

Retail Space **FOR LEASE**

591 March Road,
Ottawa



Integrity. Dedication. Professionalism

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 tenants shall not construe the information as legal advice. All properties are subject to change or withdrawal without notice.

591 March Road

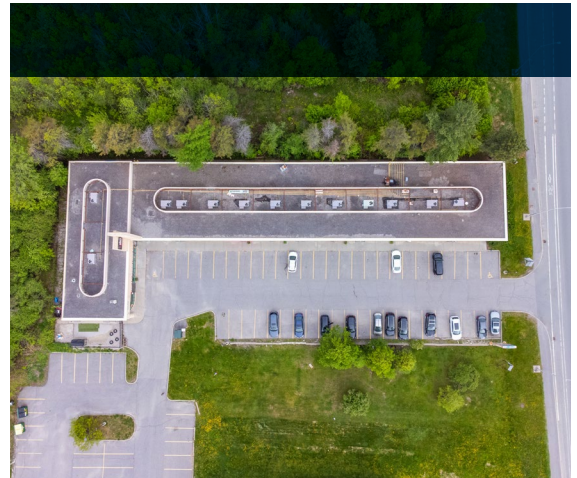
Ottawa



UNIT	SIZE	OCCUPANCY	PRICE	OPC
UNIT 1	3,014 SF	Jan. 1, <u>2027</u>	\$25.00/SF	\$12.22/SF
UNIT 7	1,029 SF	Nov. 1, 2025	\$20.00/SF	\$12.22/SF
Unit 10	1,873 SF	Immediate	\$20.00/SF	\$12.22/SF

Salient Facts Property

- 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 excellent street visibility, on-site customer parking, and opportunities for building signage facing March Road. Designed to capture attention from steady vehicle traffic, these units combine functionality with strong visual appeal, making them an ideal choice for retailers seeking prominence along a busy commercial corridor.

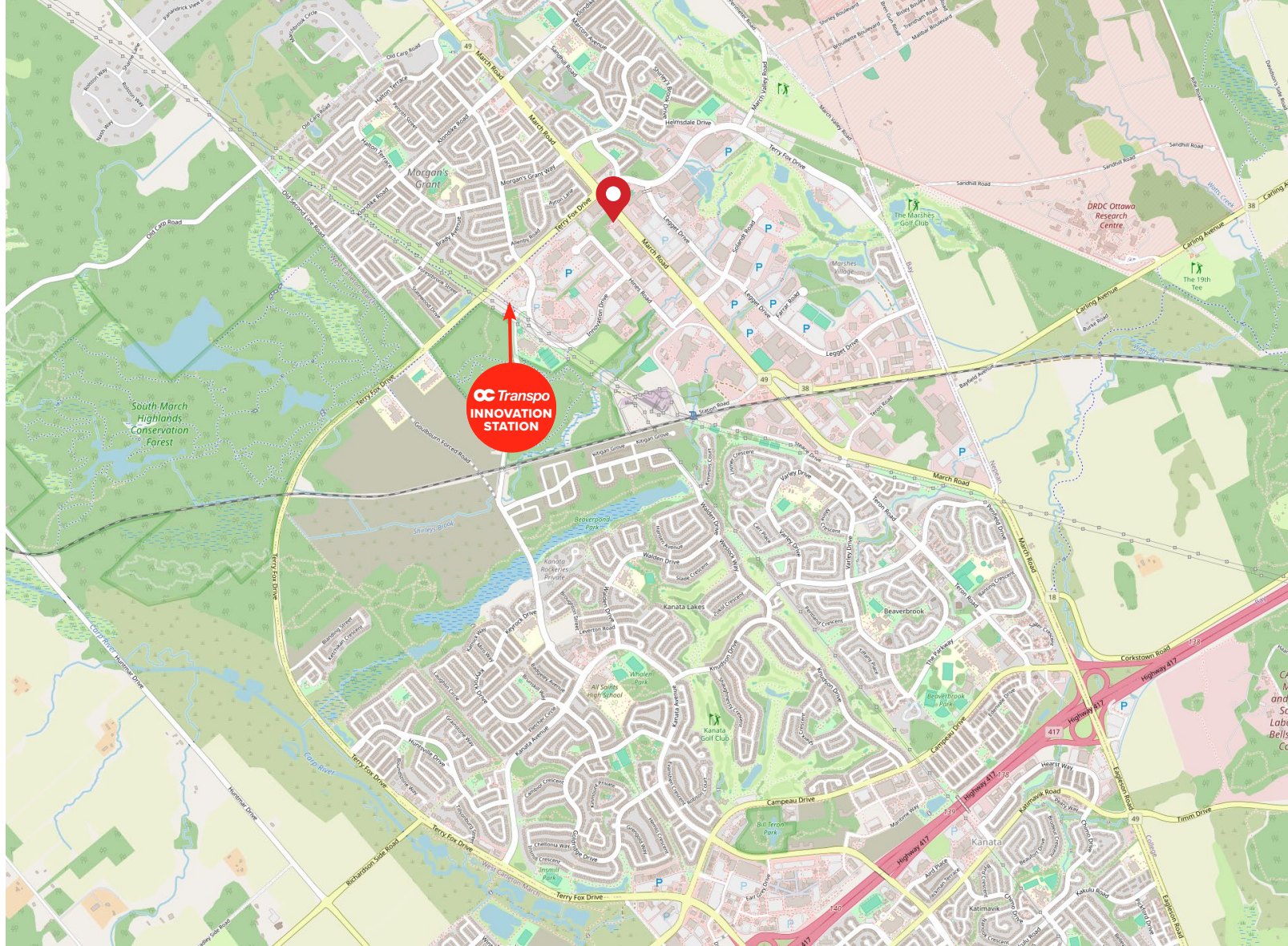
CONTACT

Darren Clare

Director, Leasing & Investment Sales | Sales Representative

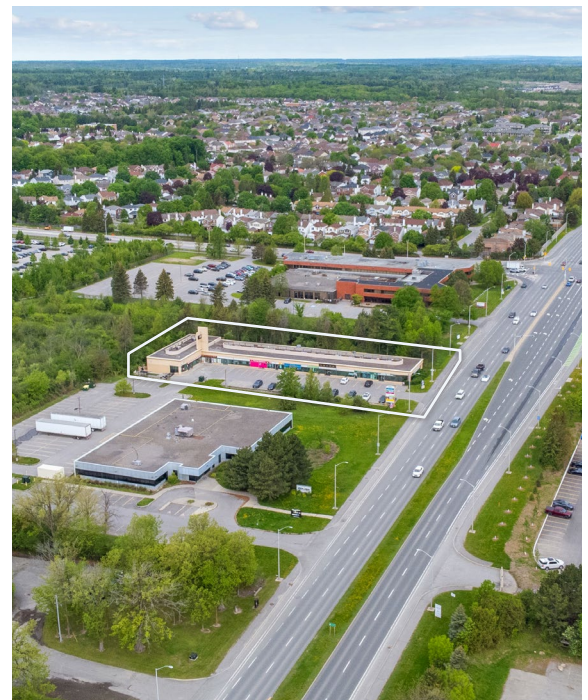
613-759-8383

leasing@districtrealty.com



Location Overview

Situated on March Road near Terry Fox Drive, this property benefits from its placement in a high-density residential suburb and thriving tech hub just west of Ottawa. The area supports consistent vehicle traffic and has a population of approximately 26,952 within a 3 km radius. Tenants also enjoy direct access to HWY 417 for smooth connectivity, proximity to Innovation Station, and convenient public transit with nearby bus stops.



DEMOGRAPHICS

Population

	2 km	5 km	10 km
2023 Population	18,507	51,064	203,797
2028 Population Projection	20,937	58,321	230,059
2033 Population Projection	23,035	64,693	252,903
Annual Growth 2023 - 2028	2.6%	2.8%	2.6%
Annual Growth 2023 - 2033	2.4%	2.7%	2.4%
Daytime Population	24,566	52,199	168,434
Median Age	36.5	40.5	40

Households

	2 km	5 km	10 km
2023 Households	5,735	17,505	74,483
2028 Households Projection	6,648	20,452	85,845
2033 Households Projection	7,398	22,905	95,241
Annual Growth 2023 - 2028	3.2%	3.4%	3.1%
Annual Growth 2023 - 2033	2.9%	3.1%	2.8%
Average Household Size	3.4	3	2.8
Private Households Population	18,450	50,352	201,114

Income

	2 km	5 km	10 km
Average Household Income	\$ 151,634	\$ 51,806	\$ 130,142
Median Household Income	\$ 118,379	\$ 113,440	\$ 97,700
Per Capita Income	\$ 46,989	\$ 52,040	\$ 47,564
Agg. Household Expenditure	\$ 751.7M	\$ 2.3B	\$ 8.6B
Avg. Household Expenditure	\$ 131,080	\$ 131,141	\$ 115,915
\$40,000 - \$60,000	421	1,570	8,854
\$60,000 - \$80,000	553	1,813	9,527
\$80,000 - \$100,000	848	2,376	10,456
\$100,000 - \$150,000	1,729	4,632	18,452
\$150,000 - \$200,000	1,147	3,293	11,231

CONTACT

Darren Clare

Director, Leasing & Investment Sales | Sales Representative

613-759-8383

leasing@districtrealty.com





20 James Street, Suite 100
Ottawa, ON., K2P 0T6



613.759.8383



LEASING@DISTRICTREALTY.COM