

FOR LEASE: NEW PAD WITH DRIVE-THRU

320 Coleman Street, Carleton Place



New Pad Opportunity With Drive-Thru

- ✓ Build-to-suit freestanding pad with potential drive-thru to be constructed at a well located retail complex in the heart of the town of Carleton Place. Next to new luxury rental apartment building by Lepine Apartments.
- ✓ Proposed pad is to be located at the entrance off Coleman Street across Circle K and Esso.
- ✓ Join Giant Tiger, Circle K, Esso, Pharmacy, Dentist, Orthodontist, Animal Hospital at this high profile, heavy traffic location with excellent exposure.
- ✓ Carleton Place is about 46 kilometres west of downtown Ottawa, located at the crossroads of Highway 15 and Highway 7.
- ✓ Ideal location for restaurant and other retail and service retail.

SPACE AVAILABLE:

- ✓ Up to 7,000 square feet build-to-suit retail pad up with drive-thru potential.

NET RENTAL RATE:

- ✓ Starting at \$32.00 per square foot per annum net.

OPERATING COSTS:

- ✓ \$8.00 per square foot per annum (estimate).

HIGHLIGHTS:

- ✓ Storefront and potential Pylon signage.
- ✓ Excellent visibility, access, egress.
- ✓ Plenty of surface parking.



For more information please contact:

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SITE PLAN



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