



## Showroom Space for Lease in Ottawa East

This prime light industrial unit in Ottawa east offers a versatile combination of showroom and warehouse space, conveniently located just off Highway 417. As an end-cap unit, it benefits from abundant natural light. Located near the high-traffic intersection of Walkley Road, where over 49,000 vehicles pass daily.

The bright 3,900 sf retail showroom boasts high ceilings and large display windows. The rear warehouse portion spans approximately 2,900 sf. Equipped with a large grade-level loading door and dedicated customer parking, this well-located unit is ideal for businesses seeking a functional and accessible space.

**Price:** \$18.00/sf  
**OPC:** \$ 5.16/sf (approx.)

Unit 100C - 6,800 sf

- Zoning: IL[2561] H(22)
- Ceiling: 23' to joist, 25' to the roof deck
- O.H. loading door

Contact:

613-759-8383

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**Darren Clare**

Director, Leasing & Investment Sales  
Sales Representative

<sup>100</sup> open.ottawa.ca Transportation Intersection Volume 2023

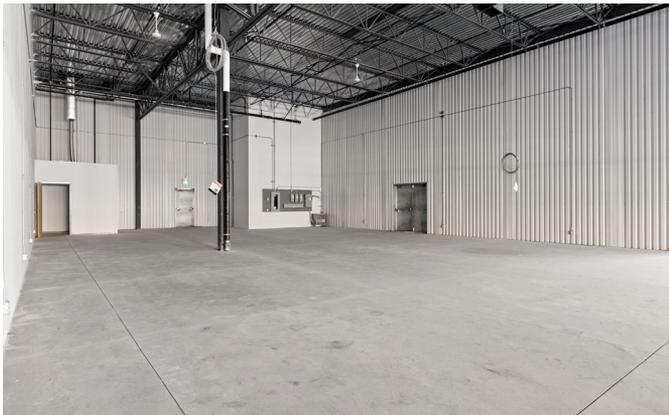
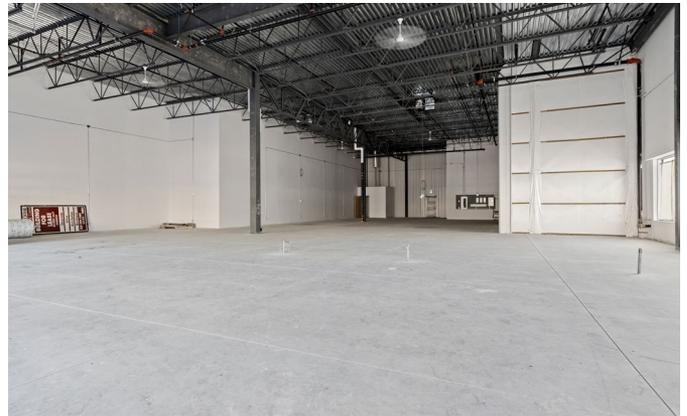
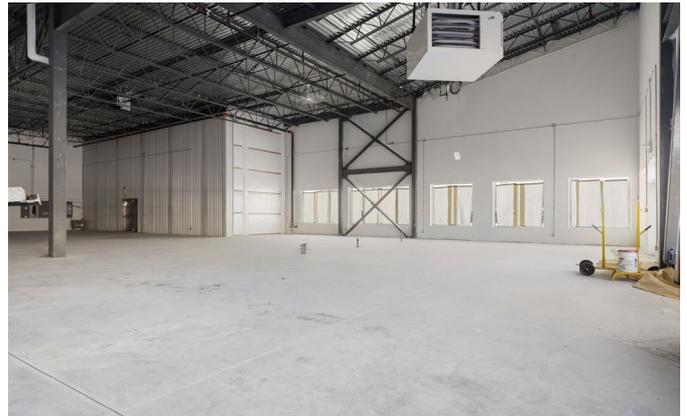


1 3020 Hawthorne Road, Ottawa

District Realty Corporation Brokerage  
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## Demographics

### Population

	2 km	5 km	10 km
2023 Population	21,197	106,755	434,472
2028 Population Projection	23,312	117,761	483,966
2033 Population Projection	25,294	127,953	529,040
Annual Growth 2023 - 2028	2.0%	2.1%	2.3%
Annual Growth 2023 - 2033	1.9%	2.0%	2.2%
Daytime Population	27,203	126,631	564,469
Median Age	39	37.9	38.9

### Households

	2 km	5 km	10 km
2023 Households	8,492	42,555	195,598
2028 Household Projection	9,558	48,090	222,846
2033 Household Projection	10,486	52,804	245,678
Annual Growth 2023 - 2028	2.5%	2.6%	2.8%
Annual Growth 2023 - 2033	2.3%	2.4%	2.6%
Average Household Size	2.6	2.6	2.2
Private Households Population	21,168	105,549	424,805

### Income

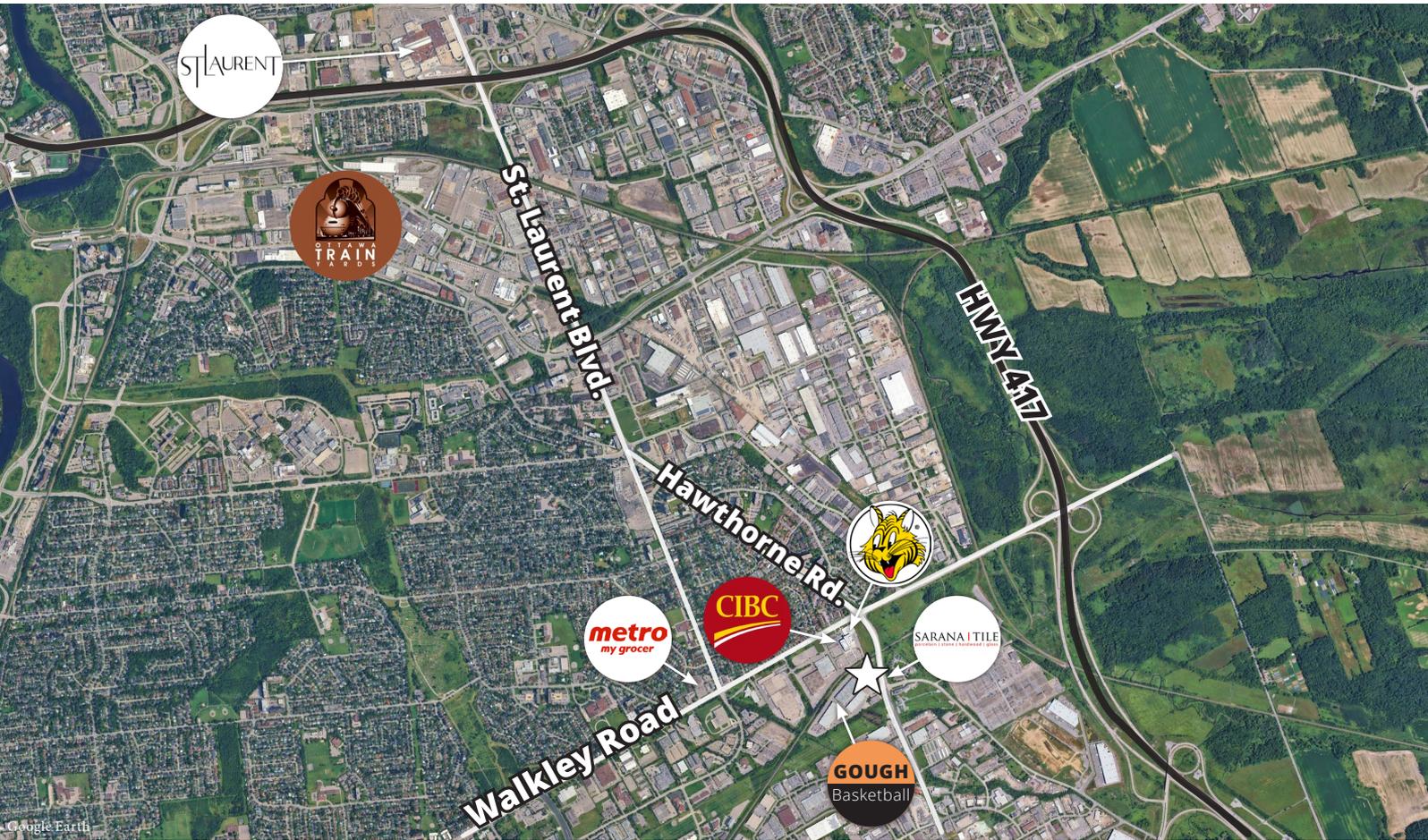
	2 km	5 km	10 km
Average Household Income	\$ 94,941	\$ 99,554	\$101,444
Median Household Income	\$ 69,294	\$ 70,643	\$ 69,323
Per Capita Income	\$ 38,036	\$ 39,685	\$ 45,670
Agg. Household Expenditure	\$ 783.4M	\$ 4.1B	\$ 18.9B
Avg. Household Expenditure	\$ 92,250	\$ 95,407	\$ 96,604
\$40,000 - \$60,000	\$ 1,433	\$ 6,762	\$ 29,729
\$60,000 - \$80,000	\$ 1,148	\$ 5,667	\$ 25,253
\$80,000 - \$100,000	\$ 1,088	\$ 5,217	\$ 22,642
\$100,000 - \$150,000	\$ 1,462	\$ 7,240	\$ 32,141
\$150,000 - \$200,000	\$ 706	\$ 3,859	\$ 17,644

\* CoStar data



Integrity. Dedication. Professionalism.  
SHOWROOM SPACE FOR LEASE

3020 Hawthorne Road, Ottawa



## Highlights

- Prime light-industrial / showroom with plenty of natural light
- End-cap unit with large windows
- Large overhead loading door
- On-site parking
- Highly visible signage on Hawthorne Road
- Quick access to and from Highway 417
- Located near the Train Yards and the St. Laurent Mall
- Diverse local demographic with a population of about 40,078 within a 3 km radius

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