

FOR LEASE | SPACE IN NEW RETAIL DEVELOPMENT

5734 HAZELDEAN ROAD, STITTSVILLE, ON

DEVELOPED BY:



**ONLY
2 UNITS
LEFT**



PROPERTY HIGHLIGHTS:

- Only two units remain in 'Unity Square', a new retail development of over 100,000 SF, anchored by No Frills, and co-tenants Starbucks, Guardian Pharmacy, Tommy Gun's, Mad Radish, Papa John's & more
- Ideal for retail, restaurant, and office tenants
- Located in the busy Hazeldean Road retail corridor and surrounded by a growing residential community
- Neighbouring tenants include Rona, Food Basics, Shoppers Drug Mart



EXCLUSIVELY LISTED BY:

Marcus & Millichap

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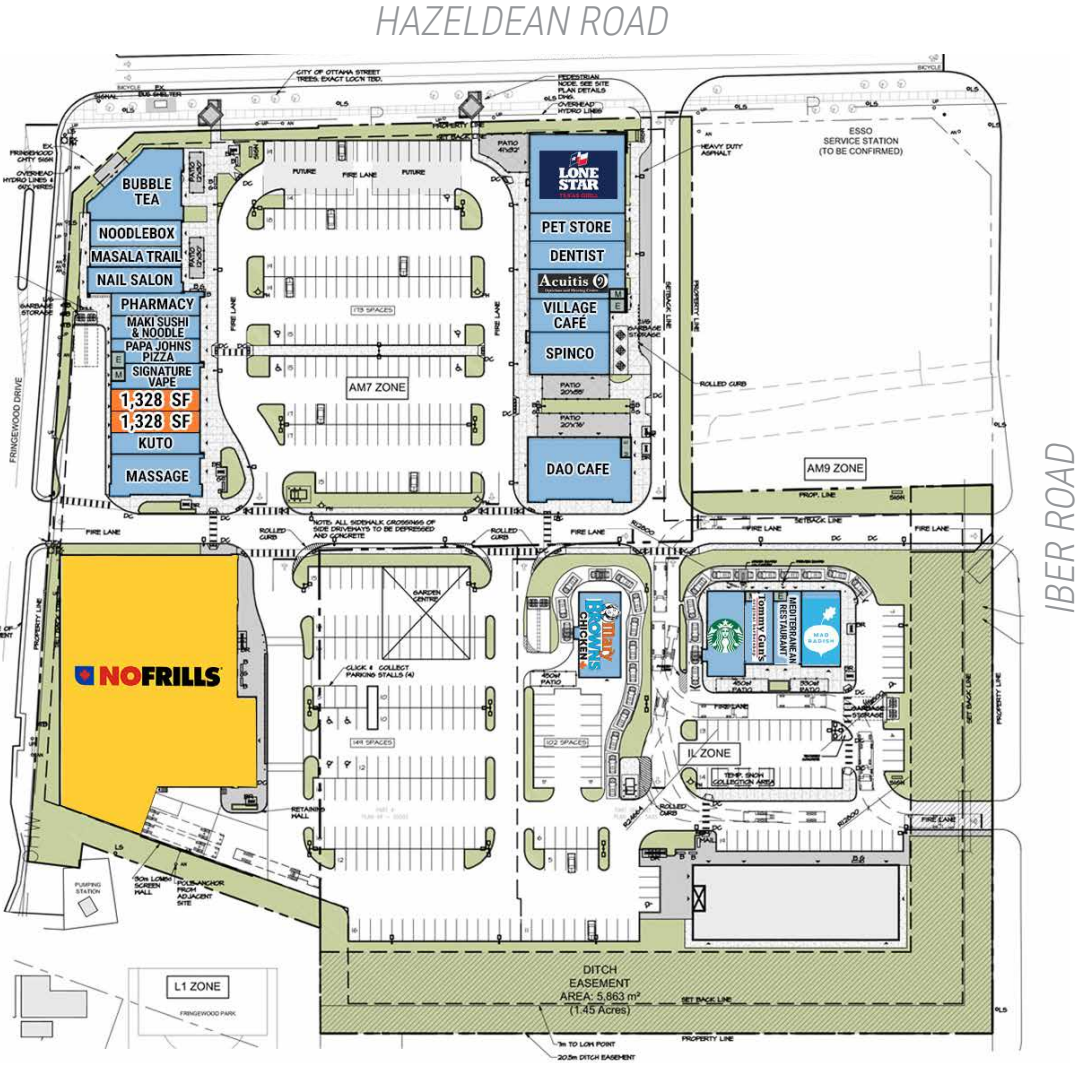
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SITE PLAN

BLDG	SQUARE FOOTAGE	STARTING RENTAL RATE	ADDITIONAL RENT ESTIMATE	POSSESSION
A	1,328 SF up to 2,656 SF	\$39-42 PSF NNN	\$20.10 PSF	Immediate



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AERIAL VIEW OF NEIGHBOURHOOD



SNAPSHOT OF AREA

The western edge of the city of Ottawa is composed of Kanata-Stittsville with a total population of 118,000+, with just over 33,000 people living in Stittsville. Originally, a mostly rural town, it is now rapidly becoming part of Kanata proper, as numerous commercial and residential developments are underway and planned for the near future. Kanata's population growth prompted the development of its own high tech sector and thriving business community. It has led it to be considered a choice location for retailers, and highly sought after by residential developers. Stittsville has been a site of improvement as well with the population growth from 2009-2014 at a staggering 20%, and household income at \$116,500, well above the City median family income of \$102,000. Stittsville Main Street is the traditional shopping node for residents, while further commercial growth continues along Hazeldean Road. The established retail on Stittsville Main Street benefits from its central location and the strong national tenants in the area.