and Nokia, the property is surrounded by thousands of professionals seeking food, services, and everyday retail just steps from their workplace.

Connected for Success

Seamless access to Highway 417, public transit routes, and cycling paths ensures steady customer flow throughout the day — from morning coffee runs to after-work errands.

Retail Synergy All Around

Surrounded by restaurants, cafes, gyms, shops, and services along March Road.



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Demographic Data

Labor Force Participation

67.8%

within a 5 km radius, a highly active working demographic with significant employment in technology, applied sciences, management, and business services.

Age Distribution

The neighbourhood is overwhelmingly working age, with about 84% of the population under 65.

MEDIAN AGE IS

40



In retail terms, that signals a mature, economically stable market – anchored by established households, working professionals, and families with predictable spending patterns.

Household Characteristics

The 5 km trade area is characterized by established, predominantly family-oriented households with strong income fundamentals and long-term stability. Household counts are projected to grow by more than

**30%
BY 2033**

reinforcing sustained demand for retail and services as the community continues to densify and mature.

Educational Attainment

47% of residents hold a Bachelor's Degree or higher within a 5 km radius.



Income Levels

With only 10% of households earning under \$40,000 annually, the surrounding 5 km trade area reflects a predominantly affluent market, where average household incomes exceed

\$150K

This income profile supports strong discretionary spending and positions the area well for quality retail, food, and service-oriented businesses

Population Growth

The population within a 5 km radius is projected to reach 64,693 by 2033.

**27%
GROWTH
BY 2033**

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