

# FOR LEASE | SPACE IN NEW RETAIL DEVELOPMENT

5734 HAZELDEAN ROAD, STITTSVILLE, ON

DEVELOPED BY:



## PROPERTY HIGHLIGHTS:

- Last remaining unit for lease at '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, and Shoppers Drug Mart



EXCLUSIVELY LISTED BY:

**Marcus & Millichap**

Real Estate Investment Services Canada Inc., Brokerage

**CANDICE LERNER-FRY**

First Vice President, Sales Representative  
Leasing  
Direct 613-364-2323  
[Candice.LF@MarcusMillichap.com](mailto:Candice.LF@MarcusMillichap.com)

**FRASER PADDISON**

Vice President, Broker  
Leasing  
Direct 613-364-2303  
[Fraser.Paddison@MarcusMillichap.com](mailto:Fraser.Paddison@MarcusMillichap.com)

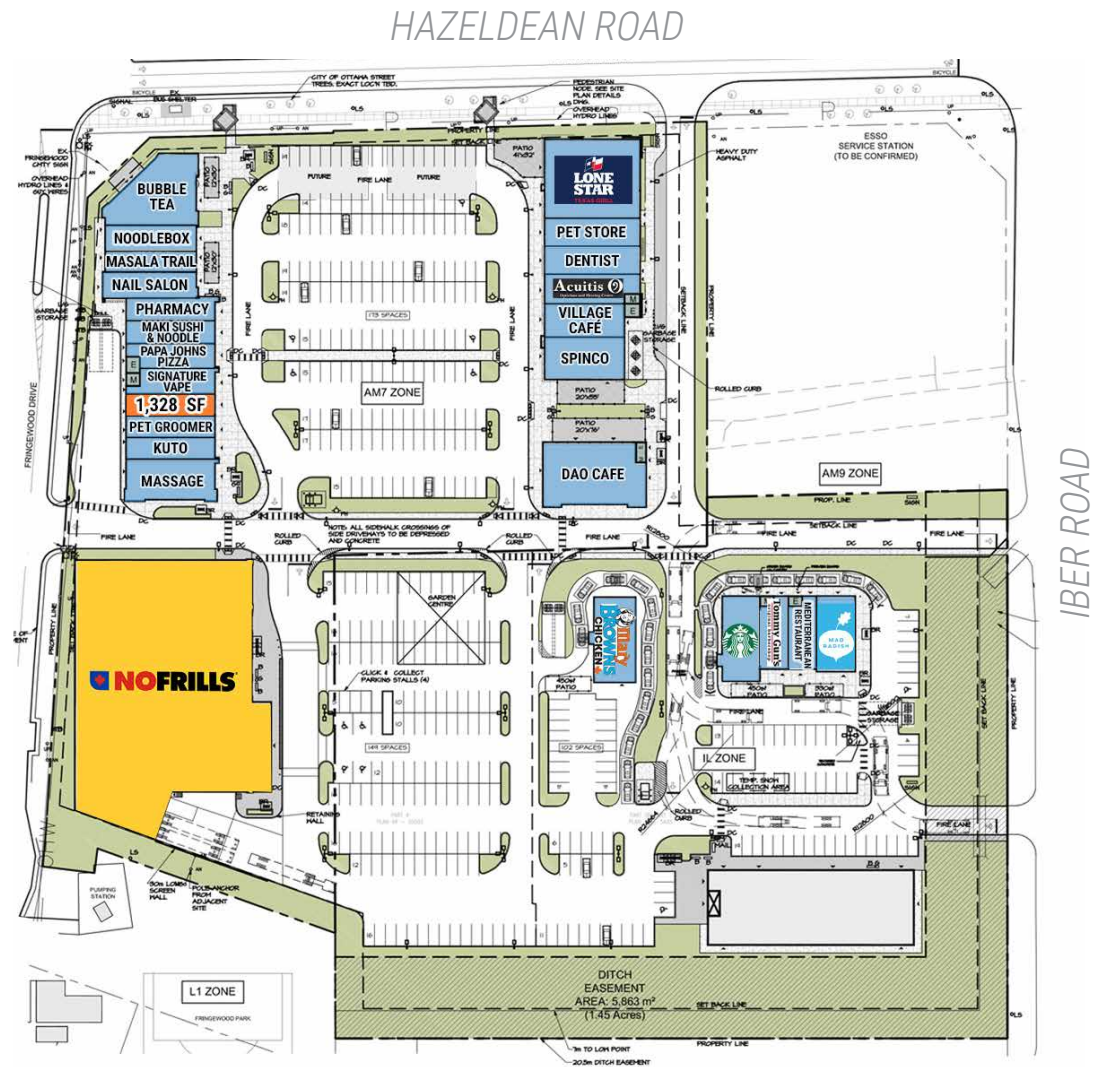
Ottawa Office:  
275 Bank Street, Suite 301  
Ottawa, Ontario K2P 2L6

# FOR LEASE | SPACE IN NEW RETAIL DEVELOPMENT

5734 HAZELDEAN ROAD, STITTSVILLE, ON

## SITE PLAN

BLDG/ UNIT	SQUARE FOOTAGE	STARTING RENTAL RATE	2024 ADDITIONAL RENT ESTIMATE	POSSESSION
A9	1,328 SF	\$42 PSF NNN	\$22.64 PSF	Immediate





# FOR LEASE | SPACE IN NEW RETAIL DEVELOPMENT

5734 HAZELDEAN ROAD, STITTSVILLE, ON

## 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.