

Retail Space **FOR LEASE**

Unit 6
885 Meadowlands Drive
Ottawa



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Corporation Brokerage
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Unit 6

885 Meadowlands Drive, Ottawa

Price

\$15.00/sf

OPC

\$16.02/sf



Salient Facts Property

Size 1,400 sf

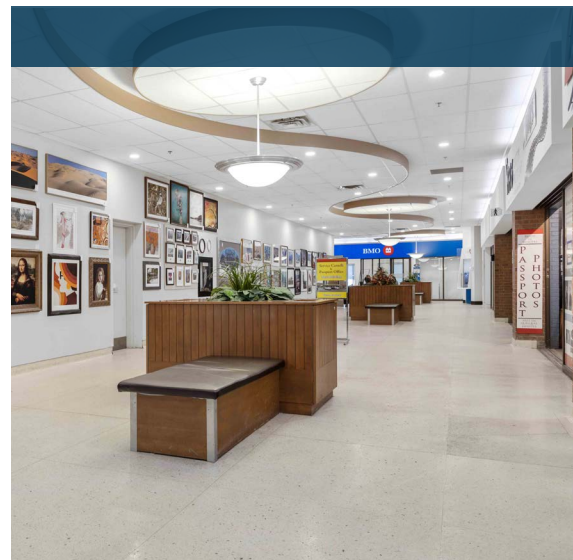
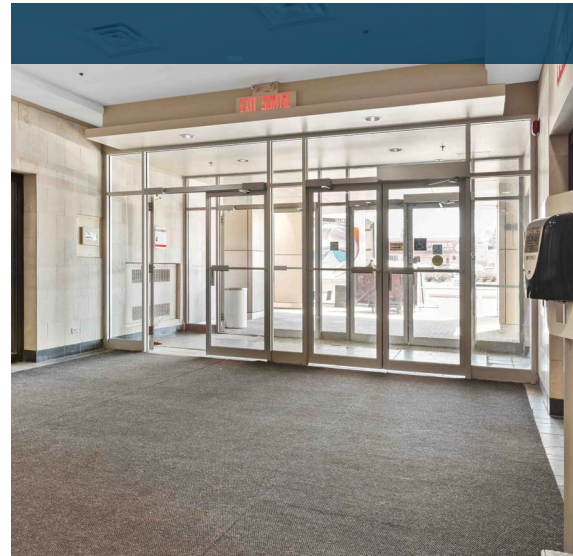
Zoning GM

Ceiling 8'11"

Two In-Suite Washrooms

Highlights

Unit 6 offers an excellent opportunity for retail or office use within a well-established plaza. The space is currently configured for a travel agency, with a spacious reception or retail area, private offices, a breakroom, and in-suite washrooms, making it adaptable to a variety of business needs. Its functional layout is designed to accommodate both customer-facing operations and professional office environments.



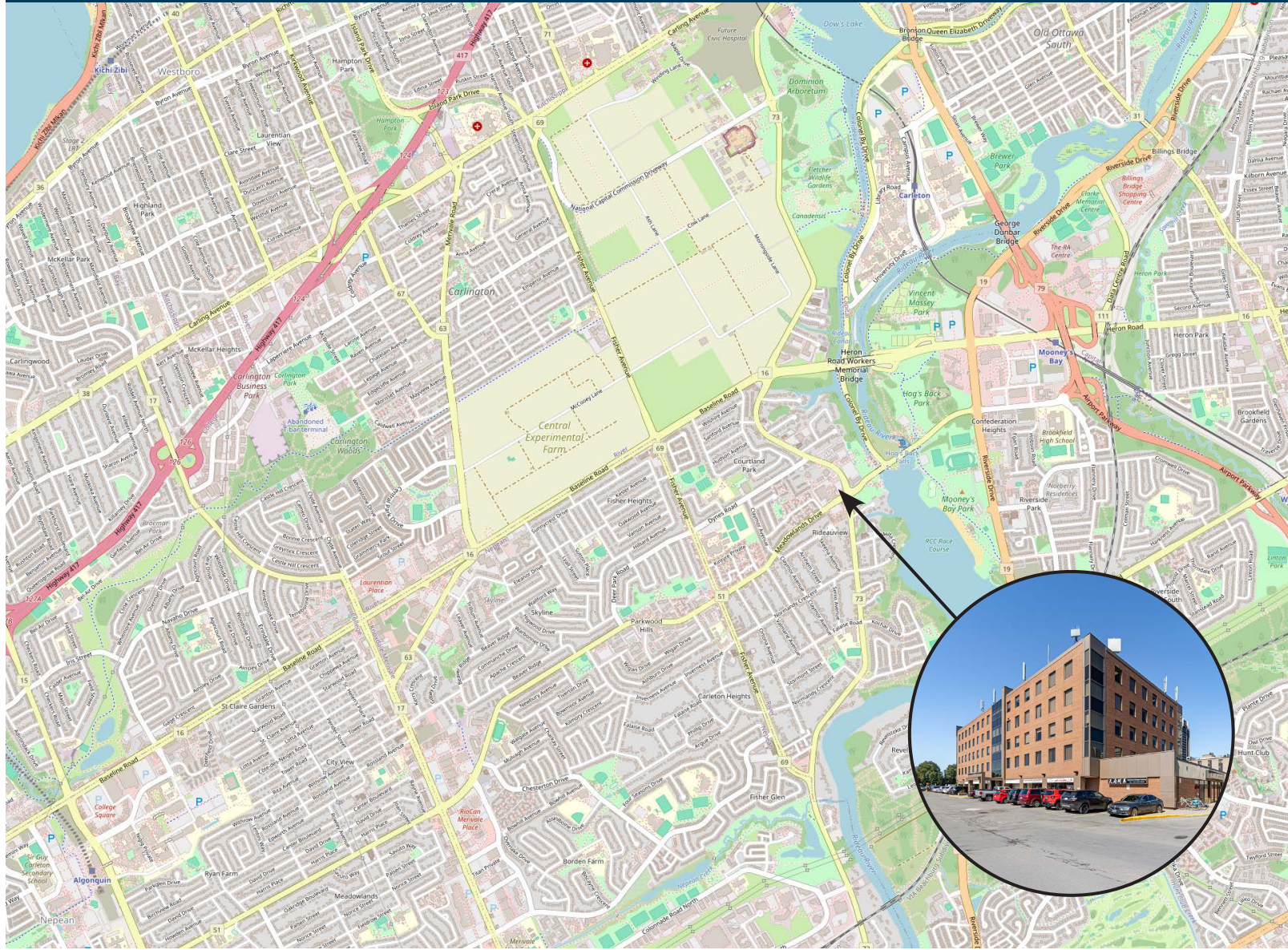
CONTACT

Darren Clare

Director, Leasing & Investment Sales | Sales Representative

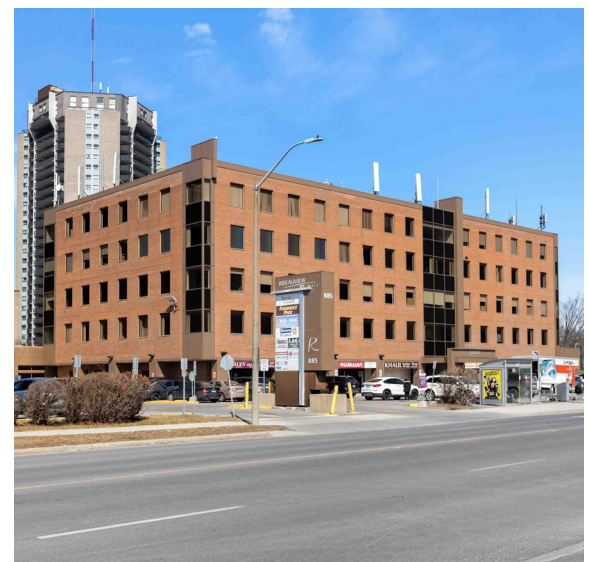
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Location Overview

Located on a prime corner lot, the plaza is anchored by Passport Canada, Bank of Montreal, Farmer's Pick Grocery, and Tim Hortons, with additional amenities including a pharmacy, convenience store, and a selection of restaurants. Tenants benefit from convenient access to Highway 417 and major thoroughfares, ample on-site parking, and bus service with Route 111 stops directly at the property. The site is also close to Hog's Back Falls, Mooney's Bay Beach, and the Terry Fox Athletic Facility, drawing steady local traffic. With approximately 60,117 residents living within a 3-kilometre radius, the property offers a strong customer base in a vibrant and accessible community.





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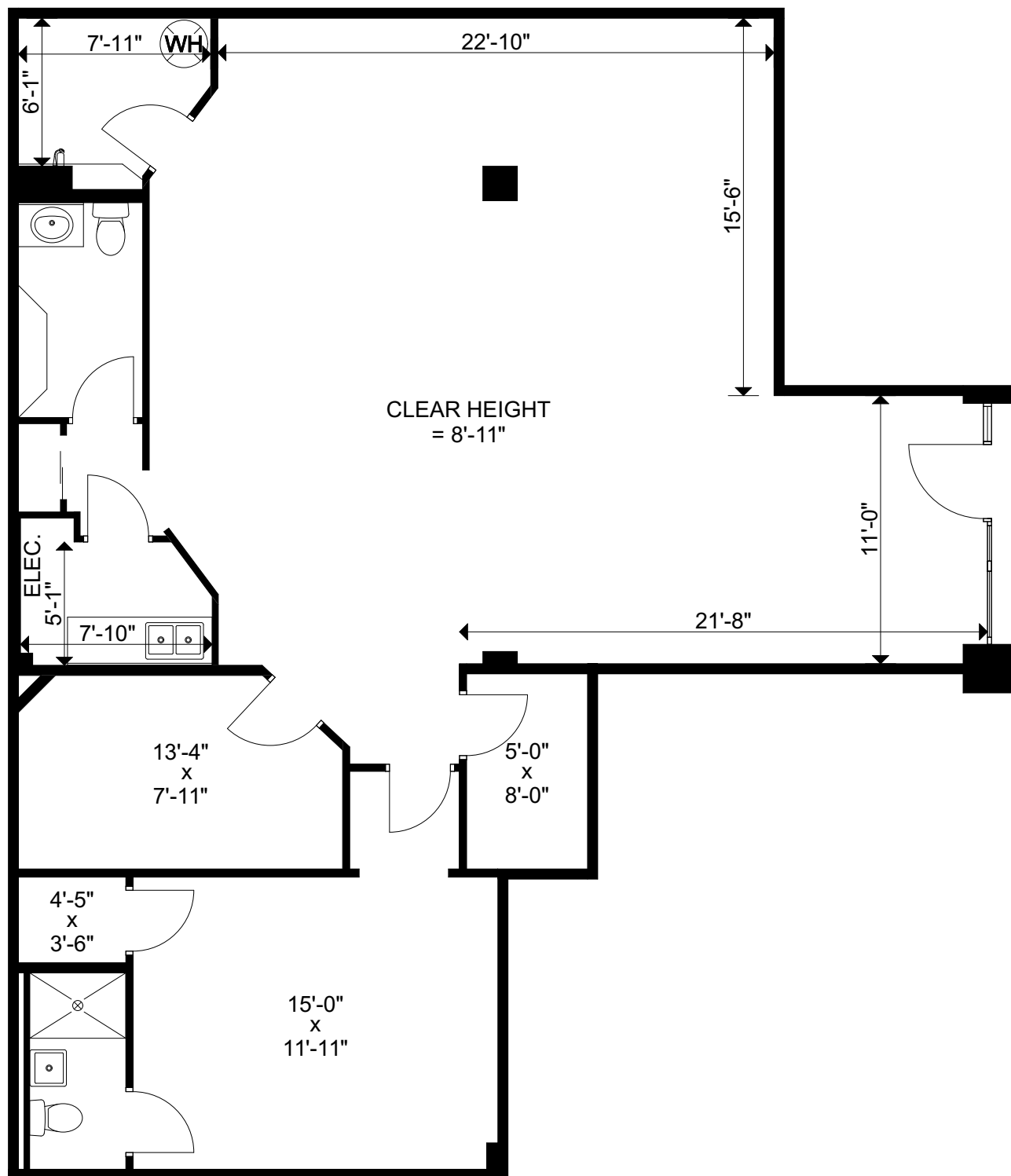
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FLOOR PLAN



Population

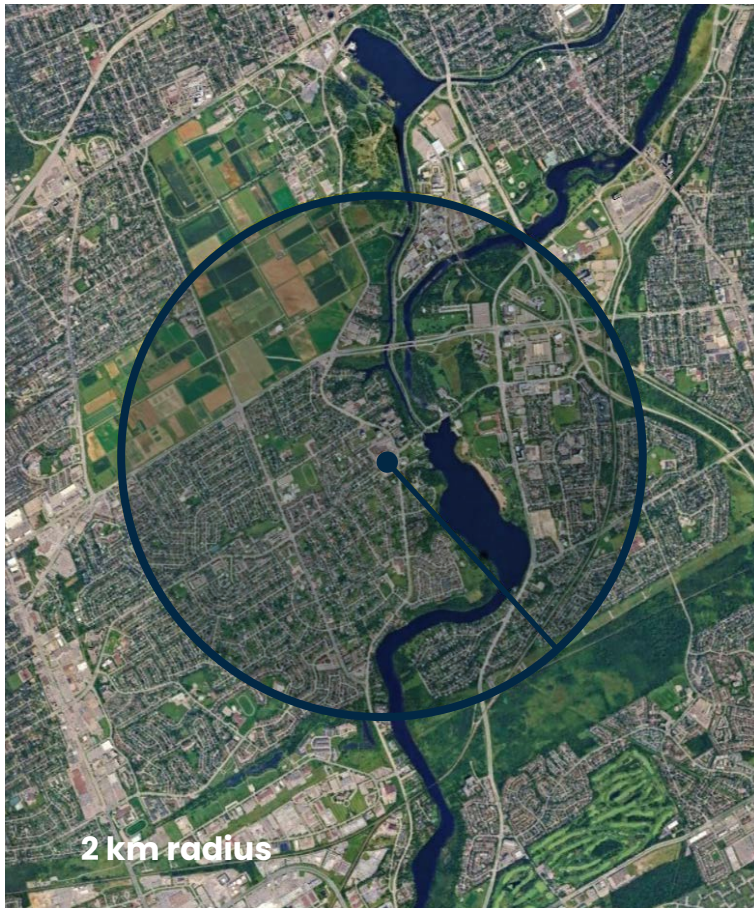
	2 km	5 km	10 km
2023 Population	23,093	217,440	606,171
2028 Population Projection	25,637	242,472	673,606
2033 Population Projection	28,005	265,250	734,272
Annual Growth 2023 - 2028	2.2%	2.3%	2.2%
Annual Growth 2023 - 2033	2.1%	2.2%	2.1%
Daytime Population	21,286	231,622	725,612

Households

	2 km	5 km	10 km
2023 Households	9,985	95,411	270,302
2028 Households Projection	11,344	109,082	307,141
2033 Households Projection	12,515	120,569	337,835
Annual Growth 2023 - 2028	2.7%	2.9%	2.7%
Annual Growth 2023 - 2033	2.1%	2.2%	2.1%
Average Household Size	2.3	2.3	2.3
Private Households Population	22,639	213,149	593,272

Income

	2 km	5 km	10 km
Average Household Income	\$ 95,645	\$ 110,550	\$ 102,929
Median Household Income	\$ 65,995	\$ 73,690	\$ 70,172
Per Capita Income	\$ 41,355	\$ 48,509	\$ 45,898
Agg. Household Expenditure	\$ 925M	\$ 9.8B	\$ 26.3B
Avg. Household Expenditure	\$ 92,636	\$ 102,850	\$ 97,413
\$40,000 - \$60,000	1,678	13,880	41,574
\$60,000 - \$80,000	1,279	11,817	35,359
\$80,000 - \$100,000	1,100	10,744	31,381
\$100,000 - \$150,000	1,567	16,051	44,701
\$150,000 - \$200,000	921	9,817	24,918





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