

Integrity. Dedication. Professionalism.
PRIME RETAIL SPACE FOR LEASE

595 Industrial Avenue, Ottawa



Price: \$25.00/sf
OPC: \$13.95/sf

Unit 2 - 23,519 sf

- Ceiling: 20' clear
- Dock Loading Door
- Zoning: GM[2160]

CONTACT:

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Darren Clare

Director, Leasing & Investment Sales
Sales Representative

Prime Retail Space for Lease | The Train Yards

Excellent opportunity to lease retail space at the Train Yards, one of Ottawa's most dynamic shopping destinations. The unit offers premium signage opportunities on busy Industrial Avenue, a high ceiling, dock loading, and ample customer parking. Currently fit with a large display area, offices, employee breakroom, washrooms, and a spacious receiving/storage room.

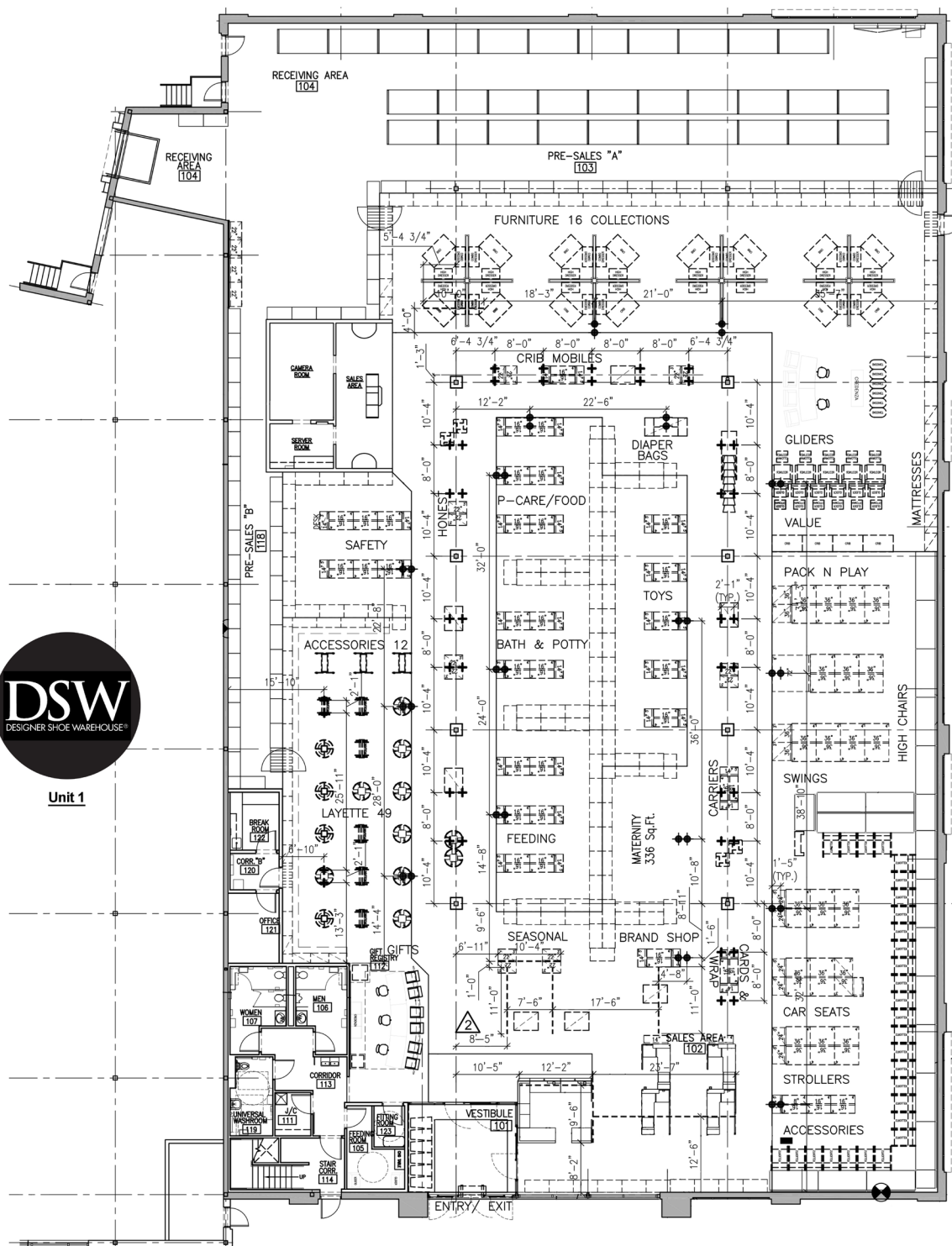
Unbeatable Location & Accessibility

Conveniently located just minutes from downtown Ottawa, the Train Yards offers seamless access to HWY 417 and major arterial roads. The site is well served by public transit and benefits from a strong local customer base, with 85,038 residents within a 3 km radius. Prominent neighbouring tenants include LCBO, Pioneer Gas, Movati Athletic Centre, Farm Boy, CIBC, Walmart, and a variety of restaurants.

Thriving Retail Hub

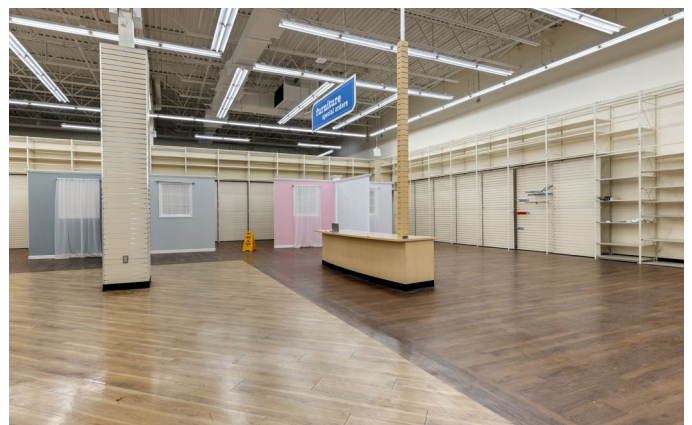
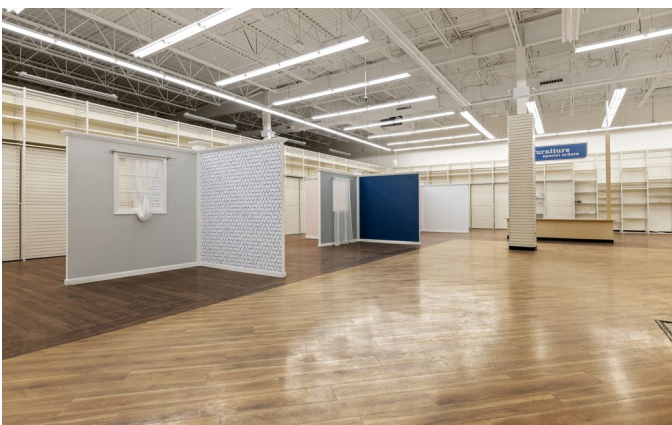
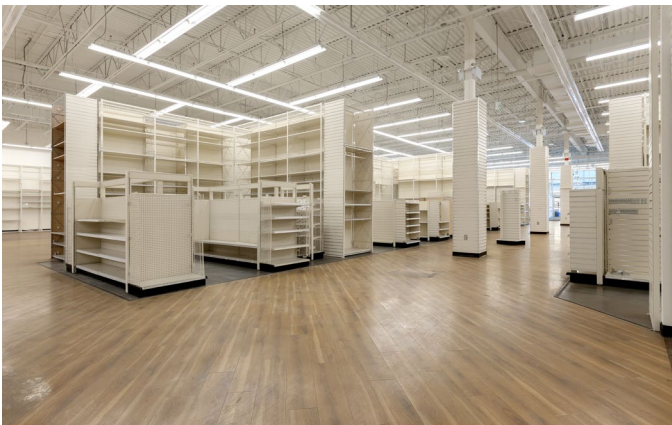
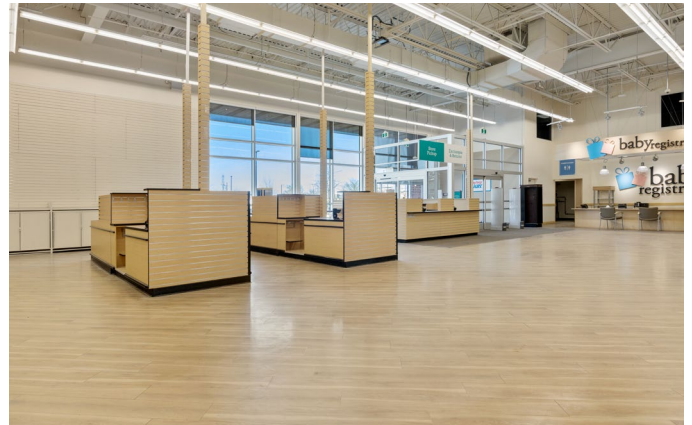
The Train Yards is a premiere shopping destination anchored by AAA national brands. This strategic hub attracts a constantly steady flow of shoppers and professionals, making it the ideal location for retailers looking to maximize their visibility, accessibility, and customer reach.

Floor Plan



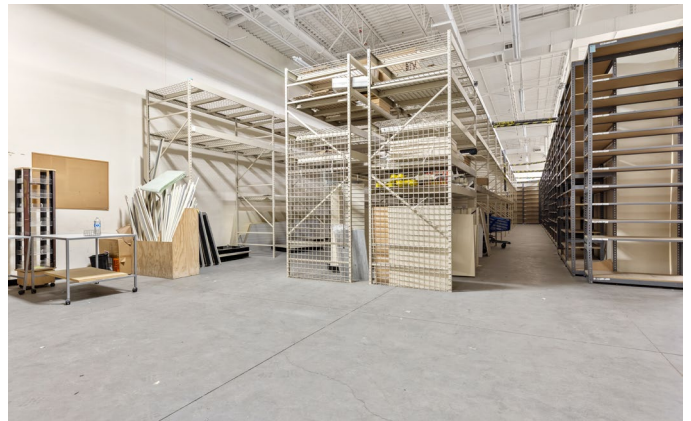
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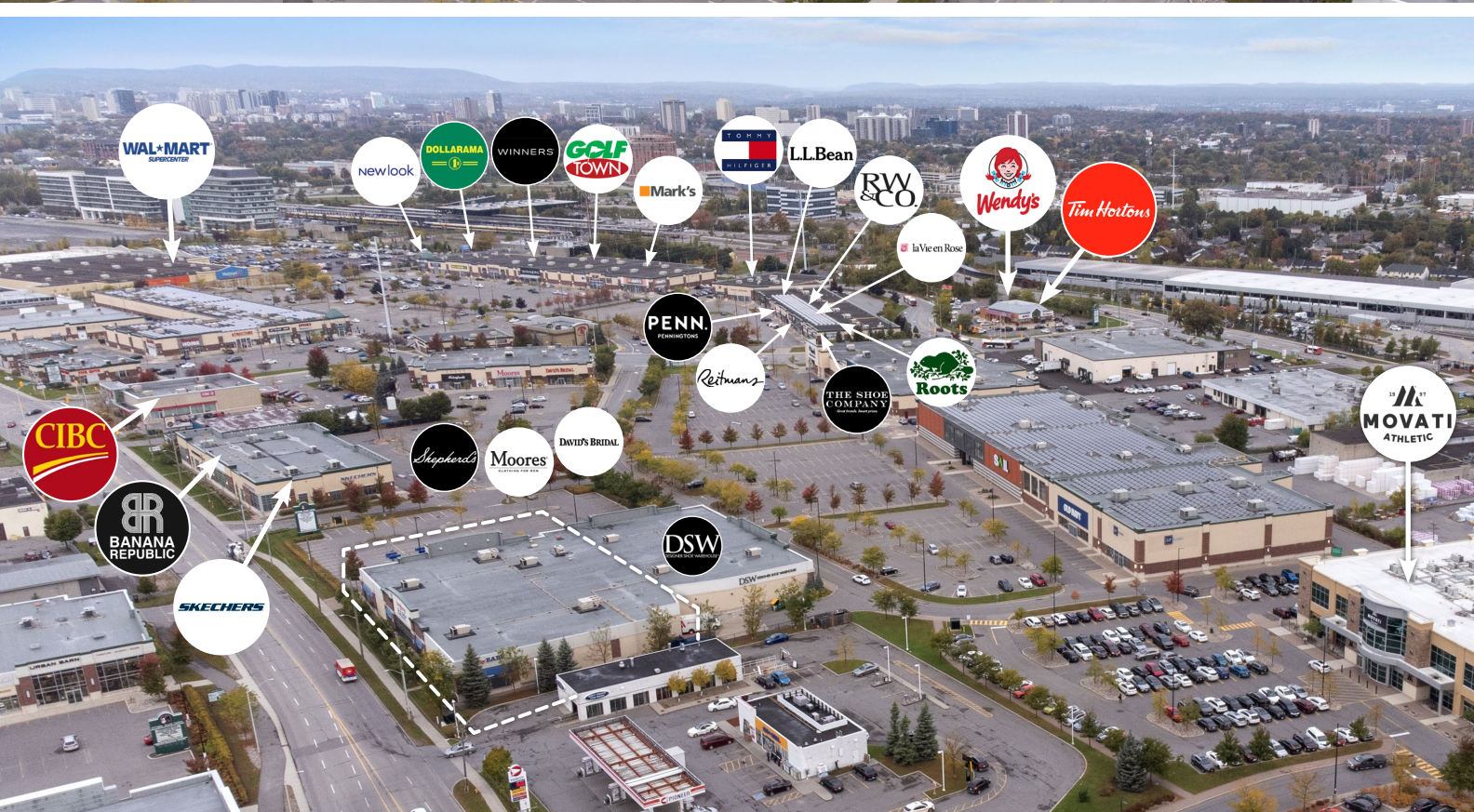
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District Realty Corporation Brokerage
districtrealty.com



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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

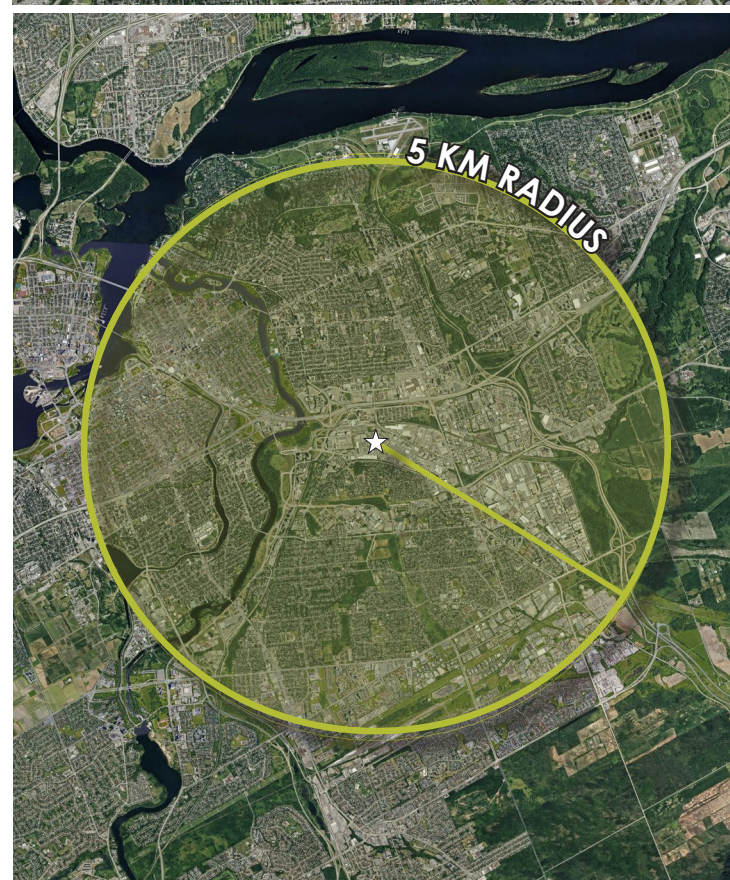
Households

	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 Population	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



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HIGHLIGHTS

- Highly visible signage facing Industrial Avenue
- Excellent branding opportunity at the Train Yards!
- High traffic shopping destination in Ottawa east
- Close to HWY 417 with ample customer parking
- Population of about 85,038 within a 3 km radius
- Surrounded by AAA national brands:
 - Walmart Supercentre
 - Farm Boy
 - CIBC
 - Structube
 - Bouclair
 - Urban Barn
 - Designer Shoe Warehouse
 - SAIL
 - Movati Athletic Centre
 - A range of restaurants and top clothing retailers!

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