

Integrity. Dedication. Professionalism.
PRIME RETAIL SPACE FOR LEASE

1000 Belfast Road, Ottawa



Price: \$20.00/sf
OPC: \$13.05/sf

Unit J - 4,868 sf

- Zoning: AM
- Loading: Double man door
- Ceiling: 19'
- Two washrooms

CONTACT:

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Darren Clare

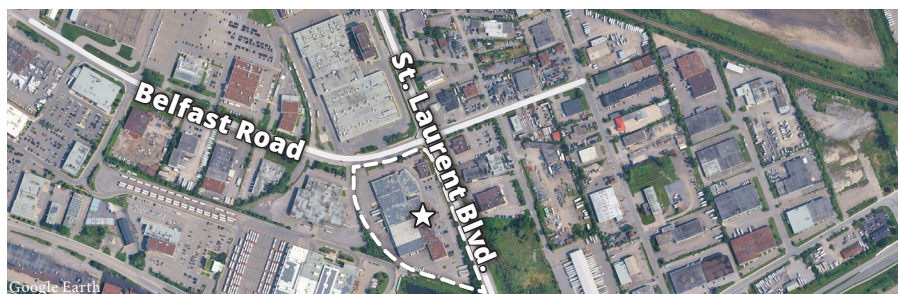
Director, Leasing & Investment Sales
Sales Representative

Retail/Warehouse Space for Lease in Ottawa East

A high-profile retail unit is now available in Ottawa east, perfectly positioned at the bustling intersection of St. Laurent Boulevard and Belfast Road. This prime location offers exceptional visibility, just minutes from the Train Yards and St. Laurent Shopping Centre with a range of national retailers driving traffic to the area.

The unit boasts high ceilings, ample storage space, two washrooms, and a side loading door. Prominent building signage is visible from St. Laurent Blv and large display windows bring in plenty of natural light. Convenient on-site parking available.

It is situated next to Domino's and Mid-East Food Centre, with neighboring tenants including Cora's Restaurant, Magnotta Winery, Midbec, Mountain Granite, Lumen, and the Retina Centre of Ottawa.



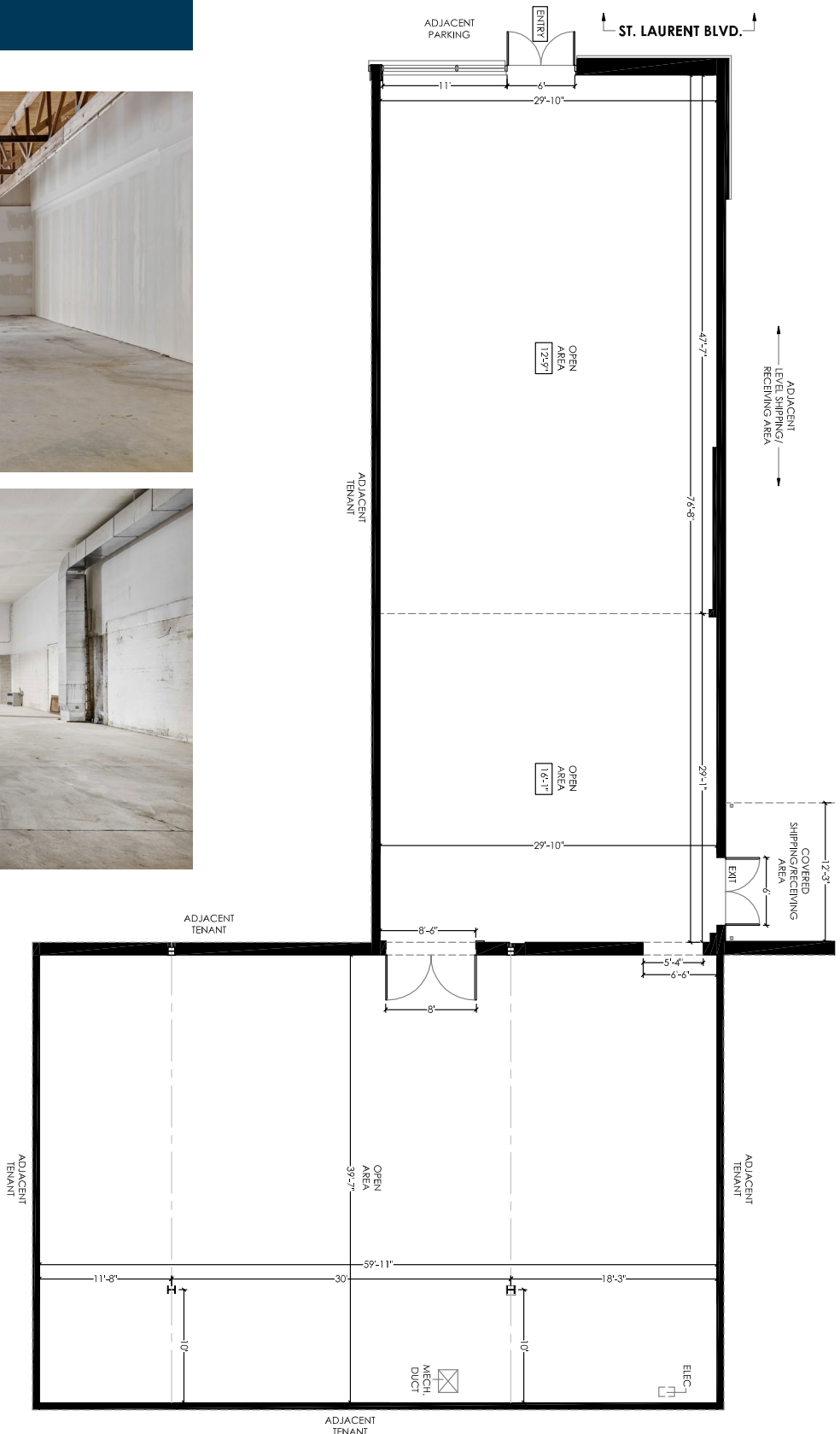
1 | 1000 Belfast Road, Ottawa

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	21,139	213,328	531,468
2028 Population Projection	23,385	235,944	587,376
2033 Population Projection	25,413	256,568	637,654
Annual Growth 2023 - 2028	2.1%	2.1%	2.1%
Annual Growth 2023 - 2033	2.0%	2.0%	2.0%
Daytime Population	43,481	262,951	684,841
Median Age	38.5	38.5	39.7

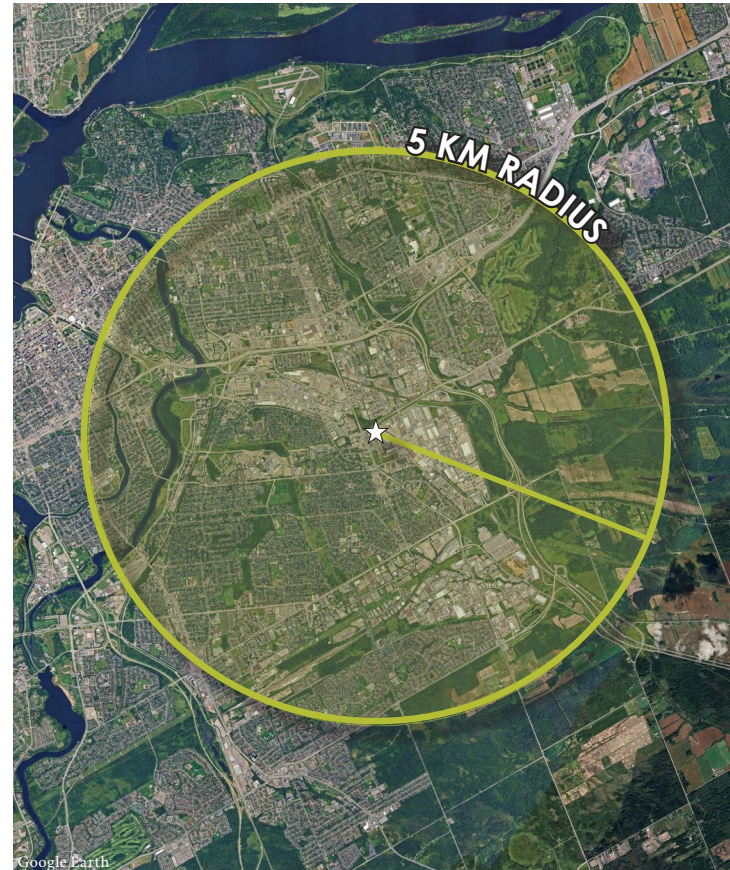
Households

	2 km	5 km	10 km
2023 Households	8,688	98,761	242,965
2028 Household Projection	9,861	111,957	274,629
2033 Household Projection	10,827	122,970	300,831
Annual Growth 2023 - 2028	2.7%	2.7%	2.6%
Annual Growth 2023 - 2033	2.5%	2.5%	2.4%
Average Household Size	2.4	2.2	2.2
Private Households Population	20,481	208,118	518,856

Income

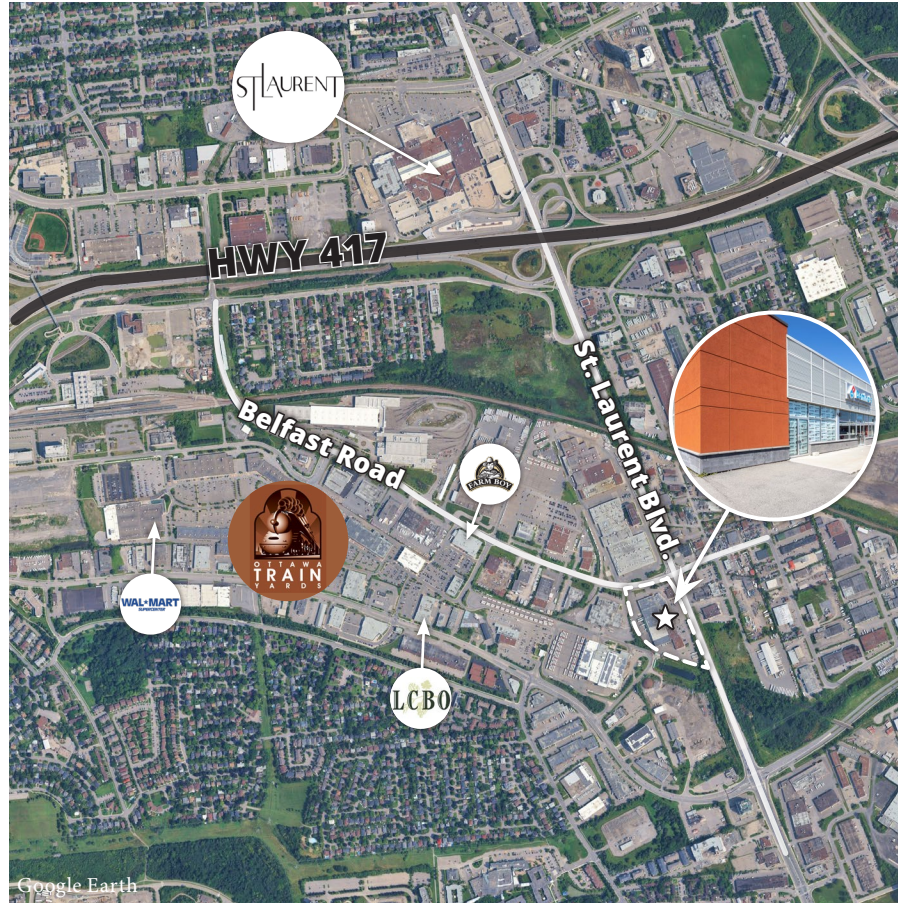
	2 km	5 km	10 km
Average Household Income	\$ 88,803	\$ 93,162	\$ 97,893
Median Household Income	\$ 65,438	\$ 62,574	\$ 67,191
Per Capita Income	\$ 36,497	\$ 43,129	\$ 44,752
Agg. Household Expenditure	\$ 764.8M	\$ 9B	\$ 22.8B
Avg. Household Expenditure	\$ 88,025	\$ 90,967	\$ 93,878
\$40,000 - \$60,000	1,450	15,806	38,385
\$60,000 - \$80,000	1,187	12,819	32,294
\$80,000 - \$100,000	1,108	10,793	28,207
\$100,000 - \$150,000	1,398	14,478	38,549
\$150,000 - \$200,000	643	7,579	20,378

* CoStar data



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Highlights

- Prime Retail Location: High-profile unit in Ottawa east at St. Laurent Blvd. & Belfast Road
- Exceptional Visibility: Prominent signage visible from St. Laurent Blvd. and pylon signage on Belfast Road
- Minutes from the Train Yards and St. Laurent Shopping Centre, surrounded by national brands
- Ceiling Height: 19'
- Loading: Double man doors
- Zoning: AM
- Population of about 65,232 within a 3 km radius

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