

FOR LEASE | RETAIL SPACE

1539 STITTSVILLE MAIN STREET, STITTSVILLE, ON



PROPERTY HIGHLIGHTS:

- Ground floor retail available in newly built 43-unit residential building
- Landlord will provide unit with partial fit-up
- Opportunity in the heart of Stittsville, along the main corridor that is undergoing a revitalization
- Average daily vehicle counts of 20,352 at Stittsville Main & Abbott Streets
- Parking spot available at \$150 per spot per month

UNIT	SQUARE FOOTAGE	STARTING RENTAL RATE	2024 ADDITIONAL RENT ESTIMATE	POSSESSION
UNIT 3	±1,098 SF	\$35 PSF NNN	\$16.28 PSF	Immediate

EXCLUSIVELY LISTED BY:

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SITE PLAN



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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+, and 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.