



Price: TBD
OPC: \$11.85/sf

Size: 36,502 sf

- Zoning: GM[2071]
- Ceiling: 20' clear; 22' to roof deck
- Loading: 1 loading dock

CONTACT:

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Darren Clare

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Sales Representative

Prime Retail Building for Lease | Ottawa East

This is an exceptional opportunity to lease a freestanding retail building at the Train Yards, one of Ottawa's most dynamic shopping destinations. This standout property offers premium signage opportunities, a high ceiling, large display windows, a loading dock, and ample customer parking.

Unbeatable Location & Accessibility

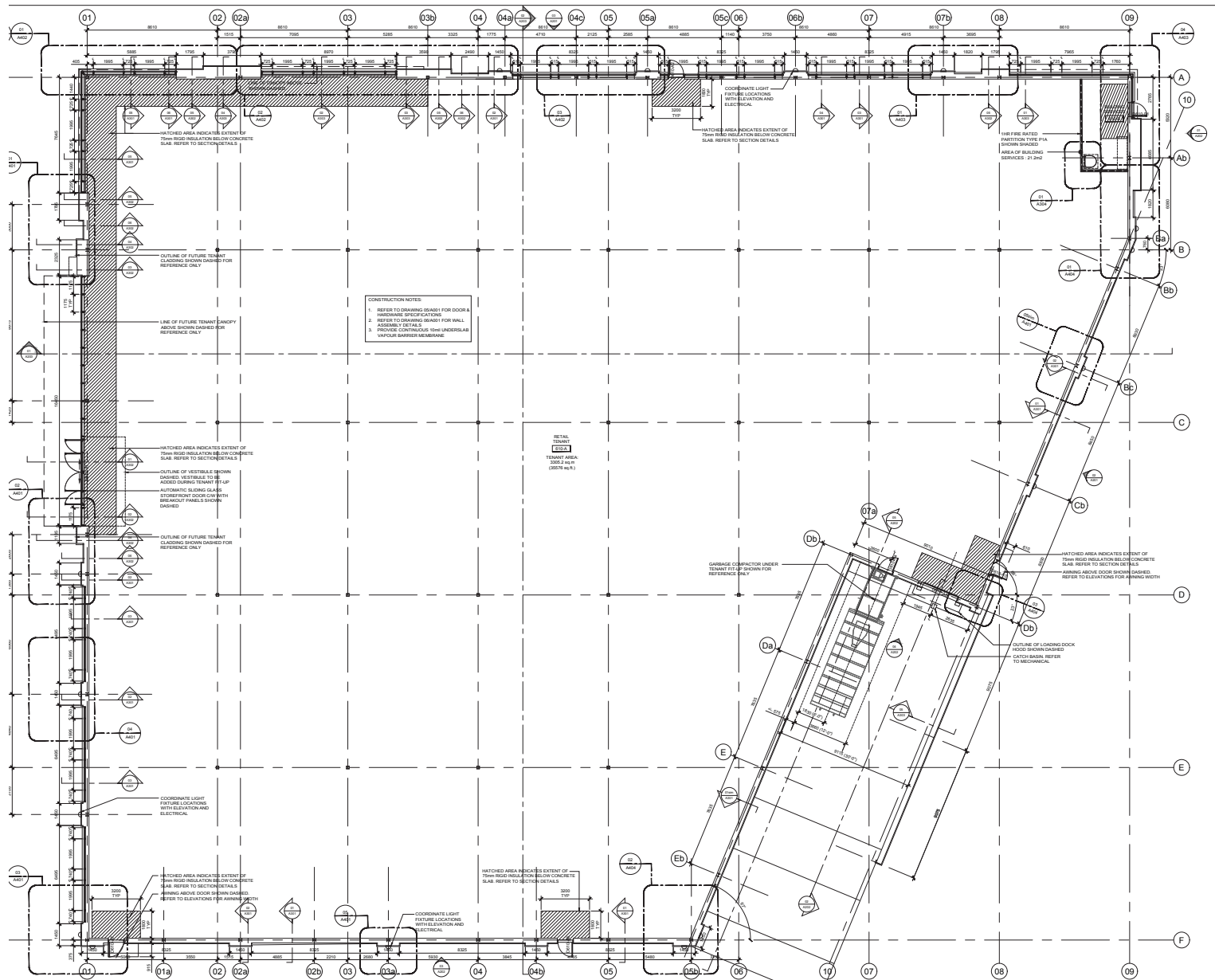
Located just minutes from downtown Ottawa with seamless access to HWY 417 and major arterial roads. This building is located close to the intersection of St. Laurent Blvd. where over 55,000 cars pass daily*. Prominent neighbouring tenants include LCBO, Pioneer Gas, Movati Gym, Farm Boy, CIBC, Walmart, and a variety of restaurants.

Thriving Retail Hub

The Ottawa Train Yards is a premiere shopping destination anchored by AAA national brands. This strategic hub attracts a constantly steady flow of shoppers and professionals, making it the ideal location for retailers looking to maximize their visibility, accessibility, and customer reach.

* open.ottawa.ca Transportation Intersection Volume 2023

Floor Plan



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Demographics

Population

	2 km	5 km	10 km
2023 Population	29,695	246,535	564,793
2028 Population Projection	33,050	272,950	622,344
2033 Population Projection	36,106	296,945	673,851
Annual Growth 2023 - 2028	2.3%	2.1%	2.0%
Annual Growth 2023 - 2033	2.2%	2.0%	1.9%
Daytime Population	42,750	365,092	734,393
Median Age	36.3	38.6	40

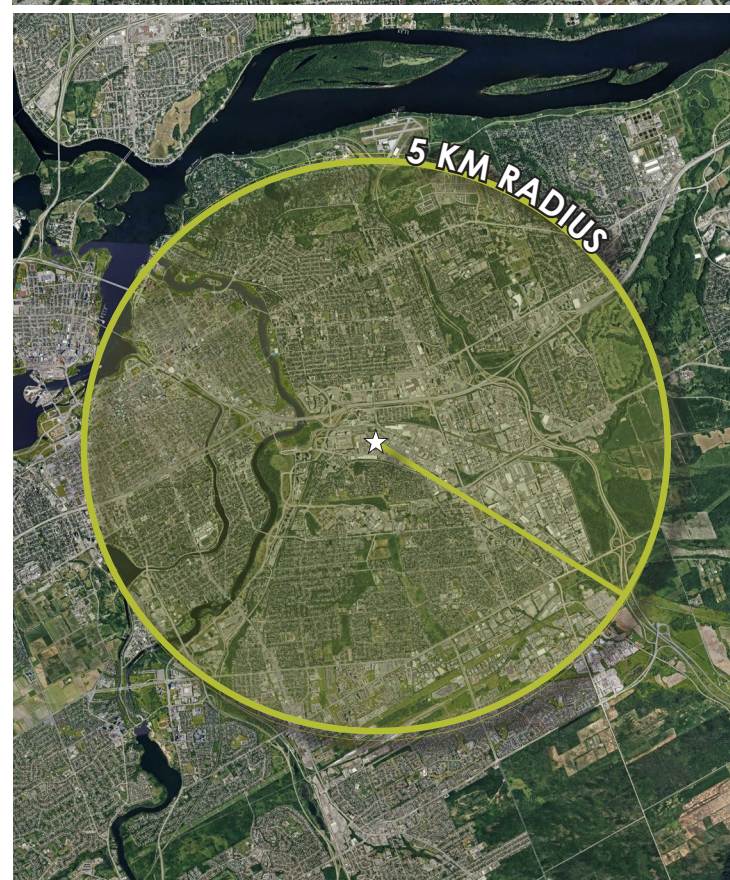
Households

	2 km	5 km	10 km
2023 Households	12,978	118,983	260,042
2028 Household Projection	14,805	135,006	293,103
2033 Household Projection	16,338	148,309	320,347
Annual Growth 2023 - 2028	2.8%	2.7%	2.5%
Annual Growth 2023 - 2033	2.6%	2.5%	2.3%
Average Household Size	2.3	2.1	2.2
Private Households	28,702	239,652	551,578

Income

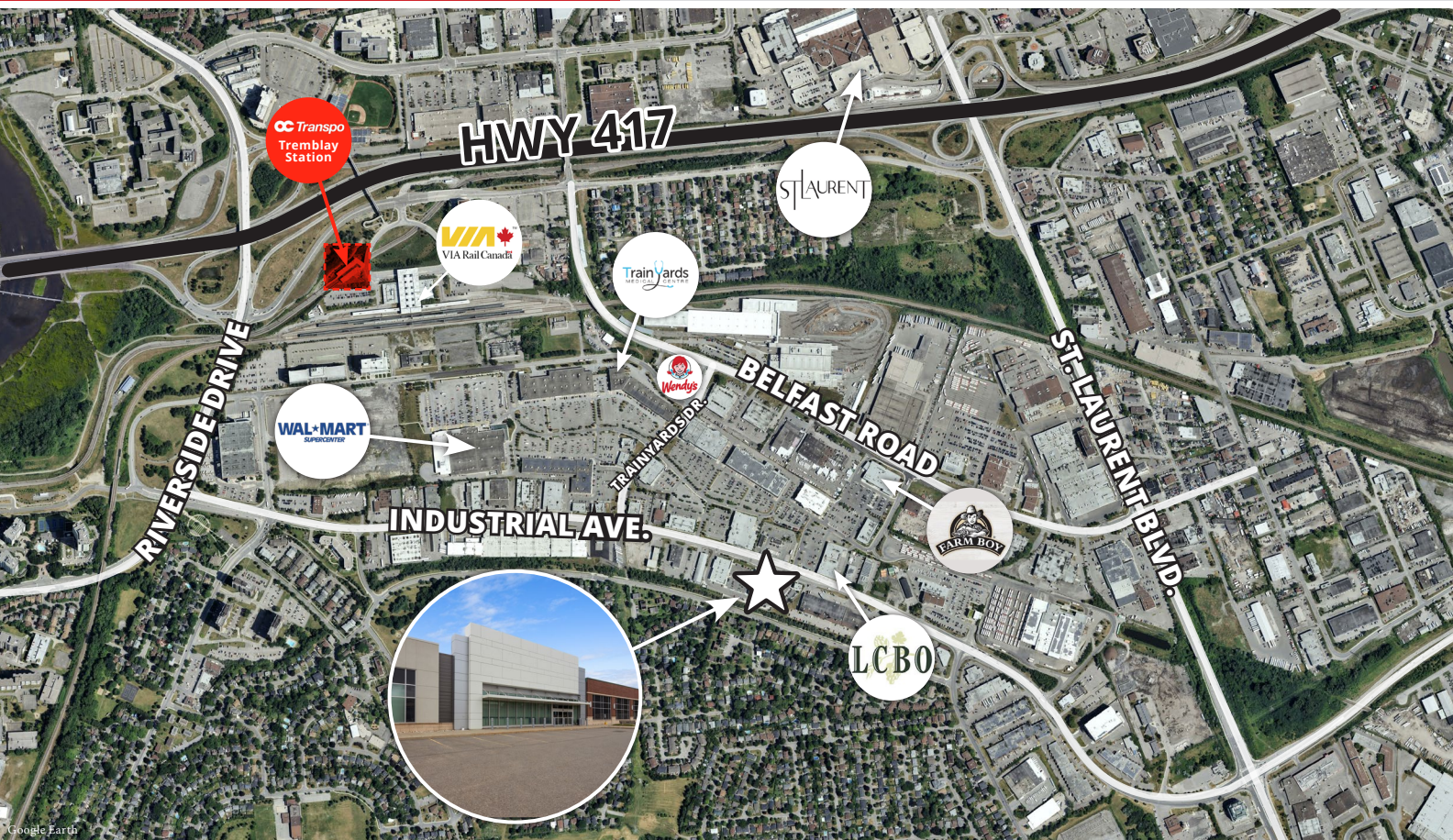
	2 km	5 km	10 km
Average Household Income	\$82,034	\$94,425	\$97,788
Median Household Income	\$54,604	\$62,442	\$66,699
Per Capita Income	\$35,852	\$45,571	\$45,024
Agg. Household Expenditure	\$1.1B	\$10.9B	\$24.4B
Avg. Household Expenditure	\$83,184	\$91,819	\$93,691
\$40,000 - \$60,000	2,159	18,798	41,691
\$60,000 - \$80,000	1,591	15,259	35,054
\$80,000 - \$100,000	1,274	12,849	30,192
\$100,000 - \$150,000	1,731	17,248	40,573
\$150,000 - \$200,000	819	9,109	21,276

* CoStar data - October 2023



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Highlights

- Large, freestanding retail building
- Ceiling Height: 20' clear; 22' to roof deck
- Loading dock
- Large display windows
- Highly effective building signage and pylon signage
- Dynamic retail destination!
- Surrounded by prominent national retailers and restaurants
- Ample customer parking
- Zoning: GM[2071]

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